

28TH BOARD OF REPRESENTATIVES CITY OF STAMFORD

President
RANDALL M. SKIGEN
Clerk of the Board
ANNIE M. SUMMERVILLE

Majority Leader
ELAINE MITCHELL
Minority Leader
ROBERT "GABE" DELUCA

RESOLUTION NUMBER 3602 OF THE BOARD OF REPRESENTATIVES OF THE CITY OF STAMFORD, CONNECTICUT AMENDING THE REDEVELOPMENT AND URBAN RENEWAL PROJECT PLAN FOR THE MILL RIVER CORRIDOR PROJECT

WHEREAS, the City of Stamford, Connecticut, Urban Redevelopment Commission (the "Commission") has been empowered in accordance with the provisions of Part I (redevelopment and Chapter II (urban renewal) of Chapter 130 of the General Statutes of the State of Connecticut (hereinafter "Chapter 130") and the Code of Ordinances of the City of Stamford, Connecticut to prepare, approve and carry out redevelopment and renewal plans within the City of Stamford; and

WHEREAS, acting pursuant to such authority the Commission, on October 11, 2001, approved the Project Plan (the "Plan") for the Mill River Corridor Project (the "Project"), subject to the approval of this Board; and

WHEREAS, on November 7, 2001, the Board of Representatives of the City of Stamford, Connecticut, approved Resolution No. 2668, thereby approving the Plan for the Project; and

WHEREAS, in 2007 the State of Connecticut amended Chapter 130 to change the effective period of all redevelopment plans and to require that the Board of Representatives reapprove redevelopment plans every ten years; and

WHEREAS, in order to (1) extend the boundary of the Project and Tax Increment Financing District to include publicly owned real property along the Mill River thereby permitting the expenditure of Tax Increment Financing funds on such real property (2) expand the availability of financing options for redevelopment and urban renewal projects contemplated by the Plan; and (3) amend the effective period of the Plan and complete the decennial review now required by Chapter 130, the Commission has prepared a proposed amendment (the "Proposed Amendment") to the Plan as set forth in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, pursuant to Section 1001 of the Plan, the Proposed Amendment is a Substantial Change to the Plan and as such requires the approval of the Board of Representatives; and

WHEREAS, the Proposed Amendment was prepared in cooperation with officials of agencies of the City of Stamford, Connecticut; and

WHEREAS, there are no Redevelopers (as defined in section 1001 of the Plan) affected by the Proposed Amendment; and

WHEREAS, no additional families, individuals or businesses will be relocated as a result of the Proposed Amendment; and

WHEREAS, the Commission has submitted the Proposed Amendment to this Board for its consideration and approval; and

WHEREAS, the Proposed Amendment provides that:

1. The Project Boundary and Tax Increment Financing District will be extended the to the north and to the south along the Mill River so that publicly owned real property is included within the Project Area and Tax Increment Financing District; and
2. The available financing options in Section 905 of the Plan will be expanded to provide the City and Commission with as much flexibility as possible; and
3. The Plan shall be approved for an additional ten years with a specific recognition that the Plan and Tax Increment Financing District must remain in effect during the entire period of any all approved debt financing; and

WHEREAS, on July 11, 2013 following notice published in the Stamford Advocate (on June 25, 2013 and June 27, 2013), the Land Use-Urban Redevelopment Committee of the Board of Representatives and the Commission held a joint Public Hearing at which time all persons wishing to be heard with respect to the amendment had an opportunity to do so; and

WHEREAS, at the joint Public Hearing, Commission staff presented, discussed and explained the Proposed Amendment and responded to all questions, comments and suggestions posed by members of this Board; and

WHEREAS, on June 11, 2013, the Planning Board issued a written opinion confirming that the Plan as modified by the Proposed Amendment is consistent with the plan of conservation and development of the City (the Master Plan); and

WHEREAS, on July 11, 2013, the Commission approved the Proposed Amendment, subject to the approval of this Board; and

WHEREAS, on August 5, 2013, the Land Use-Urban Redevelopment Committee of the Board of Representatives reported favorably to this Board on the Proposed Amendment; and

WHEREAS, members of this Board have personal knowledge of the Mill River Corridor Project Area and particularly the portions affected by the Proposed Amendment.

NOW, THEREFORE, be it resolved by the Board of Representatives of the City of Stamford, Connecticut, that:

All of the findings, declarations and resolutions set forth in Resolution 2668 approving the Urban Redevelopment Plan, as amended to date, for the Mill River Corridor Project are hereby ratified, confirmed and made applicable to the Amended Plan (as hereinafter defined) and are incorporated herein by reference as if fully set forth herein, except in so far as they are inconsistent with the terms of the Proposed Amendment.

The eligibility conclusions contained in Section 103 of the Plan and in Resolution 2668 of this Board, finding that the Project Area, as expanded by the Proposed Amendment, qualifies as a Redevelopment and Urban Renewal area pursuant to the provisions of Chapter 130, remain correct and appropriate.

It is hereby found and determined that:

The Plan as modified by the Proposed Amendment will continue to meet all of the requirements of Part I (Redevelopment) and Part II (Urban Renewal) of Chapter 130 of the General Statutes of the State of Connecticut relative to urban redevelopment and renewal plans and includes sufficient details to give this Board adequate information.

The area to which the Proposed Amendment refers is located in a redevelopment and urban renewal area as defined in Part I (Redevelopment) and Part II (Urban Renewal) of Chapter 130 of the General Statutes of the State of Connecticut.

The Proposed Amendment is satisfactory as to site planning and relation to the comprehensive or general plan (Master Plan) of the City of Stamford.

The Proposed Amendment, to the greatest extent feasible, affords maximum opportunity consistent with the sound needs of the City of Stamford as a whole to redevelop the Mill River Corridor Project Area by private enterprise.

The Proposed Amendment does not change the general purposes or objectives of the Plan as previously adopted by this Board.

In order to implement and facilitate the carrying out of the Proposed Amendment, certain official actions must be taken by this Board as herein below provided and accordingly this Board hereby: (a) pledges its cooperation in helping to carry out the Proposed Amendment; (b) requests the various officials, departments, boards

and agencies of the City of Stamford likewise to cooperate to such end and to exercise their respective function and powers in a manner consistent with the Proposed Amendment; and (c) stands ready to consider and take appropriate action upon the proposals and measures designed to effectuate the Proposed Amendment.

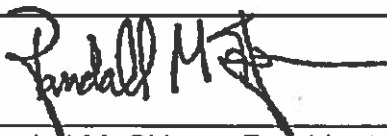
IT IS FURTHER RESOLVED, that the Proposed Amendment of the Urban Redevelopment Plan for the Mill River Corridor Project is hereby approved and the Plan is hereby amended and restated as set forth in Exhibit A attached hereto, and the Commission is hereby instructed to substitute the revised Plan provisions and Maps implementing this action.

IT IS FURTHER RESOLVED, that the Plan for the Mill River Corridor Project, as modified by the Proposed Amendment (the "Amended Plan") be and hereby is in all respects approved as a redevelopment and urban renewal plan and the Commission is authorized and directed to take all steps necessary to carry out the Plan as so amended, in an expeditious and timely manner, and to utilize all powers granted by any pertinent legislative enactment, including all powers vested in redevelopment agencies by Part I (Redevelopment) and Part II (Urban Renewal) of Chapter 130 of the General Statutes of the State of Connecticut.

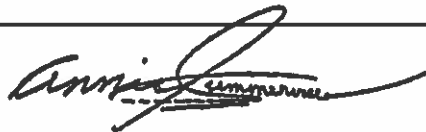
IT IS FURTHER RESOLVED, that the Commission be and hereby is authorized and directed to furnish such documents and/or other information that may be required pursuant to the approval of the Proposed Amendment.

IT IS FURTHER RESOLVED, that the effective date of this resolution shall be August 5, 2013.

This resolution was approved by a machine vote of 19-8-2 at the regular monthly meeting of the 28th Board of Representatives held on Monday, August 5, 2013.



Randall M. Skigen, President



Annie M. Summerville, Clerk

cc: Mayor Michael A. Pavia
Michael Handler, Director of Administration
Ernie Orgera, Chair, WPCA & Director of Operations
Ted Jankowski, Director of Public Safety
Joseph Capalbo, Esq., Director of Legal Affairs
Rachel Goldberg, Esq., Urban Redevelopment Commission
Donna Loglisci, City & Town Clerk