

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMISSION  
MINUTES OF MEETING OF MARCH 8, 2016**

**1**

Members present: Fred Hyatt, John Dobos, Randy Vidal, Brian Oliver, Christopher Pia, Mary Dean and Robyn Greenspan (Alt.)

Others present: Karen Kaiser (Economic Development), Mayor John Harkins, Council Chair Beth Daponte (First District), Richard Fredette, Neal Sherman and Jay Habansky (Planning & Zoning Administrator) and Attorney Bruce Jackson (Town Attorney's Office).

**1. CALL TO ORDER**

- Chairman Dobos called the meeting to order at 5:32 p.m. in Room 213 of the Town Hall, 2725 Main Street, Stratford, CT.

- Jay Habansky, the new Planning & Zoning Administrator, was introduced to the Commission. He worked in the Bridgeport Zoning Office for 6 years and the Bridgeport Economic Development Office for 2 years, and has worked on major redevelopment projects in Bridgeport.

**2. APPROVAL OF MINUTES OF FEBRUARY 9, 2016**

- MS. GREENSPAN MOVED, SECONDED BY MR. PIA, TO APPROVE THE FOREGOING MINUTES. MOTION TO APPROVE CARRIED 7-0.

**3. UPDATE FROM ECONOMIC DEVELOPMENT DIRECTOR**

- Point Stratford – Ms. Kaiser reported that Senators DeLauro and Murphy have been very supportive of the project and have sent letters to the Governor asking him to support the project. It's a \$900 million project and is expected to bring in \$8 to \$12 million in real estate taxes. Ms. Kaiser suggested that the ECDC and the Chamber of Commerce also send letters of support for the project.
- UI Substation – There was a meeting last month. The UI is proposing to upgrade a 35 year old facility on Stratford Avenue next to Two Roads Brewery. In the first year it is expected to bring in \$800,000 in tax revenue. Waiting to hear back from the Siting Council. There was no opposition to the project.
- Bridgeport Hospital – Bridgeport Hospital is looking to open a medical facility in Stratford. The Hospital is looking at 3 locations.
- Gaetano's – Should be in their new location on Barnum Avenue within the next 4 months.
- Wade's Garage – Still waiting for the Court to rule on the eviction.
- TOD Street Improvement Plan– The Town was awarded \$200,000 for Transit-Oriented District Improvements to the area approximately within a half mile of the Train Station. However, there is a little leeway to go outside that half mile to include improvements to West Broad and Barnum Avenue Ext. GBRC has chosen a consultant.
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- Sikorsky Airport Upgrade – Mayor Harkins reported that the upgrade to the safety zone has been delayed because of FAA concerns about Bridgeport. The City needs to appoint a new Airport Manager. Construction is expected to take 90 days.
- Sikorsky/Lockhead – – Mayor is to meet with the new President on April 1. They have assured him that they want to be involved in Stratford.

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- Hawley Lane Property. – Town received over \$600,000 in back taxes for the property behind the Big Y (30 acres of woods, two-thirds wetlands). – Developer wants to build high-end senior housing to include a gym and restaurant.
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- Restaurant Week – begins April 3. Mayor Harkins advised that he has invited the Shriners to play the bagpipes in Stratford Center that week. Attorney Bruce Jackson's law firm is sponsoring Restaurant Week.
- Mr. Sherman e-mailed an article about Florida companies recruiting employees from Connecticut since GE is leaving.
- Mayor's Golf Tournament – scheduled for June 6
- Community Development Subcommittee – Jason Santi was elected Chairman. They are now reviewing applications.

**4. NEW BUSINESS**

1. Per Ms. Daponte's request, Chairman Dobos and Mary Dean sent a letter to the Square One Theater owners asking them to rent to non-profits. Ms. Kaiser added that the Town has offered to help with any negotiations.

2. Chairman Dobos advised that he has been approached by the Short Beach Commission requesting support for the new restaurant at Short Beach. This is on the agenda for the March Council meeting. Attorney Jackson added that he is currently in negotiations with John Vazzano, who submitted the only RFP for the restaurant.

- MS. DEAN MOVED THAT THE ECDC SUPPORT THE CONSTRUCTION OF A RESTAURANT AT SHORT BEACH. MS. GREENSPAN SECONDED AND THE MOTION CARRIED 7-0.

3. Both Neal Sherman and Mark Calzone are being recommended by the Mayor for appointment to the ECDC. They should be ratified at the next Council meeting.

5. OLD BUSINESS - none

**6. ADJOURNMENT**

- There being no further business before the Commission, the meeting adjourned at 6:09 P.M.

Respectfully Submitted,

Gail J. Nobili  
Secretary