

**STRATFORD REDEVELOPMENT AGENCY
REGULAR MEETING OF APRIL 16, 2015**

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Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a regular meeting on Thursday, April 16, 2015, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

Members Present: Randy Vidal (arrived 5:36 p.m.), Richard Whelan and Anthony Nizzardo

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

1. CALL TO ORDER

- Acting Chairman Whelan called the meeting to order at 5:33 p.m.

- The meeting proceeded in the following order:

3. UPDATE FROM CONSERVATION DIRECTOR BRIAN CAREY

This will be Mr. Carey's last meeting. He has taken a position with Fairfield. Mayor Harkins presented him with a Stratford blanket in appreciation for his service to Stratford.

Mr. Carey made his final report. He just submitted two more Grants to the DEEP for 1) Center School demolition and remediation and 2) Stratford partnered with the GBRC for a grant to finalize the GIS Program. Ms. Kaiser added that Center School will also be receiving \$200,000 in funding for a consultant and architectural design as part of the Transit-Oriented Development.

- 540 Longbrook Avenue (Contract Plating) - The Council approved the Change Orders and the Contract with Standard Demolition has been amended to include demolishing all the buildings. Completion date is July 3.

- 16 Goodwin Place – Town only received one bid of \$5,000 from a local bidder. The property has some issues. Buildings have to be removed and there is a lot of ledge and a retaining wall in the back. The highest and best use would be a duplex.

- MR. NIZZARDO MADE A MOTION TO GO INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING A PURCHASE, SALE OR LEASE OF REAL PROPERTY IN WHICH THE TOWN'S POSITION MAY BE JEOPARDIZED, TO INCLUDE ALL MEMBERS OF THE RDA, ATTORNEYS JACKSON AND CRESSWELL, AND MR. CAREY. MR. VIDAL SECONDED AND THE MOTION TO GO INTO EXECUTIVE SESSION CARRIED 3-0.

- Executive Session commenced 5:49 p.m. and concluded 6:12 p.m. (Ms. Kaiser and Mayor Harkins left the meeting during the Executive Session.)

- MR. NIZZARDO MADE A MOTION TO FORWARD TO THE COUNCIL THE RECOMMENDATION OF THE RDA TO MAKE A COUNTER-OFFER OF \$7,500 WITH THE STIPULATION THAT THE BUYER DEMOLISH THE HOUSE AND REMOVE ANY HAZARDOUS MATERIAL IN THE HOUSE WITHIN SIX MONTHS OF PURCHASE. MR. VIDAL SECONDED THE MOTION AND IT CARRIED 3-0.

2. APPROVAL OF MINUTES – MARCH 19, 2015

- Mr. Nizzardo had one correction for the Minutes. The vote on 576 East Broadway should have been 3-0 rather than 4-0 as Mr. Nizzardo had recused himself from voting due to a conflict.

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- MR. VIDAL MADE A MOTION TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 19, 2015 WITH THIS CORRECTION. MR. NIZZARDO SECONDED AND THE MINUTES AS CORRECTED WERE APPROVED 3-0.

4. UPDATE ON FORECLOSURES FROM ATTORNEYS

- Attorney Jackson reported that there was a hearing today in Bankruptcy Court and the Judge granted the Motion to Dismiss the Bankruptcy of Wade's Garage "without prejudice," which means that Wade's Garage can file bankruptcy again. In the meantime, Attorney Jackson will restart the foreclosure. The old skating rink property on Washington Parkway is scheduled to be sold the end of the month. 1294 Stratford Avenue should also close the end of April or beginning of May.

- Attorney Cresswell reported that the Paradigm property (Hawley Lane) paid its back taxes in the amount of \$640,000. A sale had been scheduled for April 11. Regarding Daley Development (Frog Pond Lane), all parties are in agreement, even the U.S. Government. The State does have a \$70,000 super lien and Attorney Bishop is working this out with the Attorney General's Office. According to the Bank, 3466 Main will close next month.

5. OLD BUSINESS - none

6. NEW BUSINESS - none

7. ADJOURNMENT - There being no further business, the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Gail J. Nobili, Secretary