

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMISSION
MINUTES OF MEETING OF OCTOBER 11, 2016**

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Members present: Randy Vidal, Christopher Pia, John Dobos, Michael Vickerelli, Brian Oliver, Neil Sherman
Others present: Amy Knorr and Karen Kaiser (Economic Development Office) and Jennifer Budai

1. CALL TO ORDER

- Chairman Dobos called the meeting to order at 5:33 p.m. in Room 213 of the Town Hall, 2725 Main Street, Stratford, CT.

2. APPROVAL OF MINUTES OF JUNE 14, 2016

- MR. SHERMAN MOVED, SECONDED BY MR. VIDAL, TO APPROVE THE FOREGOING MINUTES. MOTION TO APPROVE CARRIED 6-0.

3. UPDATE FROM ECONOMIC DEVELOPMENT DIRECTOR

- Sikorsky– The union overwhelming approved the deal with the State of Connecticut whereby Sikorsky will keep its headquarters in Stratford until 2032 in exchange for \$220 million in financial incentives over the term of the agreement. In return, Sikorsky will expand and create new jobs. Sikorsky will bring in approximately \$320 million to local suppliers.
- EPA Cleanup of Raymark – The U.S. EPA has approved \$95 million to clean up the Raymark Superfund Site commencing in 2017.
- TOD – Center School – Waiting for the Phase 3 Environmental Assessment report. Once the Town gets the final report it will hold a public informational session.
- Contract Plating (540 Longbrook Avenue) – Waiting for the Phase 2 and 3 Assessment reports. Then Town will then go out to RFP for a developer.
- Mercer Coal Towers Property – Just waiting for a change order to remove the concrete found in a vault under the tracks.
- Wade's Garage (2370 Stratford Avenue) – Town will be doing Phase I and Phase II Assessments. It has received an offer to purchase the property “as is.” This will be on the Town Council November agenda.
- Stratford Avenue Streetscape – Still in the design phase.
- Development Point Stratford Renewal - Meeting two weeks ago with U.S. Representative DeLauro went well. She hadn't realized the burden to taxpayers. Another meeting is scheduled in October.
- Ross & Roberts (W. Broad Street) – There is a contract with a developer. Needs to go to zoning. Developer anticipates multiple uses.
- Stratford Hotel (former Ramada) - Hotel is under contract. Buyer looking to convert to mini-suites for extended stay.
- 771 & 815 Barnum Avenue - Both properties under contract to same developer.
- 1479 Barnum Avenue – This property was sold and they are seeking a tenant.

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- Former Garbage Museum (Honeyspot Road Ext.) – MIRA, a State agency, is selling the property.
 - United Aero Group – Recently moved from Norwalk to 125 Maserik Avenue. They are a supplier to Sikorsky and are interested in purchasing the old FAA building from Bridgeport.
 - Burns Construction – Have started construction on their new building.
 - Hubbell Electric Water Heaters – They are expanding and have received a \$2 million DECD grant.
 - Two Roads Brewery – Bought a property on Stratford Avenue for a new brewery.
 - PizzaCo – New restaurant opening on Stratford Avenue across from Two Roads..
 - Gaetanos – New place now open on Barnum Avenue.
 - Indoor Dog Daycare (Hathaway Street) – This has received zoning approval.
 - Starbucks – Still at zoning. Want to relocate to the Merrill building on Barnum Avenue and have a drive-thru.
 - Nuovo Pasta – Leasing 20,000 sq. ft. on Lordship Blvd.
 - Stratford Land Development – Sold 6 properties off of Lordship Blvd. for \$27 million.
- Mr. Sherman inquired about getting the old Cutrufello sign on Barnum Avenue removed.

4. NEW BUSINESS

- Chairman Dobos will try to schedule a meeting with all the different Commissions before the end of the year. He never got a response from the new Town Council.

5. OLD BUSINESS

- Mr. Sherman reported on the Crafts and Jewelry Show. Weather was lousy but there were 14 vendors and about 300-400 people came. All the vendors made money. Mr. Sherman was not happy with the advertising but he learned a lot and will do better next year. Also, some of the businesses didn't want to stay open on Sunday. They made \$150 for the Arts Commission. Two things he would suggest for next year: (1) Calendar this for January so the EDC can pick a date for next year's event, and (2) put together a Committee of Businesses in order to get the local businesses more involved.

6. ADJOURNMENT

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

Respectfully Submitted,

Gail J. Nobili, Secretary