

**STRATFORD REDEVELOPMENT AGENCY
REGULAR MEETING OF AUGUST 20, 2015**

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Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a regular meeting on Thursday, August 20, 2015, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

Members Present: Randy Vidal, Anthony Nizzardo and George Perham

Others Present: Karen Kaiser and Amy Knorr (Economic Development), Bruce Jackson and Rick Costantini (Town Attorney's Office), Christina Batoh (Conservation)

1. CALL TO ORDER

- Acting Chairman Vidal called the meeting to order at 5:32 p.m.

2. PUBLIC COMMENT - No members of the public spoke.

3. APPROVAL OF MINUTES – JUNE 18, 2015

- UPON MOTION BY MR. NIZZARDO AND SECONDED BY MR. PERHAM, THE FOREGOING MINUTES WERE UNANIMOUSLY APPROVED.

4. UPDATE FROM CONSERVATION DIRECTOR CHRISTINA BATOH

- Ms. Batoh reported on Contract Plating. The Town Council approved the change order to remove the hazardous chemicals in the main building. The subcontractor started removing the chemicals on August 3 and should be done on or about August 26, at which time the demolition of the main building will commence. In the meantime, Good Earth is removing its equipment from the auxiliary buildings. After demolition is complete, the estimated cost for post-demolition Phase II ESA is \$95,000.

- Ms. Batoh next reported that Standard Demolition's alternative petition to the State for asbestos abatement at Mercer Coal Towers was approved the end of June. Since then the debris pile adjacent to the towers has been removed and the office/home has been demolished and removed from the site. Soil testing was done and there will be no need to excavate near the building. Also, the soils in the berm adjacent to the MetroNorth tracks meet normal standards and will most likely be used for fill. Demolition of the towers is tentatively scheduled for September 9 immediately following a publicity event.

- As to Wade's Garage, RFPs have been prepared for a Phase I ESA and a Phase II ESA. Ms. Batoh is trying to determine whether money left over from a 2011 grant for Phase I can be used for Phase II. She is also working with the DEEP on the Town's obligation regarding underground storage tank (UST) removal.

- As to Center School, Ms. Batoh is working on an RFQ for demolition of the building.

5. UPDATE ON FORECLOSURES FROM ATTORNEYS

- Attorney Costantini reported that 3060 Main Street paid off its taxes in July; 96 Sutton Avenue has a sale date of November 26; 3466 made a payoff but the funds haven't cleared yet; and the Town is moving for foreclosure judgment on Ryan Avenue (small lot). The owner (LeBlanc) of 300 Old South Avenue filed an appearance at the last minute so the Town will move forward with the foreclosure. As to Frog Pond Lane, the agreement with the State has still not been acted upon by the Council. However, the Attorney General is now revising the language in the Agreement.

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- Attorney Jackson distributed an updated spreadsheet of his foreclosure files, including recent payoffs. The members asked questions about several of the properties.

5. OLD BUSINESS - none

6. NEW BUSINESS - none

7. ADJOURNMENT - There being no further business, the meeting adjourned at 6:08 p.m.

Respectfully submitted,

Gail J. Nobili, Secretary