

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMISSION
MINUTES OF MEETING OF JUNE 14, 2016**

1

Members present: Fred Hyatt, Randy Vidal, Christopher Pia, John Dobos, Brian Oliver, Neil Sherman, Mark Calzone

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

1. CALL TO ORDER

- Chairman Dobos called the meeting to order at 5:31 p.m. in Room 213 of the Town Hall, 2725 Main Street, Stratford, CT.

2. APPROVAL OF MINUTES OF MAY 10, 2016

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

3. UPDATE FROM ECONOMIC DEVELOPMENT DIRECTOR

- Center School (1000 E. Broadway) – The Board of Education voted to return control of the building to the Town. There will be a Phase III Assessment after the building is vacated on June 17. This should take about 12 weeks. State of Connecticut is paying for the Assessment out of the \$1.2 Million Grant.
- TOD Street Improvement Plan – A 2-day design workshop was recently held at the Baldwin Center and an Advisory Committee and a Technical Committee were selected. This is all being funded by the \$200,000 TOD Planning Grant from the State of Connecticut.
- Contract Plating (540 Longbrook Avenue) – The RFQ for developers closes on June 20. There has been a lot of interest in this 10 acre site. Mr. Sherman questioned whether the Commission has specific suggestions for this site? He felt the neighborhood should be involved. There will be a committee to review the RFQ's and put together a short list. One representative from the neighborhood will be on this committee. Final development of property will be market driven.
- Mercer Coal Towers Property – Concrete from the demolition is in the process of being removed.
- Wade's Garage (2370 Stratford Avenue) – Owner has finally been evicted and the garage is locked up. Town will be doing Phase I and Phase II Assessments. United Illuminating is interested in an easement on the property for their substation on Stratford Avenue.
- 576/600 East Broadway – Town Council has approved Salce Co. as the developer.
- Exit 33 Interchange – Public informational session at the Baldwin Center on June 16. Funding for the project has been approved and construction will begin in 2017.
- Development Point Stratford Renewal - Mr. Dillon is putting together a meeting of the parties in the hopes of reaching a consensus on the clean-up of the Mud Flats. The Army is looking for clarification of the cost. The representative for the Army Corps. recently died and a replacement has taken over.
- Ross & Roberts (W. Broad Street) – Owner has narrowed search to one developer and is working out contract.
- New Companies & Expanding Companies: Pizza Co. - Stratford Avenue (across from Two Roads Brewery); Coating Design Group, Inc. – Sniffens Lane; Advanced Auto Parts Distribution – 120 Allen Street (warehouse); Nuthin But Foods – 200 Benton Street (gluten free

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2

manufacturer); Gaetanos – moving to Barnum Avenue; Sikorsky Credit Union – new branch across from Train Station; Donut Crazy –91 Browning Street (will be making donuts for distribution); Macron Sports – 200 Benton Street (international sports clothing store); Saugatuck Kitchen – 125 Bruce Avenue (previously owned by Nouvo Pasta); Nuovo Pasta has expanded and moved to Honeyspot Road Ext.; Starbucks moving to Barnum Avenue (will be on July Zoning agenda).

- Stratford Avenue Streetscape Project (Stratford Avenue/Honeyspot Road Intersection) – The Connecticut DOT has approved the design work and this should be starting soon.
- Raymark – The EPA is hosting a meeting on June 28, at 6:00 p.m., at Stratford High to discuss the comprehensive plan for the cleanup of Raymark waste in Stratford
- BRBC Awards – Annual Luncheon of Bridgeport Regional Business Council on June 23 at the Marriott Hotel. 3 Stratford businesses will be receiving awards: Penmar Industries, Two Roads Brewery and Hubbell Electric Heaters.
- Stratford Hotel (former Ramada) – Purchase and Sales Agreement with developer.
- Fireworks – July 1st.
- Farmers Market – starts Monday, June 20, at Paradise Green. Mr. Sherman suggested that the ECDC send a letter or press release in support of the Farmers Market. Commission will coordinate with the Health Dept.

4. OLD BUSINESS

- Mr. Sherman discussed his proposal for a Crafts and Jewelry Show in the Colonial Square parking lot on October 2 or 9. May also include photography, paintings and antiques. Mr. Sherman wants the Commission to sponsor the event in conjunction with the Arts Commission. It will be a show of support for the downtown businesses. The vendors will bring their own tables, tents and garbage pails. The entry fee is \$35 for a 6'x8' spot or \$45 for a 10'x10' spot. There will be expenses for advertising. Mr. Sherman is not asking the Commission for any money. He will do fund-raising. Commission members suggested that he check on liability insurance for the day and police coverage.

- MR. SHERMAN MOVED THAT THE ECDC SPONSOR THE CRAFT AND JEWELRY SHOW TO BE HELD IN THE COLONIAL SQUARE PARKING LOT, PENDING FURTHER INFORMATION ABOUT LIABILITY INSURANCE AND POLICE COVERAGE. MR. VIDAL SECONDED AND THE MOTION CARRIED 7-0.

5. NEW BUSINESS - None .

6. ADJOURNMENT

- There being no further business before the Commission, the meeting adjourned at 6:25 P.M.

Respectfully Submitted,

Gail J. Nobili, Secretary