

**MINUTES
ECONOMIC DEVELOPMENT COMMISSION
MEETING OF Tuesday, July 15, 2008**

PLACE: Mayor's Conference room
Government Center
888 Washington Blvd., Stamford, CT

ATTENDEES:

Economic Development Commission

Joel Selden, Chairman

Denis Patterson

Barry Haines

Fran Pastore

Mike Pansini

Guest

Dean Shapiro, Building Land Technology

Lori Baker, Antares

Economic Development Staff

Mike Freimuth

Chairman Joel Selden called the meeting to order at 8:35 a.m. A motion to approve the minutes of June 17, 2008 was made by Denis Patterson and seconded by Mike Pansini and approved.

Enterprise Zone semi-annual report:

Mike Freimuth noted the program changes from last year and the Commission agreed to take up the matter at its September meeting in preparation for the Board of Representatives consideration of an extension of the program.

Tour of Development Sites:

The meeting recessed as the members traveled to 2187 Atlantic Street, Clearwater House, 10th floor. The Commission reconvened at 9:15 a.m. and met with members of the Antares team for a rooftop view of the work underway in the South End. Dean Shapiro reviewed the current commercial market place economics and described how the Antares project will meet the new evolving market for commercial space. Dean Shapiro highlighted the closeness to the water and the train station and the pedestrian orientation

of the overall project. The public space areas were also highlighted and the public works, financed by the recently approved TIF were explained.

Phase I of the project includes two commercial buildings totaling 337,000 s.f. of space; 337 residential rental units in a separate tower, a hotel/condo building with a signature restaurant, 60 units of housing and 114 rooms and a 4500 s.f. retail building.

The project expects steel delivery this Summer with rapid construction during the Fall and tenant fit outs underway in the Spring 2009 for occupancy of the first office building of approximately 100,000 s.f. in August 2009.

The Commissioners were also shown the work underway at Metro Green, Manger, Yale & Town and other projects in the South End from the rooftop of Clearwater House.

Following the meeting with Antares, the Commissioners viewed work underway for the Transitway, at W&M/Metro Green and at Yale & Town as part of a tour of the area.

Upon arriving back at the Government Center, the Commissioners agreed to cancel the August meeting. The September meeting will focus on the enterprise zone legislative strategy. A tour of the projects on East Main Street, in Glenbrook and in Springdale will be planned by OED staff and will be discussed in September.

Meeting adjourned at 10:00 a.m.

The next meeting to be held Tuesday, September 16, 2008 at the Government Center in the Mayor's conference room on the 10th floor.

Respectfully submitted,
Office of Economic Development Staff

Draft of 7-15-08 minutes for Town Clerk office to be approved at next meeting.