

**STRATFORD REDEVELOPMENT AGENCY
REGULAR MEETING OF JANUARY 15, 2015**

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Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a regular meeting on Thursday, January 15, 2015, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

Members Present: Richard Whalen, Thomas Malloy, and Anthony Nizzardo

Others Present: Karen Kaiser (Economic Development), Bruce Jackson and James A. Cresswell (Town Attorney's Office), Brian Carey (Conservation)

1. CALL TO ORDER

- Chairman Malloy called the meeting to order at 5:30 p.m.

2. APPROVAL OF MINUTES

- UPON MOTION BY MR. NIZZARDO AND SECONDED BY MR. WHALEN, THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 20, 2014, WERE APPROVED 3-0.

3. UPDATE FROM CONSERVATION DIRECTOR BRIAN CAREY

- 540 Longbrook Avenue (Contract Plating) - Mr. Carey is waiting to get the signed Contract back from Standard Demolition. The project should be completed by June. The main building is to be removed down to the slab. Mr. Carey has a \$2.8 million budget. He is working on a Change Order to have Standard Demolition also remove the ancillary buildings. He is trying to avoid having to go back out to bid for the other buildings.

- Mercer Coal (Stratford Avenue) - Mr. Carey reported that the bids are due by the end of January and will be reviewed on March 4. He has a \$385,000 budget. He is hoping that work can start in March or April. He will need to coordinate with Metro North and is concerned that the flagmen might drive up the cost.

- Stratford Army Engine Plant (SAEP) - The Town has received a \$300,000 Assessment Grant and has picked a consultant. The work should be done by March.

- Connecticut Air and Space Center – Needs a Phase 1 and Phase 2 Assessment. Mr. Carey reported that \$66,000 in HUD Funding is available.

- DECD Funding – Mr. Carey advised that there may be another round of funding from the DECD in February although the State's deficit may have some impact on this. This time the DECD is requiring that the municipality own the property in order to apply.

4. UPDATE ON FORECLOSURES FROM ATTORNEYS CRESSWELL AND JACKSON

- Attorney Cresswell reported that Daley Development (9 acres on Frog Pond Lane) has appealed the judgment and he doesn't expect arguments to be heard by the Appellate Court until next Fall. Daley Development's main argument is that it was an unconstitutional taking because they can't build on the property due to the contamination. They are looking for a refund of \$1 million in paid taxes and interest. Regarding the Paradigm property (Hawley Lane) the sale date was supposed to be January 11, but the owner filed a motion to re-open the judgment of foreclosure in order to give him time to finalize a private contract to sell the property. The property consists of approximately 25 acres but most of it is wetlands and unbuildable. The new sales date is April 11. Attorney Cresswell has seen the signed contract but has concerns because there are a lot of clauses in it extending the sale date indefinitely.

- Attorney Jackson reported that the Law Day for Wade's Garage (2370 Stratford Avenue) was December 6, but the owner filed a Chapter 13 bankruptcy. The Town is insisting

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that he pay the current taxes. Attorney Jackson is also contacting the DEEP about all the environmental violations. Regarding 16 Goodwin Place (residential), the Law Day is January 20. No one appeared so Attorney Jackson expects the Town to take title. The RDA discussed turning the property over to a commercial/residential broker. Attorney Jackson also reported that the Town Attorney collected about \$75,000 in back taxes during the first two weeks of January.

5. 576/600 EAST BROADWAY – Ms. Kaiser advised that there is no update. Still working on the RFP.
6. OLD BUSINESS - none
7. NEW BUSINESS – none
8. ADJOURNMENT - There being no further business, on motion by Mr. Nizzardo and seconded by Mr. Whalen, the meeting adjourned at 6:19 p.m.

Respectfully submitted,

Gail J. Nobili, Secretary