

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

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

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

Others Present: Karen Kaiser and Amy Knorr (Economic Development), Bruce Jackson and Rick Costantini (Town Attorney's Office), and 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. VIDAL AND SECONDED BY MR. WHALEN, THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 19, 2015, WERE APPROVED 4-0.

3. UPDATE FROM CONSERVATION DIRECTOR BRIAN CAREY

- 16 Goodwin Place – The bid is on the website. Initial proposals are due April 1. RDA will review the initial proposals and send RFP's to the best ones. It was brought up that a potential buyer might want to inspect inside the house. Mr. Carey will open up the house for potential buyers on March 25 at 10:00 a.m. He will add this information to the website.

- 576 East Broadway – (Mr. Nizzardo has a conflict and excused himself)
The RFQ is ready to go out, possibly tomorrow. The EPA came up with the final CAP design. The RFQ allows the potential developer to become part of the process as his plan needs to fit into the EPA remedy. Because this is a superfund site, the EPA will continue to monitor it.

- MR. WHALEN MOVED TO SUPPORT THE RELEASE OF THE EAST BROADWAY RFQ AT THE DISCRETION OF MR. CAREY WITHOUT FURTHER REVIEW BY THE RDA. MR. VIDAL SECONDED AND THE MOTION CARRIED 4-0.

- 540 Longbrook Avenue (Contract Plating) - The weather has impeded progress. The waste in the tanks is frozen. Mr. Carey is getting the numbers for the Change Orders.

- Mercer Coal (Stratford Avenue) – The GBRC approved \$180,000 in additional funding.

- SAEP – The assessment is two-thirds completed. Mr. Carey should have a report in early May.

4. UPDATE ON FORECLOSURES FROM ATTORNEYS

- Attorney Costantini reported that the Town took title to James Farm Road by eminent domain. His office is pushing the foreclosure of 3466 Main. Daley Development (Frog Pond Lane) has reached a settlement in principal. The issue is the priority of the Town's taxes over the State's lien. The Town Attorney is in discussions about this with the Attorney General's Office. The sale date for the Paradigm property (Hawley Lane) has already been extended once to April 11. Paradigm is trying to sell the property and has filed a motion to open the foreclosure judgment. The contract of sale has too many contingencies and the Town has objected to their motion to open. The court hearing date is March 24.

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- Attorney Jackson added that Mountain Development (next door to Paradigm) is interested in buying the Paradigm property. Mountain Development has a perpetual easement which limits the use of Paradigm's property. Mountain Development will be attending the auction. Regarding Wade's Garage, the Attorney General's Office is filing a super lien which will have priority over the Town's tax liens. There is a rumor that the owner is living in the Garage and the Health Dept. will inspect the property on Monday. Also, there is a motion to dismiss the bankruptcy being heard next Tuesday. As to 1455 Honeyspot Road (Arcangelo), the Town and TAP Investors are still working on the priority issue. TAP bought the tax liens and foreclosed but never filed the certificate of foreclosure because of contamination issues. A buyer is interested in this property.

5. OLD BUSINESS - none

6 NEW BUSINESS – none

7. ADJOURNMENT - There being no further business, the meeting adjourned at 6:11 p.m.

Respectfully submitted,

Gail J. Nobili, Secretary