

**STRATFORD REDEVELOPMENT AGENCY
REGULAR MEETING OF FEBRUARY 19, 2015**

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Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a regular meeting on Thursday, February 19, 2015, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

Members Present: Thomas Malloy, Randy Vidal and Anthony Nizzardo

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- UPON MOTION BY MR. VIDAL AND SECONDED BY MR. NIZZARDO, THE MINUTES OF THE REGULAR MEETING OF JANUARY 15, 2015, WERE APPROVED 3-0.

3. UPDATE FROM CONSERVATION DIRECTOR BRIAN CAREY

- 540 Longbrook Avenue (Contract Plating) - The project was a little delayed because of the snow but is moving forward. Mr. Carey is going to give Standard Demolition a change order to demolish the other two buildings. The project cost is \$598,000, the consultant is another \$90,000 and the change orders will cost between \$250,000-\$350,000. The time frame for the project is July 3, 2015. Mayor Harkins will talk to the Town Attorney about having the RDA approve the change orders rather than the Public Works Committee as the Public Works Committee is not familiar with these projects.

- Mercer Coal (Stratford Avenue) - Mr. Carey passed out a spreadsheet of the three bids. He has \$381,000 in funding and the lowest bid is \$479,605 so there is a large gap. Mr. Carey is applying to the GBRC revolving loan fund for another \$200,000. The Alternate bid amounts are for excavating to residential standards, but we are only concerned with the Base bid for demolition and remediation.

- At this point Mayor Harkins interrupted the meeting to thank the RDA for helping the Town to fast track these projects and apply for funding. Stratford is also getting a lot of good publicity.

MR. NIZZARDO MOVED TO SEND A FAVORABLE RECOMMENDATION TO THE TOWN COUNCIL FOR THE BASE BID OF STANDARD DEMOLITION IN THE AMOUNT OF \$479,605. MR. VIDAL SECONDED AND THE MOTION CARRIED 3-0.

- Public Session - Mr. Carey explained that a lot of the grants require public input as part of the grant process. From now on the Agenda will include "Public Comment."

- Connecticut Air and Space Center – Mr. Carey is helping them get organized.

4. UPDATE ON FORECLOSURES FROM ATTORNEYS CRESSWELL AND JACKSON

- Attorney Jackson reported that there was supposed to be a bankruptcy hearing today on Wade's Garage but the judge didn't show. The hearing has been rescheduled to March 24 at which time the Town will move for a relief of stay. Attorney Jackson has been trying to get the DEEP to issue a notice of violation (which is not dischargeable). The DEEP has said that they will talk to their underground storage tank people. 2) The Town took title to 16 Goodwin Place (residential; only appraised at \$40,000). The RDA discussed sending out an RFP to sell

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the property and sending copies to all the neighboring property owners. 3) Lyddy Family Trust (149 W. Beach Road) has agreed to pay \$20,000 before the end of the month if the Town holds off on the foreclosure. 4) RDA reviewed a copy of Vimini Associates' revised bill for the leasing of 993 Honeyspot Road. 5) The deal fell apart for 55 Washington Parkway (skating rink). Supposedly there is a new deal. In the meantime, the Town will move forward with the foreclosure unless they make a substantial tax payment. 6) As to 1455 Honeyspot Road (Arcangelo), the Town got a Judgment of strict foreclosure but the Judgment was opened and the Town had to amend its Complaint because it turns out that TAP Investors own some earlier tax liens that were never recorded by the Tax Collector. The RFP discussed the Town's policy on the sale of tax liens. Chairman Malloy asked for a record of all tax liens sold.

- Attorney Cresswell reported that 3466 Main has a tax lien of \$50,000 and has made a payment of \$4,000. He believes the first lender will come up with the money if the Town pushes the foreclosure. 2) Daley Development (9 acres on Frog Pond Lane) had appealed the judgment. However, there is now a preliminary agreement as to a stipulated judgment. The U.S.A. is a party to the foreclosure action but EPA and DEEP are willing to allow a Judgment of strict foreclosure rather than foreclosure by sale. Attorney Cresswell is confident that they will be able to work something out.

5. OLD BUSINESS - none

6. NEW BUSINESS – none

7. ADJOURNMENT - There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Gail J. Nobili, Secretary