

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, May 9, 2019

The Regular Meeting of the City of Stamford, Connecticut, Urban Redevelopment Commission was held on **Thursday, May 9, 2019 commencing at 4:40pm** 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 4:40pm.

2. Roll Call

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

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

Guest(s): William Hennessey Esq., Meaghan Myles Esq., Mark Finnegan, Mike Terranova and Paul Bubniak

3. Investment Presentation from First County Bank-Paul Bubniak

Mr. Bubniak reviewed the investment portfolio with the Commissioners and answered any questions that they had.

4. 677 Washington Blvd. Signage Presentation-Carmody Law

Mr. Hennessey and Ms. Myles presented the Commissioners with two proposals for new signage for 677 Washington Blvd. The first, new rooftop signage identifying two (2) companies located in the building. The second, signage identifying the street address of the building. Chairman Diamond made a motion for the URC to defer to Jim Minor for signage approval, with second by Commissioner Huerta. Motion passed unanimously.

Mr. Hennessey discussed highlights of a new development project that will be presented in detail at a future meeting. He also noted that the Urban Renewal Plan needs to be updated.

Commissioner Winkel left the meeting at 5:46pm.

Chairman Diamond called for a five (5) minute break.

5. Reading and Acceptance of Minutes

Approval of minutes from Special Meeting held on April 11, 2019

Chairman Diamond asked if all Commissioners have read the minutes from the last meeting held on April 11, 2019. Chairman Diamond requested a motion to approve the minutes.

The motion was made by Commissioner Fischer, second by Chairman Diamond. Motion passed unanimously with Commissioners present.

Chairman Diamond requested a motion to approve the minutes. The motion was made by Commissioner Fischer, second by Chairman Diamond. Motion passed unanimously with Commissioners present.

6. Report of the Executive Director or Designee

a. Parcel Quintard Place/Vets Park Update

Mr. Madden stated that we have asked the applicant for an appraisal for the site. After a conversation with Rick Redniss, Mr. Madden is clarifying with the attorney that the sale can be done with either a lot line change or a subdivision change. It was determined that the properties could not be swapped since the URC land is not a park.

b. Food Truck Update

Dr. Jackson and Mr. Madden reviewed with the Commissioners the next steps in getting the Food Truck Parc up and running. Chairman Diamond suggested that he and Commissioner Huerta meet with staff to work on details.

7. Committee Reports

a. Budget Committee

i. Repayment of \$18,900 Amazon Advance

Mr. Madden reported that the check was received and was deposited.

Commissioner Huerta requested to enter Executive Session to discuss a Personnel matter and that Dr. Jackson and Ms. Bowen is excused from the discussion. Chairman Diamond made the motion, with second from Commissioner Fischer. Motion passed unanimously with Commissioners present. Dr. Jackson and Ms. Bowen left the room. Executive session was entered at 6:25pm.

The meeting exited Executive Session at 6:55pm. No motions or votes were taken.

ii. Financial Report(s)

Commissioner Huerta reviewed the reports for the Commissioners. He reviewed the line items and compared budget and actuals through April 25, 2019. During discussion, Chairman Diamond requested appraisals and title search of URC properties be done, which Mr. Madden replied that was already done and Dr. Jackson can send the info. Dr. Jackson stated the appraisals are about 9 months old and that title searches have been done by Redniss & Mead.

- iii. Investment Portfolio Report
This was covered earlier in the agenda with the presentation from First County Bank.
- iv. URC Community Programs.
Dr. Jackson reviewed for the Commissioners an opportunity to partner with the community businesses to spruce up their signage in the gateway entrances to Stamford.
- b. Personnel Committee
No update.

8. Unfinished/Old Business

- a. Financial Protocol and Procedures
Commissioner Huerta would like to have the Commissioners review this for the next meeting.
- b. Advance Planning Meeting
No update.
- c. Other
Chairman Diamond requested an Insurance Policy update for Directors and Officers, and Dr. Jackson replied that a new policy is needed and he will look into it.

9. New Business

- a. Next Meeting
 - i. Discussion of Next Meeting Agenda
 - ii. Confirmation of Next Regular Meeting (Thursday, June 13, 2019 at 4:30pm)
Mr. Madden stated he would not be in attendance.

10. Adjournment

Chairman Diamond made a motion to adjourn the meeting at 7:32pm, with second from Commissioner Fischer. 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