

David R. Martin
Mayor

Thomas Madden, AICP
Executive Director

Dr. Tommie Jackson
Assistant Director



COMMISSION
Mark Diamond ESQ.
Chairman

Stephen Fischer
Vice Chairman

James Huerta
Secretary-Treasurer

Jonathan Winkel
Member

TBD
Member

CITY OF STAMFORD

URBAN REDEVELOPMENT COMMISSION

OFFICE OF ECONOMIC DEVELOPMENT

Stamford Government Center-Stamford, Connecticut
Regular Meeting- Thursday, February 13, 2020

The Regular Meeting of the City of Stamford, Connecticut, Urban Redevelopment Commission was held on **Thursday, January 9, 2020 commencing at 4:34pm** in the Urban Redevelopment Commission Conference Room, 888 Washington Boulevard, 9th Floor, Stamford, Connecticut.

1. Call to Order

Chairman Diamond called the meeting to order at 4:34pm.

2. Roll Call

Commissioners Present: Mark Diamond, James Huerta and Jonathan Winkel

Absent: Stephen Fischer

Staff: Thomas Madden, Executive Director, Dr. Tommie Jackson, Assistant Director, Theresa Bowen, Office Manager

Guests: Virgil De La Cruz, Ralph Blessing, Heather Cavanagh, Mark Creedon, Rick Redniss, David Kooris, Meaghan Miles, Grant McKiernan, Bill Hennessey, David Stein, Mark Finnegan Dudley Williams.

Commissioner Winkel asked for a motion to go out of order to item #5 on the agenda, moved by Chairman Diamond. Motion passed unanimously with Commissioners present.

3. Open Public Hearing on Proposed Change to Gateway District Plan

Chairman Diamond made a motion to open the Public Hearing with second from Commissioner Winkel. Motion passed.

Chairman Diamond and Commissioner Winkel voted Yea. Commissioner Huerta Opposed.

Mr. Madden reviewed the procedures in accordance to the State Law. He then read the Public Notice that was posted both on the website and as posted in the Stamford Advocate. Mr. Madden reviewed the background history of the Gateway Plan and the Memo dated March 22, 1995 addressed to Mr. Buergher of the Gateway District Project written by URC Interim Director Anne F. Dayton. He reviewed the LDA. Mr. Madden defined the difference between a zoning major change vs a zoning minor change. He reviewed Land Use Regulations. He reviewed all the Proposed Changes to the Gateway Plan. He reviewed Exhibit A, the preliminary traffic study by Frederick P. Clark Associates dated February 7, 2020. He reviewed Exhibit B the Preliminary Review Findings by the Traffic Bureau Chief and Engineer. He reviewed the West Cog Referral email dated January 22, 2020 and stated letters of support were received from DSSD, Stamford Chamber of Commerce and the St.

John Urban Development Corporation.

Chairman Diamond then asked if members of the public would like to speak.

- Attorney Hennessey spoke on behalf of his clients, the owners of the properties. He gave some history, current status of the property, parking and potential plans.
- David Kooris Executive Director of DSSD spoke in support of the amended plan. Chairman Diamond made a motion to close the public hearing, with second from Commissioner Huerta. Motion was approved with Commissioners present.

4. Gateway District Plan Discussion and Vote

Commissioner Winkel made a motion to move vote to next meeting, with second from Commissioner Huerta. Motion was approved with Commissioners present.

5. People's Bank Investment Update

Commissioner Winkel made a motion to move this agenda item to a future meeting, with second from Chairman Diamond. Motion passed unanimously with Commissioners present.

After a brief break, meeting resumed.

6. Reading and Acceptance of Minutes

a. Approval of minutes from Special Meeting held on January 9, 2020

Chairman Diamond asked if all Commissioners have read the minutes from the Special Meeting held on January 9, 2020. Commissioner Winkel made a motion to approve the minutes, second by Commissioner Huerta. Motion passed unanimously with Commissioners present.

b. Approval of minutes from Regular Meeting held on January 9, 2020

Chairman Diamond asked if all Commissioners have read the minutes from the Regular meeting held on January 9, 2020. Commissioner Winkel made a motion to approve the minutes, second by Chairman Diamond. Motion passed unanimously with Commissioners present.

7. Report of the Executive Director

a. Park Square West III (0 West Park Place)*

Mr. Madden updated the Commissioners on the status of the project and the revised letter of intent. It's currently being reviewed by Corporation Counsel.

b. Appraisals for URC property located at Mall-Discussion & Vote

Dr. Jackson reviewed the quotes received for Appraisal of URC Properties at the mall. Mr. Madden requested the Commissioners to authorize staff not to exceed \$30,000. Commissioner Winkel made a motion to authorize staff to spend up to \$30,000 on an appraisal of the URC properties and to include a title search, with

second from Commissioner Huerta. Motion passed unanimously with Commissioners present.

c. Food Truck Update

Mr. Madden updated the Commissioners on a site plan being done by Redniss & Mead along with RFP's for general contractors to repair the trailer, build ramps, electrical, water and sewer connectivity. Commissioner Huerta requested a timeline.

8. Committee Report

a. Budget Committee

i. Financial Report (s)

Commissioner Huerta advised the Commissioners to review the reports and to let him know if they had any questions.

ii. Investment Portfolio Report

Commissioner Huerta advised the Commissioners to review the reports and to let him know if they had any questions.

iii. Business Initiatives

Commissioner Huerta reviewed potential projects that can be funded by the URC. He reiterated how important for the Commissioners to stay on top of their e-mail to review information in advance.

b. Personnel Committee

T.Bowen-Food Truck Parc

Mr. Madden would like to have authorization to spend up to \$5000., in back pay and going forward to establish an hourly wage. Commissioner Winkel made the motion to approve up to \$5000. In back pay and to establish an hourly rate, with second from Chairman Diamond. Motion passed unanimously with Commissioners present

9. Unfinished/Old Business

a. URC 1901_677 Washington Boulevard

This was covered earlier in the agenda during the Public Hearing.

b. Discuss Bylaw changes

Chairman Diamond stated that he and Ms. Bowen met to review changes to the Bylaws. Ms. Bowen reviewed the changes for the Commissioners. Chairman made a motion to adopt the changes, with second from Commissioner Winkel. Motion passed unanimously with Commissioners present.

Mr. Madden stated a signature cover sheet will be provided at the next meeting to have it officially adopted.

10. New Business

a. Urby Development/Parcel 38 Zoning Board Changes-Update & schedule next meeting

Mr. Madden provided the Commissioners with an update on the status of the project and the removal of the clock that was previous approved by the URC to fulfill the Art requirement. Mr. Madden would to have this included as a work session on the next agenda.

b. Appropriation for easement for bus stop on Tresser Blvd. & Greyrock Pl.

Mr. Madden reviewed the details of the project and asked the Commissioners to approve funds for the easement. Chairman Diamond made a motion authorizing up to \$3000., to appropriate the easement, with second from Commissioner Huerta. Motion passed unanimously with Commissioners Present.

c. Next Meeting

i. Discussion of Next Meeting Agenda

ii. Confirmation of Next Regular Meeting (Thursday, March 12, 2020 at 4:30pm)

iii. Other

- Dr. Jackson will research the URB clock and have an update for the next meeting.
- Mr. Madden will put together a memo regarding a User Fee for Stamford Next staff using a desk in the URC office.

11. Adjournment

Chairman Diamond made a motion to adjourn the meeting at 6:33pm with second from Commissioner Huerta. Motion passed unanimously with Commissioners present. With no further business to discuss, the meeting was concluded.

Respectfully submitted,



James "Jim" Huerta,
Secretary/Treasurer Urban Redevelopment Commission

Note:

***All or portions of a subject may require discussion in Executive Session.**