

**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**

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**Stamford Government Center-Stamford, Connecticut**  
**Regular Meeting- Thursday, May 13, 2021**

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a **Regular Meeting, on Thursday, May 13, 2021, commencing at 4:58pm.** The Meeting was held via Zoom from the URC Conference Room, 888 Washington Boulevard, 9<sup>th</sup> Floor, Stamford, Connecticut.

**1. Call to Order**

Chairman Diamond called the meeting to order at 4:58pm.

**2. Roll Call**

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

Commissioner(s) Absent: Jack Condlin

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

Guest(s): Colleen Harkey, David Kooris, Pat Parry and Rick Redniss

**3. Public Comment**

David Kooris along with Coleen Harkey discussed the Vets Park Partnership regarding the updates to the park and the upcoming Memorial Day parade festivities. Pat Parry & Rick Redniss shared their appreciation of the park with the Commissioners.

**4. Reading and Acceptance of Minutes**

**a. Approval of minutes from Regular Meeting held on March 11, 2021**

Chairman Diamond asked if all Commissioners have read the minutes from the Regular Meeting held on March 11, 2021. Commissioner Winkel made the motion to approve the minutes with second from Commissioner Diamond. Motion passed with Commissioners present.

**5. Report of Executive Director**

Mr. Madden gave a quick update on the status of the Minority Business Engagement and University Research Overlay District.

**6. Committee Report**

**a. Budget Committee**

**i. Finance Reports**

Commissioner Evanko stated the committee needs to meet and finalize the budget.

**ii. Marcum auditor update**

Mr. Madden reviewed highlights of the draft for the Commissioners.

**iii. FY 2021-2022 Budget Discussion**

This item will be discussed at the next meeting.

**b. Personnel Committee**

**i. Proposed amendments to the July 11, 2019 Personnel Policy and Approval**

Mr. Madden reviewed the proposed amendments. Dr. Jackson reviewed several differences in policy. Commissioner Winkel suggested that information be sent to the Commissioners in advance of a meeting by seven (7) days. Commissioner Winkel made a motion to table this item until the next meeting with second from Chairman Diamond. Motion passed with Commissioners present.

**7. Unfinished/Old Business**

**a. Report on status of ownership of know properties**

Mr. Madden stated there has been no update since last meeting. Chairman Diamond asked for a title report on the mall property which is still in draft at Corporation Counsel.

**Chairman Diamond called for a two (2) minute break at 5:31pm.**

**b. Report on status of update to appraisal of mall property**

Mr. Madden confirmed we are still waiting for an update from the appraiser as it was being amended.

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

Mr. Madden stated the city is responsible for insuring the property and will forward the written information to the Commission. Chairman Diamond requested upon receipt of the written confirmation, that staff should remove the property from the URC policy.

**d. Update on pending contract for sale of Park Square West III**

Mr. Madden updated the Commissioners on the timeline with an effective date of March 5, 2021, with a due diligence period set to expire September 7, 2021. During this time the site plans are put together. The approval of the plans with zoning board expire March 9, 2022. An extension can be granted until Sept 9, 2022.

Depending on approval, the closing would take place anytime from the spring 2022 and as late as February 13, 2023.

**8. New Business**

**a. URC Potential Projects**

**i. URC Conference Room Cameras (\$23,000)**

Mr. Madden reviewed a memo that he put together with a project description and his recommendation that it can be done less expensively by tripod and not to move forward with this project. Chairman Diamond stated this item will be tabled for the time being.

**ii. Scanning URC documents (\$86,000)**

Mr. Madden reviewed a memo that he put together with a project description and his recommendation that this project not move forward at this time.

**iii. Vets Park Proposal (\$550,000)**

David Kooris and Colleen Harkey reviewed the written grant proposal for the Commissioners. Dr. Jackson express concerns about minority participation on the board level and in promotional materials. Mr. Madden reviewed a memo that he put together with a project description and his recommendation of \$150,000 suggestion to the board. Commissioner Fischer made a motion with second from Commissioner Evanko to approve \$150,000. Chairman Diamond conducted a roll call vote:

Commissioner Diamond: No

Commissioner Fischer: Yea

Commissioner Evanko: Yea

Commissioner Winkel: Yea

**Motion passed 3-1.**

Chairman Diamond made a motion to table suggested projects agenda item iv. through agenda item ix. to the next meeting with second from Commissioner Winkel. During discussion Mr. Madden recommended the Palace theater stairs of \$25,000, agenda item viii for \$100,000 as priority projects and ix. for STC lighting project. Commissioner Winkel amended the motion to fund the stairs for \$25,000 and to table the remaining projects in a special meeting with second from Commissioner Evanko.

Commissioner Diamond: No

Commissioner Fischer: Yea

Commissioner Evanko: Yea

Commissioner Winkel: Yea

**Motion passed 3-1.**

Commissioner Evanko made a motion to fund the Stamford Train Center (STC) lighting project for up to \$90,000 with second from Commissioner Winkel.

Commissioner Diamond: No

Commissioner Fischer: Yea

Commissioner Evanko: Yea



Commissioner Winkel: Yea

**Motion passed 3-1.**

- iv. **Downtown Sidewalk Reconstruction (\$800,000)**
- v. **Rich Forum Exterior Envelope Construction (\$60,000)**
- vi. **Palace Theater Interior Construction (\$1,650,000)**
- vii. **Palace Theater Plumbing Improvements (\$170,000)**  
Mr. Madden recommended the Palace theater stairs of \$25,000.
- viii. **Downtown Tree Pit Remediation (\$100,000)**
- ix. **Stamford Train Center (STC) Lighting Project (\$88,000)**

**b. Next Meeting**

- i. **Discussion-Next Meeting Agenda**
- ii. **Confirmation-Next Regular Meeting (Thursday, June 10, 2021 at 4:30pm)**

**9. Adjournment**

Chairman Diamond made a motion to adjourn the meeting at 6:22pm with second from Commissioner Evanko. 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