

David R. Martin
Mayor

Thomas Madden, AICP
Executive Director

Dr. Tommie Jackson
Assistant Director



COMMISSION
Mark Diamond ESQ.
Chairman

Stephen Fischer
Vice Chairman

Richard Evanko
Secretary-Treasurer

Jack Condlin
Member

Jonathan Winkel
Member

CITY OF STAMFORD

URBAN REDEVELOPMENT COMMISSION

OFFICE OF ECONOMIC DEVELOPMENT

Stamford Government Center-Stamford, Connecticut
Regular Meeting- Thursday, February 11, 2021

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a **Regular Meeting, on Thursday, February 11, 2021, commencing at 5:05pm.** 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 5:05pm.

2. Roll Call

Commissioners Present: Mark Diamond, Stephen Fischer, Jack Condlin, Richard Evanko and Jonathan Winkel

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

Guests: Lisa Feinberg

3. Public Comment

None.

4. Reading and Acceptance of Minutes

a. Approval of minutes from Regular Meeting held on January 14, 2021

Chairman Diamond asked if all Commissioners have read the minutes from the Regular Meeting held on December 10, 2020. Chairman Diamond requested corrections be made under agenda item 4, to remove the word small from memento., 7.a add shopping mall and target parking and tabled the minutes until further clarifications are made.

5. Report of Executive Director

Mr. Madden had no other items to report on other than the items listed under Old Business on the agenda and will reserve until that point in the agenda

6. Committee Report

a. Budget Committee

i. Finance Reports

No review of submitted reports.

b. Personnel Committee

Commissioner Fischer had no report. Mr. Madden stated would review an outstanding issue with Commissioner Fischer.

7. Unfinished/Old Business

a. Discussion and decision of Marcum as auditor

Commissioner Fischer reviewed the details of a revised agreement including their hourly rates. Chairman Diamond made a motion to hire Marcum as the URC Auditor as detailed in the proposed agreement with second from Commissioner Fischer. Motion passed unanimously with Commissioners present. Commissioner Fischer made a motion to authorize Mr. Madden to sign the agreement with second from Chairman Diamond. Motion passed unanimously with Commissioners present.

b. Report on status of ownership of know properties

Dr. Jackson Park stated URC ownership as the following:

- Park Square West Phase III (next to Curly's) is owned by the URC.
- The Food Truck Parc (Parcel 36) owned by URC.
- Veteran's Park is owned by the URC as per the Resolution Oct 1978.
- The Stamford Mall ramps, parts of parking garage and Edith Sherman drive is owned by URC.
- The Target parking garage is a blended ownership including the URC.

c. Retention of expert to determine all properties that URC owns or has an interest in

Dr. Jackson stated that staff is satisfied but if the Commission has any concerns, staff can engage a local land expert that can review records up to \$2,500. Mr. Madden clarified the deeds are in the name of the City even though it's a URC property as the sales were completed with Federal dollars. The exception, Veteran's Park is deeded in the name of the URC. For the mall property, as soon as Corporation Counsel releases a copy of the title he will share it with the Commissioners.

d. Report on status of update to appraisal of mall property

Chairman Diamond reminded the Commissions of the appraisal from a year ago and stated the information was lacking. He stated an accurate title search is still needed. Dr. Jackson added as per Chairman Diamond, dating back to May 2020 Kerin and Fazio will update the appraisal (at no extra charge) upon receipt of the title from Corporation Counsel.

e. Report on status of URB art project

Mr. Madden stated no new update.

f. Retain expert to scan and catalog URC documents

Mr. Madden reviewed the scanning process for the Commissioners and stated he obtain three (3) quotes for next meeting. All original files will be returned and electronic files will be kept on the city server.

g. Discussion of pending funding requests

Mr. Madden stated a funding request was received today but the Commissions should schedule a Special Meeting to put a process in place. Chairman Diamond agreed to schedule a Special Meeting and will contact staff to set the date and time.

h. Report on lease or other agreement for Stamford Town Center Garage and Summer Place concerning who is responsible for insuring it

Mr. Madden will forward the Condo agreement and stated the City is currently insured with the City. He also stated the Stamford Town Center is insured by the mall and the City. Chairman Diamond asked if we have copies of the policies. Dr. Jackson had reached out to staff in Risk Management and is currently waiting on a response. Chairman Diamond stated we will hold off on removing these properties from the URC Insurance policy.

8. New Business

a. Discussion and decision of pending contract for sale of Park Square West III*

Mr. Madden reviewed the contract that has already been approved by the Planning Board, Board of Finance and Board of Reps for URC approval. If the URC makes any changes to the contract it will need to get approved again by the boards. In reference to the Close Out Agreement, he can attach that to the contract along with the Cover Memo. Mr. Madden also stated that Corporation Counsel Rosenberg stated on the record at the Board Meetings the language from the Close Out Agreement which confirms when Park Square West sells that proceeds from the sale goes to the URC. First American Title is escrow agent. Commissioner Fischer requested transcripts of those meetings. Chairman Diamond stated the Commission should have reviewed the contract prior to submission to the Planning Board. Mr. Madden is requesting approval of the contract and the 2.2 million will go into escrow and then transfer to the URC account upon closing. Commissioner Condlin made a motion to approve the Tullamore contract in the amount of 2.3 million for 0 West Park Pl with second from Commissioner Winkel. Chairman Diamond conducted a roll call vote:

Commissioner Fischer ye

Commissioner Condlin ye

Commissioner Evanko ye

Commissioner Winkel ye

Chairman Diamond No

Motion passed 4-1.

b. Next Meeting

- i. Discussion-Next Meeting Agenda
- ii. Confirmation-Next Regular Meeting (Thursday, Mar 11, 2021 at 4:30pm)

9. Public Comment

None.

10. Adjournment

Chairman Diamond requested a motion to adjourn the meeting at 5:51pm. Commissioner Condlin made the motion to adjourn with second from Commissioner Winkel. Motion passed unanimously with Commissioners present. With no further business to discuss, the meeting was concluded.

Respectfully submitted,



Richard Evanko

Secretary/Treasurer Urban Redevelopment Commission