

**ECONOMIC DEVELOPMENT COMMISSION
MINUTES OF MEETING OF MAY13, 2014**

1

Members present: Randy Vidal, John Dobos, Christopher Pia, James Benson, Mary Dean, Mike Vickerelli, Fred Hyatt, and Councilman Jason Santi

Others present: Karen Kaiser and Amy Knorr (Economic Development)

1. CALL TO ORDER

- Chairman Dobos called the meeting to order at 5:07 p.m. in Room 213 of the Town Hall, 2725 Main Street, Stratford, CT.

2. APPROVAL OF MINUTES OF February 11, 2014

- MR VIDAL MOVED, SECONDED BY MR. PIA, TO APPROVE THE FOREGOING MINUTES.
- MINUTES WERE UNANIMOUSLY APPROVED 8-0.

3. UPDATE FROM ECONOMIC DEVELOPMENT DIRECTOR

SAEP (Army Engine Plant) - Legislation to create a special tax district to enhance the proposed redevelopment of the Stratford Army Engine Plant passed both the state House and Senate. The Army has taken samples from the mudflats. The results of testing those samples will determine the amount of material removed from the area. PSR presented their preliminary plan to the Stratford Rotary and Chamber members. The plan will allow for public access to the waterfront. They are also working with the towns zoning office to create a zoning overlay for the property. They are continuing to meet with developers and businesses.

Sikorsky Aircraft- The U.S. Navy on May 7 announced a \$1.24 billion contract award to Sikorsky Aircraft to begin engineering and manufacturing development (EMD) of the long-delayed VXX Presidential Helicopter Replacement Program. The EMD contract calls for Sikorsky to modify and deliver six civil-certified S-92s and two trainer simulators by October 2020. The EMD phase is an initial step toward delivering 21 helicopters to the Marine Corps by 2023 said Sikorsky

Forest City's 128-unit apartment complex is 70% leased. It opened in December 2013. 1111 Stratford Ave Apartments have an active website and the leasing office is open as well as a model apartment. The Town of Stratford helped clear the way for the redevelopment of the long-vacant brownfield site, formerly Keating Ford car dealership.

Hawley Lane Property: The Town of Stratford is in the process of foreclosing on a vacant property behind 99 Hawley Lane. A developer is showing serious interest in the property. This is a 9 acre property and the back taxes are more than \$460,000.

Dock Shopping Center PETCO has resigned its lease, AT & T is opening next to Citibank and CT Urgent Care – will be opening in old Blockbuster space next to Stop and Shop. The Boat Company located behind Lumi is taking a retail spot next to Westmarine in the plaza as well.

576/600 East Broadway This superfund site is going to strict foreclosure on July 15, 2014. The back taxes owed are \$217,187.81. The economic development office has an potential developer.

Wade's Garage located on 2370 Stratford Avenue is going to sale date on June 7, 2014. The back taxes owed to the town are in excess of \$45,000.

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2

New DECD Director of TOD/Brownfield/Waterfront Tim Sullivan toured Stratford with the Economic Development Director and Conservation Director. The DECD just announced a \$20m program funded for Brownfield Remediation. Stratford plans to apply for a grant for the brownfield property at 540 Longbrook Ave (Contract Plating).

GBRC – (1) Stantec was hired as the consultant for the Transit-Oriented Development Feasibility Study. They are coming on Thursday to update the Town on improvements and parking. They will also help with obtaining Grant money. (2) The GBRC is conducting a traffic study on Main Street near Sikorsky to ease the traffic burden in the area. The Town Council has already approved the match for the study. (3) The GBRC has received Grant money for a GIF System for the region. This will put all the municipal tax records into one system available to commercial brokers. The system will have hundreds of demographics. There will be a broker training session the end of March.

RDA is negotiating an offer/lease on a town owned brownfield property at 993 Honeyspot Rd. Grant money for removal of the mercer towers has been approved. Town Council has tentatively approved the lease with Good Earth to use the Contract plating property.

3. NEW BUSINESS –Mr. Benson mentioned the Quarterly report that the BRBC is creating which will include 20 largest projects in our region. Stratford economic development team as well as Mary Dean from the BRBC has been involved in meetings on this report.

4. OLD BUSINESS

Artwork Under Bridge –

1. Has been approved and permitted by CT DOT.
2. Ms. Dean made a motion to approve using funds from the EDC's 2013-2014 budget to pay artist John Tarka up to and no more than \$4000 for this project. Seconded by Mr. Vidal
3. Motion passed unanimously 8-0
4. This will now move to the Town Council for approval.

Bike Tour – Mr. Vickerelli said the Bike tour is currently on hold..

5. ADJOURNMENT

- There being no further business before the Commission, on motion by Ms. Dean and seconded by Mr. Benson the meeting adjourned at 6:04 P.M.

Respectfully Submitted,

Amy Knorr
Substitute Secretary