

MINUTES
STAMFORD ECONOMIC DEVELOPMENT COMMISSION
MEETING OF Tuesday, September 25, 2007

TIME: 8:40 am

PLACE: Mayor's Conference room Government Center

ATTENDEES:

Economic Development Commission

Joel Selden, Chairman

Michael Pansini, Vice Chairman

Denis Patterson

Barry Haines

Fran Pastore

Guest

Kathy Walsh,

Stamford Partnership

Economic Development Staff

Mike Freimuth

Lenora Cavaliero

Chairman, Joel Selden opened the meeting at 8:40 a.m. The Minutes of June 19, 2007 minutes were approved by Commissioners.

Westside NRZ:

Kathleen Walsh, Stamford Partnership Inc., provided the Commissioners with a summary of the Partnership's current West Side neighborhood revitalization and economic development efforts, including the creation of a West Side Neighborhood Revitalization Zone. With the assistance of the city's Economic Development office, CEDF is funding a study of the West Side's retail market opportunities and the physical improvements necessary to support them. These neighborhood studies will become part of an updated neighborhood strategic plan

for the West Side. The Partnership also works with community resources including the WBDC to strengthen neighborhood businesses. The NRZ model has previously been used in Stamford's South End.

The Stamford Partnership, nearing its thirtieth year of operation, works through its staff and board on quality of life issues for the city's residents and workforce. Commissioner Fran Pastore offered to assist the Partnership in developing a marketing and communications plan to enhance the Partnership's effectiveness.

Chairman Selden also expressed his willingness to assist the Partnership in accessing broader corporate support for its work.

Old Town Hall

Mike Freimuth presented the Commissioners with the copy of the Old Town Hall Resolution pending in the Stamford Board of Representatives entitled The Transfer of Title of Old Town Hall (175 Atlantic Street) from City of Stamford to the Old Town Hall Redevelopment Agency with the attached proposed lease term sheet, financing sources and uses plan for the renovation of Old Town Hall upon its transfer to the Agency. The Resolution authorizes the lease of 74 parking spaces to the OTHRA in order to meet the needs of the tenant in the building.

The Resolution will be presented to the Planning Board on Tuesday, September 25, 2007 for consideration of this matter. The October Board of Finance meeting will also consider the matter. Last week it came before the Board of Representatives, and will go back before the Board of Representatives as a Public Hearing later in the month. Assuming all of it comes together, the next phase is to draw the State cash and create the Limited Liability Corporations.

The discussion continued regarding the building which has been out of use since the 1980's noting that repairs are required to bring the building up to code and move in status. Some items discussed: need of an elevator, public bathrooms and lighting repairs. The addition that will be added to the back of the building (known as the "Sail") will ultimately hide the mechanical and code compliance equipment.

The expected date of the tenant to move into the building is March 2009. Questions from the Commissioners were:

- Could the tenant make changes during the duration of their lease?
- Could the tenant sub-lease and what restrictions if any.
- Signage rights of tenant

The potential tenant is bringing 80 new employees and will be using the 21,000 square feet of space strictly for office use that will house their various divisions. Structural changes will not be allowed by the tenant and the structure must be kept the same for 7 years along with no changes made to anything historical. Any sub-leases will adhere to moral codes for usage of space. Signage: City departments that regulate signage are designated to approve it.

Expected revenue to the City will be \$400,000 per year.

Energy

Mike Freimuth presented a map essentially showing the South End and downtown as an energy improvement district. He discussed the energy structure and systems that many large property owners are already looking at. The way of the future: Micro grids, power generations, and distributive generation while using the grid as a back up. There is a need to refurbish the core network in the city and more circuits are needed to increase reliability.

Stamford will be the second city to adopt this ordinance and it may be possible to tap some funds from EPA and Homeland Security. Freimuth stated that this is the proposed district, and there should be a Public Hearing sometime in October. If accepted, a Board will be created to pursue relationships and may use the government center as a demo.

General Discussion:

Commissioner Fran Pastore brought up an article in The Stamford Advocate (September 25, 2007) referring to Governor Rell's veto threat of the \$3.2B bonding bill. Commissioners aired their concerns.

Mike Freimuth is planning to coordinate a general invite to Rob Simmons, Business Advocate, and State of Connecticut for a series of meetings starting with being a guest speaker at the next Economic Development Commission meeting,

followed by a meeting with Fran Pastore, WBDC and Jack Condlin of the Stamford Chamber of Commerce.

Rob Simmons, Business Advocate is to articulate the issues of state business to the General Assembly. His direct responsibilities are with policies and not programs.

Adjournment:

Meeting adjourned at 10:15 am.

Meetings

EDC meeting scheduled for November 20, 2007 will be cancelled and the next meeting date will be announced. The date will be found in the City of Stamford website and notification will be in the Stamford Advocate.

Respectfully submitted,