

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, June 11, 2020

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a **Regular Meeting, on Thursday, June 11, 2020 commencing at 4:39pm.** The Regular Meeting was held via Zoom from 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 4:39pm.

2. Roll Call

Commissioners Present via teleconference: Mark Diamond, Stephen Fischer, James Huerta and Jonathan Winkel

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

Guests: Stephen Hahn, Bill Hennessey, Scott Lumby, Meaghan Miles, Michael Terranova and John Varamo

3. WWE Signage-677 Washington Blvd.

Mr. Madden gave a quick review of the request to move signage. Meaghan Miles provided the Commissioners the history of previous signage approval and explained how one sign needed to be relocated due to the ventilation system. After URC approval, this change will also need Zoning Board approval. Chairman Diamond made a motion as stated by Mr. Madden the URC finds the proposed signage change to be in compliance with the overall plan as approved at the May 9, 2019 Meeting and refer to Zoning Board Officer for final determination, with second from Commissioner Fischer. With no discussion, Motion passed unanimously.

4. PSW Phase III Escrow-Wellbuilt

Mr. Madden review the history of the cohousing and the zoning text amendment that would need approval and explained delays due to Covid-19. Mr. Lumby provided further details of what could be built on the site as a mix use building. A few zoning changes would be required for the proposed 4 to 8 story building with potential for 70 to 100 units. Mr. Lumby suggested that a formalized contract is needed by the end of the year. A revised letter of intent will be forward by Mr. Madden.

5. Reading and Acceptance of Minutes**a. Approval of minutes from Regular Meeting held on May 14, 2020**

Chairman Diamond asked if all Commissioners have read the minutes from the Regular Meeting held on May 14, 2020. Chairman Diamond made a motion to approve the minutes, second by Commissioner Fischer. Motion passed unanimously.

b. Approval of minutes from Special Meeting held on June 4, 2020

Chairman Diamond should be noted as a Finance Committee Meeting and should be noted as such. He then asked if all Commissioners have read the minutes from the Special Finance Committee Meeting held on June 4, 2020. Chairman Diamond made a motion to approve the minutes, second by Commissioner Fischer. Motion passed unanimously.

c. Approval of minutes from Special Meeting held on June 8, 2020

Chairman Diamond requested a change to item #4 in regards to the vote of the budget. The abstention should not have counted as a vote. The minutes will be changed to reflect the motion passes. The second change requested from Chairman Diamond was to add more detail to item #3 and add the attorney name. Chairman Diamond made with a motion to approve the minutes as amended. With no second, the motion died. The approval will be brought up at the next meeting.

6. Report of the Executive Director**a. Proper Meeting Protocol**

Mr. Madden reviewed the Bylaws of the Meetings and addition to include the Governor's orders. Commissioner Huerta stated the Bylaws need to be reviewed and to be educated on what type of meeting is being held. Chairman Diamond will be speak with the City Attorney Rosenberg.

Commissioner Winkel left the meeting at 5:35pm.

The Commissioners continued to discuss noticing of meetings and committee quorum.

7. Committee Report**a. Finance Committee****i. Financial Reports**

Commissioner Huerta gave a quick review of the operating reports along with the investments. Mr. Madden suggested that the Commission review the investment portfolios due to the current market. Commissioner Huerta will set up meetings with the Portfolio Managers to meet with the Commission next Wednesday at 4pm.

ii. 2020-2021 Budget

Commissioner Huerta employee salaries should have gone to the Personnel Committee prior to budget approval and a fund for potential projects that the Commission could review and approve.

- b. Personnel Committee
Commissioner Fischer

8. Unfinished/Old Business

a. URB Development-Clock Tower

This item was previous discussed. The project is currently on hold.

Chairman Diamond that the Food Truck Parc should be closed down and potentially cancel the insurance. No new monies should be spent. The property is currently locked.

Chairman Diamond requested the next meeting should have Phase III on the agenda.

Chairman Diamond requested the PPP loan application and information should be forward to the Commission.

9. New Business

a. URC District Plan

Commissioner Fischer wanted to see the original plan.

b. Next Meeting

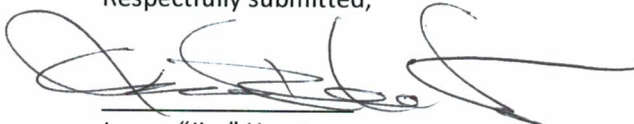
i. Discussion-Next Meeting Agenda

ii. Confirmation-Next Regular Meeting (Thursday, August 13, 2020 at 4:30pm)

10. Adjournment

Chairman Diamond made a motion to adjourn the meeting at 6:06pm 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