

**ECONOMIC DEVELOPMENT COMMISSION
MINUTES OF MEETING OF SEPTEMBER 8, 2015**

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Members present: Fred Hyatt, Randy Vidal, John Dobos, Christopher Pia, Mary Dean, and Brian Oliver
Others present: Karen Kaiser and Amy Knorr (Economic Development), Councilmen Jason Santi, and Mayor John Harkins

1. CALL TO ORDER

- Chairman Dobos called the meeting to order at 5:08 p.m. in Room 213 of the Town Hall, 2725 Main Street, Stratford, CT.

2. APPROVAL OF MINUTES OF JULY 14, 2015

- MR. PIA MOVED, SECONDED BY MR. HYATT, TO APPROVE THE FOREGOING MINUTES. MOTION TO APPROVE CARRIED UNANIMOUSLY.

3. UPDATE FROM ECONOMIC DEVELOPMENT DIRECTOR

- Center School – The Town Council has accepted \$1.25 million from the DECD for Center School which needs a Phase III assessment.
- Sikorsky Airport UpGrade/Main Street – Main Street is expected to be closed until September 25.
- Ross & Roberts property – West Broad Street – Going out to commercial brokers. Owner finished Phase 1 & 2 Assessments. Cleanup costs of approximately \$500,000.
- Contract Plating (540 Longbrook Avenue) – During cleanup barrels of cyanide were found. Once these are removed, the first building can be demolished. In the meantime, tenant is paying \$2500/month.
- Mercer Coal Towers – The yellow house has been demolished. A little contamination in the soil under the house needs to be removed and then the towers will come down.
- Wade's Garage/Stratford Avenue – Town has foreclosed and taken title. In process of evicting former owner.
- Stratford Avenue Streetscape Project: The State is paying the construction costs for a streetscape improvement project for the Stratford Avenue/Honeyspot Road intersection. Stratford is funding the design work. The State has approved the Town's design and we are now waiting for the DOT to approve the Town's RFP.
- Tax Collections – From 2014 to date, the Town has collected more than \$2 million in back property taxes through foreclosure as compared to only \$350,000 collected in 2013. In addition, the Town has received more than \$6 million in grant money.
- Exist 33 Interchange – The Mayor of Milord has requested a public hearing/informational session which will be held in Stratford.
- 556 East Broadway – One developer responded to the Town's RFP. He is working with the EPA and will be going to zoning next month.
- Route 110 Traffic Study – Another meeting is scheduled for tomorrow to discuss the results of all the previous meetings.

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- Stratford Army Engine Plant –The Army Corps of Engineers is now involved and expected to meet with CT DEEP in October to discuss plans for the cleanup. Both parties need to come to an agreement.
- Federal Express Distribution Center/Lordship Boulevard –The new owners are building a 225,000 sq. ft. building which will be leased to Fedex. This is expected to create 68 new jobs.
- Christ Church Parking lot – Before zoning with an application to build multi-unit apartments under the new TOD Overlay Zone.
- Popeye's Chicken – Appealing the zoning denial to locate at The Dock.

- Chairman Dobos questioned whether the EDC has been reaching out to supermarkets to locate in Stratford.

- Mayor Harkins updated the Commission on the Stratford Center Redevelopment. The Town is talking to the Board of Education. Center School is within ½ mile of the Train Station. The merchants in Stratford Center are excited about getting more people down there.

5. NEW BUSINESS

- Chairman Dobos stated that he would like to hold another joint meeting with other Town Committees to share information.

6. OLD BUSINESS

- The charity auction for the painted benches is October 7 at the Four Seasons. The proceeds will be used for high school scholarships.

7. ADJOURNMENT

- There being no further business before the Commission, the meeting adjourned at 5:35 P.M.

Respectfully Submitted,

Gail J. Nobili
Secretary