

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

Richard Evanko
Member

Jonathan Winkel
Member

CITY OF STAMFORD

URBAN REDEVELOPMENT COMMISSION

OFFICE OF ECONOMIC DEVELOPMENT

Stamford Government Center-Stamford, Connecticut
Regular Meeting- Thursday, November 12, 2020

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a **Special Meeting, on Thursday, November 12, 2020, commencing at 4:30pm.** The Meeting was held via Zoom from the URC Conference Room, 888 Washington Boulevard, 9th Floor, Stamford, Connecticut.

1. Call to Order

Chairman Diamond called the meeting to order at 4:56pm.

2. Roll Call

Commissioners Present: Mark Diamond, Stephen Fischer, James Huerta, Richard Evanko and Jonathan Winkel

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

Guests: William Hennessey, Lisa Feinberg, Meaghan Myles, Grant McKiernan, Mark Finnegan, Brian Lampert, Mark Creedon, Rick Redniss, Maria Szmit, Ralph Blessing, David Stein, Michael Pollard, Marty Levine, David Kooris, Ray Mazzeo, Kate McMurray, M. Galante, and John Varamo

Chairman Diamond made a motion to go out of order on the agenda to the Public Comment for a presentation regarding 677 Washington, with second from Commissioner Fischer. Motion passed unanimously with all Commissioners present.

After a 5 minute break, meeting resumed at 5:54pm.

3. Reading and Acceptance of Minutes

a. Approval of minutes from Regular Meeting held on October 8, 2020

Chairman Diamond asked if all Commissioners have read the minutes from the Regular Meeting held on October 8, 2020. Commissioner Fischer made a motion to approve the minutes, second by Commissioner Huerta. Motion passed unanimously with all Commissioners present.

b. Approval of minutes from Special Meeting held on October 19, 2020

Chairman Diamond asked if all Commissioners have read the minutes from the Special Meeting held on October 19, 2020. Commissioner Fischer made a motion to approve the minutes, second by Commissioner Huerta. Motion passed unanimously with all Commissioners present.

c. Approval of minutes from Special Meeting held on October 27, 2020

Chairman Diamond asked if all Commissioners have read the minutes from the Special Meeting held on October 27, 2020. Chairman Diamond made a motion to approve the minutes as amended with the following change to 5. D., to include the following language, "which is that the URC shall be defended and indemnified by the City of Stamford", second by Commissioner Fischer. Motion passed unanimously with all Commissioners present.

d. Approval of minutes from Special Meeting held on November 2, 2020

Chairman Diamond asked if all Commissioners have read the minutes from the Special Meeting held on November 2, 2020. Commissioner Fischer made a motion to approve the minutes with the amendment by Chairman Diamond to add the following language to 3. In the motion verbiage "reinvest in government issued/backed instruments", second by Chairman Diamond. Motion passed unanimously with all Commissioners present.

e. Approval of minutes from Special Meeting held on November 5, 2020

Chairman Diamond asked if all Commissioners have read the minutes from the Special Meeting held on November 5, 2020. Commissioner Fischer made a motion to approve the minutes, second by Chairman Diamond. Motion passed unanimously with all Commissioners present.

4. Report of Executive Director

Mr. Madden stated in an hour, he will be presenting at Board of Finance Meeting the contract as part of the approval process for the sale of the Park Square West Phase III parcel (Current parking lot next to Curly's Diner). If the BOF approves, it would then move on to the Board of Reps for approval.

Chairman Diamond made the motion that staff order a title report tomorrow, with second from Commissioner Huerta. Motion passed unanimously with all Commissioners present.

5. Committee Report

a. Budget Committee

i. Finance Reports

Commissioner Huerta requested that the Commissioners review the reports and to let him know if there are any questions.

ii. Report from Budget Committee Nov, 10 2020 Meeting

Commissioner Huerta reviewed the report sent earlier to the Commissioners. He reviewed changes to the investments, no more equities cash moved to a money market account. A draft is being worked on with layered approach, with guidelines on how to evaluate a project etc.

iii. Independent Audit

Commissioner Huerta stated only one (1) Audit firm responded to the RFP. He is requesting authority to move forward with obtaining pricing. The Commissioners were in agreement.

b. Personnel Committee

i. Delineation of employee hierarchy

Commissioner Fischer and Mr. Madden reviewed the hierarchy where as Mr. Madden reports to the Commission, Dr. Tommie Jackson reports to Mr. Madden and Theresa Bowen reports to Dr. Tommie Jackson. An organization chart will be established reflecting this order.

ii. Personnel Committee Report

Commissioner Fischer requested that the written correspondence be sent to him close out a Personnel Matter that was discussed during an Executive session.

iii. Personnel Policy Manual

Commissioner Fischer stated that the next revision to the Personnel Policy will include reference to the City's workplace violence policy.

6. Unfinished/Old Business

a. Update from Staff on existing and pending appraisals and title reports

Mr. Madden reviewed the current status for the title to the mall along with the previously discussed in the agenda the title for Park Square West Phase III. Mr. Madden will request Corporation Counsel for a copy of the mall title. The appraisals will have to be redone in the future.

b. Status of current URC properties and projects

Mr. Madden stated he has given approval for the city's Traffic Department and the DSSD to store barriers and other items on the Parcel 36 property with written agreements and that the URC be named on their insurance. This will be only for the winter season until the outdoor dining resumes. Chairman Diamond requested that copies of the agreements be sent to the Commissioners.

c. Update on whether the general liability policy has been updated to include all of our properties.

Dr. Jackson reviewed for the Commissioners the URC properties that are not currently covered, one of which the Town Center parking garage. This will be expensive to insure. Chairman Diamond made a motion instructed staff to purchase insurance for all URC properties, with second from Commissioner Winkel. Motion passed unanimously with all Commissioners present.

7. New Business

a. Use of the URC Office

Commissioner Huerta raised a concern about non URC employees sitting in the office space and URC employee's priority with URC projects. An assessment needs to be done. Chairman Diamond suggested that third party non City of Stamford staff be excluded from office space use. Further discussion and definition is needed.

b. Future URC projects

No discussion held.

c. Changes to Bylaws including number of people who serve on standing committees

Commissioner Huerta suggested that a review of the Bylaws is needed.

Chairman Diamond made a motion to have a Special Committee named "Bylaws Committee" consisting of all members of the Commission to review the Bylaws, with second from Commissioner Evanko. Motion passed unanimously with all Commissioners present. With no objection from the Commissioners, Chairman Diamond would like to be chair of the committee. A Special Meeting was scheduled for November 17 at 4:30pm.

d. Staff Communications at Meetings

Commissioner Huerta stated consistent communication is needed.

e. Next Meeting

i. Discussion-Next Meeting Agenda

No discussion.

ii. Confirmation-Next Regular Meeting (Thursday, Dec 10, 2020 at 4:30pm)

8. Public Comment

Re: Gateway District 677& 707 Washington Boulevard Proposed Mixed-Use Tower

Mr. Madden stated the Commission received the applications from Carmody Law regarding Gateway District 677& 707 Washington Boulevard Proposed Mixed-Use Tower, requesting the URC's review of the materials pursuant to the Plan.

In attendance, William Hennessey, Lisa Feinberg, Meaghan Myles, Brian Lampert from Carmody Law and some of their consultants, Ralph Blessing City of Stamford's Land Use Bureau Chief, David Stein from Zoning Board and David Kooris from the Downtown Special Services District. Unfortunately, no one from the Traffic Department was able to attend. Mr. Hennessey presented the Commissioners with the goal for this presentation which is to obtain URC Commission approval by showing the building being presented would conform with the amended Gateway Plan. He reviewed the history of the property for the Commissioners. He reviewed the proposed 34 story mixed-use tower with 36,880 SF retail space, 406 residential units and 537 structured parking spaces. No changes or alterations are proposed to the existing office building, to Redman's Hall or to the existing open space areas.

Mark Creedon from Perkins Eastman reviewed all the architectural design features. As part of public comment, Mr. Blessing expressed his thoughts on the design and thinks the height is appropriate. Also, like the URC Commission relies on the expertise of the traffic department.

Commissioner Fischer made a motion to approve conditionally the application which meets the specifications in the Plan and South East Quadrant design guidelines pending a receipt of a traffic review approval letter with second from Chairman Huerta.

Chairman Diamond conducted a roll call vote:

Chairman Diamond: No

Commissioner Fischer: Yes

Commissioner Huerta: Yes

Commissioner Winkel: Abstain

Commissioner Evanko: Yes

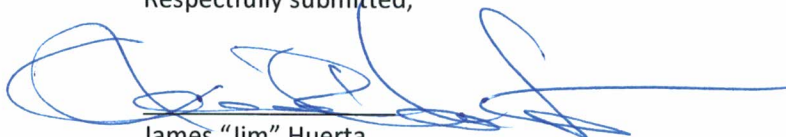
Motion Passes: 3 yea-1 no-1 abstain

No additional Public Comment.

9. Adjournment

Chairman Diamond made a motion to adjourn the meeting at 6:48 pm 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