

**MINUTES OF THE SPECIAL MEETING**  
**CITY OF STAMFORD, CONNECTICUT**  
**URBAN REDEVELOPMENT COMMISSION**  
**THURSDAY, MAY 23, 2013**

1. At 6:00pm, Acting Chairman Taylor R. Molgano called the special meeting to order. The following were in attendance:

Commissioners:

Taylor R. Molgano  
Peter Sciarretta  
Michaëlle Jean-Pierre  
Mayra M. Rios

Staff:

Rachel A. Goldberg, Interim Director  
& General Counsel  
Durelle Alexander

Absent:

Christopher D. Meek, Chairman

2. Announcements

(a) **Introduction of New Commissioners** – Newly appointed Commissioners Michaëlle Jean-Pierre and Mayra Rios were introduced. They were sworn in by the Mayor on May 9, 2013.

3. Southeast Quadrant

(a) **Trinity Status Report** – Attorney Goldberg reported that Trinity closed on May 10<sup>th</sup>. She said, “At that closing, we declared a condominium for the entire site. The condominium units consist of the existing Summer Street parking garage that the Commission built for the City, with that unit being owned by the City. There is a Phase II unit which is the former parking lot south of the movie theater. It is on that location that the Phase II housing development will be built. This was conveyed to an entity of Trinity. The Phase III site, owned by the Commission, is the property between Curley’s Diner and the two-story building going toward lower Summer Street. The Phase IV unit is the unit on the corner where ultimately the Phase IV building will be and the Commission still owns this unit. Between the Phase IV unit and the Phase II unit, there are two garage units, both of which were sold to Trinity at closing. Their garage will start going up in approximately ten to twelve months. It is timed so it will be finished at the same time the residential tower construction is completed.”

Commissioner Sciarretta suggested a walking tour of the Trinity project site as well as other parcels owned by the URC. It was the sense of the Board that a field trip would be beneficial. This will be scheduled in the near future.

Attorney Goldberg noted that with the proceeds from the closing, the Commission paid off in its entirety the outstanding Sidney Epstein note and mortgage. She said, “Later this evening the Land Use Committee of the Board of Representatives will be taking up a proposed loan and note from the City to the Commission for \$450,000.00 which replaces what we had originally planned to roll over on the Epstein note. Trinity has agreed to permit the Commission and the City to utilize a security deposit which was to have been paid to Trinity when it begins construction of the private parking garage.”

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Attorney Goldberg said, “It has been proposed that the City loan the Commission \$450,000.00 for five (5) years at the rate of 6% interest, with Trinity agreeing to pay the interest.”

Attorney Goldberg also reported that everyone in the City of Stamford should have received a mailing outlining parking alternatives during construction. Trinity hired the Downtown Special Services District (DSSD) who did this for the Commission in the past to produce a direct mail informational piece telling people where to park and how to get around. This information has also run in *The Stamford Advocate* on several occasions.

(b) **Discussion & Approval/Tresser Boulevard Sliver Parcel Appraisal** – Attorney Goldberg reported that the URC owns a 159 square foot sliver parcel along Tresser Boulevard surrounded by property owned by Saint John’s Church. Cushman & Wakefield had previously appraised the parcel for \$6,000 in 2004 and \$15,000 in 2007. Attorney John Leydon, counsel for the church, has said that St. John’s is willing to pay for a current appraisal for an amount not-to-exceed \$4,000.00. Following discussion, Commissioner Molgano made a motion to authorize Attorney Goldberg to proceed with and execute an Engagement Letter to Cushman & Wakefield for appraisal of the above referenced sliver parcel for an amount not-to-exceed \$4000.00 to be paid by St. John’s Church. The motion was seconded by Commissioner Sciarretta and carried by unanimous vote.

Commissioner Molgano made a motion to address the remaining agenda items out of order. The motion was seconded by Commissioner Sciarretta and carried by unanimous vote.

#### 4. Mill River Corridor

(a) **Proposed Plan Amendments** – Attorney Goldberg reported that the proposed Mill River plan amendments approved by the Commission at its last meeting on April 17, 2013 were on the Land Use Committee’s agenda at tonight’s meeting scheduled for 7:30pm. It was noted that the Land Use Chair Harry Day intends to schedule a joint public hearing between his committee and the URC mid-June, anticipating a vote by the full Board of Representatives at their July meeting. Attorney Goldberg will be making a presentation tonight.

#### 5. Administration

(a) **Presentation & Discussion/Draft 2013/13 Budget** – Attorney Goldberg distributed copies of a draft budget and gave a brief overview. She noted that the books are done by a part-time bookkeeper and quarterly closings by an outside accountant. Multi-year projections through 2017 were also distributed by Attorney Goldberg for review.

Agenda items 3(c) Property Acquisition Status and 5(b) Personnel Search Committee were tabled.

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6. Adjournment

The next regular meeting is tentatively scheduled for Thursday, June 13, 2013 at 6:00pm. A joint public hearing with the Land Use Committee will also be scheduled in June at a date to be determined.

At 7:25pm, Commissioner Molgano made a motion to adjourn so Attorney Goldberg could attend the Land Use Committee at 7:30pm. Commissioners were invited to attend. The motion was carried by unanimous vote and the meeting was adjourned at 7:26pm.

Respectfully submitted,

Christopher D. Meek  
Chairman