

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMISSION
MINUTES OF MEETING OF FEBRUARY 9, 2016**

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Members present: James Benson, Brian Oliver, Christopher Pia, Mary Dean and Robyn Greenspan (Alt.)
Others present: Karen Kaiser and Amy Knorr. (Economic Development), Council Chair Beth Daponte (First District, Jason Santi and Neal Sherman

1. CALL TO ORDER

- Acting Chairman Mary Dean called the meeting to order at 5:30 p.m. in Room 213 of the Town Hall, 2725 Main Street, Stratford, CT.

- The meeting proceeded in the following order.

3. UPDATE FROM ECONOMIC DEVELOPMENT DIRECTOR

- Center School – Ms. Knorr is still working on relocating the students from Center School.
- Contract Plating (540 Longbrook Avenue) – Moving forward with RFQ for developers.
- Mercer Coal – Contaminated cement fill to be removed from site.
- Stratford Army Engine Plant – Ms. Kaiser met with the Army Corp of Engineers last week. In the next couple of weeks the Army Corp should have a plan for the Housatonic River Mudflats.
- Burns Construction – Expanding its Access Road location. Constructing a new building and expected to hire 175 new employees. The new building will be like a garage and will allow Burns to work on their equipment during the winter.
- Saugatuck Kitchen – Took over former Nouvo Pasta site at 125 Bruce Avenue. Make high-end hors d'oeuvres by hand for hotels, conference centers, etc. (Nouvo Pasta has expanded and moved to Honeyspot Road.)
- Stratford Hotel (Old Ramada Inn) – a party is interested in buying the old hotel and redoing it.
- Hubbell Electric Water Heaters – Has received a \$2.1 million grant from the State DECD. Looking to expand on Seymour Avenue and add at least 30 new employees.
- Town hired new Planning & Zoning Administrator – Jay Habansky from Bridgeport (Ms. Kaiser will invite him to the next ECDC meeting.)
- Coating Design Group, Inc. – Moved to Stratford from Milford with 34 employees. Plan to hire 11 more. Moved into American Graphics site on Sniffens Lane. (American Graphics has moved to 55 Old South Avenue.)
- Salce building, Ferry Blvd. – Anthony Salce plans to convert his current building into apartments. Building located in TOD Zone.
- 576-600 East Broadway – EPA has \$4 million for cleanup of the site. Anthony Salce is interested developer. He would need to put in \$1 million of his own money. Ms. Daponte advised that Councilman Dumas wants to hold a community meeting about this property.
- Sikorsky/Lockhead – Town has been assured that Lockheed is planning to expand here in Stratford.

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2. APPROVAL OF MINUTES OF JANUARY 12, 2016

- MR. PIA MOVED, SECONDED BY MS. GREENSPAN, TO APPROVE THE FOREGOING MINUTES. MOTION TO APPROVE CARRIED 5-0.

4. NEW BUSINESS

- Ms. Dean advised that the ECDC members approve the members appointed to the Community Development Subcommittee, which administers the CDBG Program. The HUD Grant is approximately \$500,000. Members of the Subcommittee are chosen from the Districts where this grant money is to be spent.

- MR. PIA MOVED TO APPROVE THE APPOINTMENT OF WALI KADEEM, JASON SANTI, DAVID HARDEN, JOSEPH GRESKO AND BRIAN DEMPSEY AS MEMBERS OF THE COMMUNITY DEVELOPMENT SUBCOMMITTEE OF THE ECDC. MR. BENSON SECONDED AND THE MOTION CARRIED 5-0

(Ms. Knorr left the meeting at 5:55 p.m.)

5. OLD BUSINESS

- Ms. Dean advised that the meeting with the Chairmen of the different Land Use Boards will be held April 12 (time and place to be determined). Ms. Greenspan suggested also inviting the new Council members.

- Ms. Greenspan inquired about the Knights of Columbus building. She understands from a realtor that the zoning uses are very restricted (a church). Ms. Kaiser advised that the property can be rezoned. Her office has sent developers over there but the building is overpriced.

- Ms. Daponte inquired whether the ECDC was going to send a letter to the Square One Theater owners asking if they would rent to non-profits. This was discussed last month and Chairman Dobos seemed in favor of it. Ms. Dean advised that the Chamber of Commerce has inquired about this and the owners are not interested. Ms. Daponte asked the Commission to make another effort and send a letter. Ms. Kaiser will discuss this with Chairman Dobos.

- Mr. Benson inquired about the Shakespeare Theater. Ms. Daponte explained that at the last Council meeting Mr. Dumas objected to the Council going into executive session to discuss the offer from Stratford Stage Group.

6. ADJOURNMENT

- There being no further business before the Commission, the meeting adjourned at 6:07 P.M.

Respectfully Submitted,

Gail J. Nobili
Secretary