

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, August 8, 2019

The Regular Meeting of the City of Stamford, Connecticut, Urban Redevelopment Commission was held on **Thursday, August 8, 2019 commencing at 4:43pm** 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 4:43pm.

2. Roll Call

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

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

Guest(s): Frank Mahoney and Ira Brody

Chairman Diamond went out of order to agenda item #4.

3. Liberty Capital Presentation –Frank Mahoney & Ira Brody

Mr. Mahoney gave the Commissioners the history of Opportunity Zone Funding and reviewed the proposal of creating a Stamford Opportunity Zone Investment Fund. Mr. Madden reviewed all the Opportunity Zones within Stamford and updated the Commissioners on the details on what you can and cannot fund. The potential is that the URC will earn half the earnings from the development projects to be reinvested into the community.

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

4. Reading and Acceptance of Minutes

Approval of minutes from Regular Meeting held on May 9, 2019

Chairman Diamond asked if all Commissioners have read the minutes from the Regular meeting held on May 9, 2019. Chairman Diamond requested a motion to approve the minutes. The motion was made by Commissioner Fischer, second by Commissioner Huerta. Commissioner Winkel abstained. Motion passed.

Approval of minutes from Regular Meeting held on June 13, 2019

Chairman Diamond had some issues that he wanted to speak with staff and made a motion to postpone approval of minutes, with second from Commissioner Fischer, motion passed.

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

Chairman Diamond abstained. He requested a motion to approve the minutes. The motion was made by Commissioner Fischer, second by Commissioner Winkel. Motion passed.

Chairman Diamond returned to agenda item #3.

5. Report of the Executive Director or Designee

- a. Parcel Quintard Place/Vets Park Sale *
Mr. Madden stated that a sale contract for the City is being drafted by the legal department. More discussion is needed. When the draft is completed, corporation counsel will be on hand to answer questions for the Commissioners. The Commissioners will also like to have a lease option presented by Corporation Counsel.
- b. Park Square West III (0 West Park Place)*
Corporation Counsel is reviewing the sales contract and a \$100,000 check has been received and is in an escrow account.
- c. Food Truck Update
Mr. Hicks presented the Commissioners with the Social Media Guide for the Food Truck Vendors. Mr. Madden updated the Commissions on the water, sewer & electric connectivity delay and other potential plans.

6. Committee Reports

- a. Budget Committee
 - i. 2019-2020 Budget Amendment
Commissioner Winkel made a motion to approve \$442 for a salary adjustment for T. Jackson in the 2019-2020 budget, with second from Commissioner Huerta. Motion passed unanimously.
 - ii. Financial Report(s)
Commissioner Huerta asked that the Commissioners can review on their own and let either him or Theresa Bowen know if they have any questions regarding the reports.
 - iii. Investment Portfolio Report
No report update
 - iv. Business Initiatives
Commissioner Huerta wanted to discuss with the Commissioners the possibility to have a committee focus on small business initiatives. All the Commissioners agreed to participate and have Commissioner Huerta set up next steps.

- b. Personnel Committee
 - i. Title Change-T. Bowen*
Mr. Madden reviewed the title change as job duties have changed. Commissioners agreed with the change in title.
 - ii. Salary Adjustment-T. Jackson*
This was covered earlier in the agenda under Budget Committee.

7. Unfinished/Old Business

- a. Financial Protocol and Procedures
Commissioner Huerta would like to have the Commissioners review the final version. Chairman Diamond made a motion to approve the Financial Protocol and Procedures, with second from Commissioner Winkel. Motion passed unanimously.
- b. Advance Planning Meeting
The Commissioners discussed this item and they determine it should be kept on the agenda with discussions that will include the previously discussed Business Initiatives.
- c. Development of Catalog of current URC properties
Commissioner Huerta would like to defer to a future agenda as more information is needed. Chairman Diamond reminded that an independent title search is still needed on all URC properties. Dr. Jackson stated that a title attorney has been contacted. It was determined it would cost \$250 per property. Chairman Diamond requested to Dr. Jackson that he would like to meet with the title attorney. Dr. Jackson will follow up and schedule the meeting.
- d. Insurance
Dr. Jackson reviewed the insurance policy for the Commissioners and will send the policy to the Commissioners.
- e. DSSD Parcel Use Vote
Mr. Madden gave the approval to the DSSD to use the PSW III lot. The Commissioners ratified the action. Commissioner Fischer made the motion with second from Chairman Diamond. Motion passed unanimously.

f. Review & Approve Revised Resolution 2019-1
Commissioner Fischer made a motion to approve the revised Resolution 2019-1, second by Commissioner Winkel. Chairman Diamond abstained. Motion passed.

g. Other

8. New Business

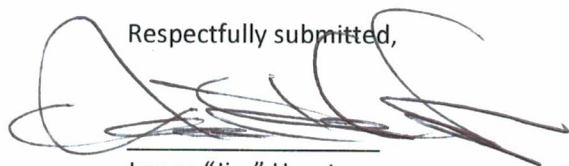
- a. Next Meeting
 - i. Discussion of Next Meeting Agenda
 - ii. Confirmation of Next Regular Meeting (Thursday, September 12, 2019 at 4:30pm)

Mr. Madden noted that a potential new Commissioner is in the works. He hopes to have an update by the next meeting.

9. Adjournment

Chairman Diamond made a motion to adjourn the meeting at 7:32pm, with second from Commissioner Fischer. Motion passed unanimously. With no further business to discuss, the meeting was concluded.

Respectfully submitted,



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