

**STRATFORD REDEVELOPMENT AGENCY  
REGULAR MEETING OF SEPTEMBER 17, 2015**

1

Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a regular meeting on Thursday, September 17, 2015, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

**Members Present:** Randy Vidal, Richard Whalen and Anthony Nizzardo, and Thomas Malloy (arrived 5:36 p.m.)

**Others Present:** Karen Kaiser (Economic Development), Bruce Jackson and Rick Costantini (Town Attorney's Office), Mayor Harkins (arrived 5:40 p.m.)

1. CALL TO ORDER

- Acting Chairman Whalen called the meeting to order at 5:35 p.m.

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

- Chairman Malloy took over and the meeting proceeded in the following order.

4. UPDATE FROM CONSERVATION DIRECTOR CHRISTINA BATOH

- Ms. Batoh could not attend the meeting but called in her report. She gave the RDA a financial update on Mercer Coal Towers and Contract Plating.

- Mercer Coal Towers has four sources of funding: EPA Brownfield Cleanup Grant 2014, CDBG Funding, GBRC EPA Revolving Loan Fund, and the Town Match of \$40,000. At the end of Fiscal Year 2014, there was still \$24,670 in the RDA account and that money was rolled over (by Brian Carey) into the 2015 Town Match. However, at the end of the 2015 Fiscal Year, instead of rolling over this \$24,670 again, the Town put it back in the General Fund because there was no evidence that this roll over had been approved by the Town Council. However, the Town Match for the 2016 Fiscal Year is \$75,000, and going forward, the RDA can request extra funding from the General Fund.

- Contract Plating has only one funding source – the DECD Grant for \$2.85 million. To date, Ms. Batoh has invoiced over \$100,000. Another major Change Order is coming due to additional chemicals that need to be removed.

- Ms. Batoh had prepared spreadsheets detailing the money received from each funding source and how that money has been spent to date. Members of the RDA asked her questions.

- Ms. Kaiser added that the yellow house on the Mercer Towers property has been demolished and the soil under the house remediated. There is clean fill on the site that can be used. The Towers are scheduled to come down on October 7, 2015. As to Contract Plating, HRP is still remediating the cyanide found in barrels buried below ground. The additional cost is in excess of \$80,000.

3. APPROVAL OF MINUTES – AUGUST 20, 2015

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

5. UPDATE ON FORECLOSURES FROM ATTORNEYS

- Attorney Costantini reported that 3466 Main Street has paid off its taxes. There is a hearing on Monday on the Town's motion for strict foreclosure of Ryan Avenue (small lot). There is a foreclosure sale of 96 Sutton Avenue on September 26. The debt is \$63,000 and the FMV is \$160,000. As to Frog Pond Lane, the Attorney General's Office is working with the

**STRATFORD REDEVELOPMENT AGENCY  
REGULAR MEETING OF SEPTEMBER 17, 2015**

2

Town, but the agreement is being held up by the DEEP which requires a hearing on the agreement.

- 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

- Ms. Kaiser reported that Stratford was selected by the DECD together with nine other municipalities to make a presentation at Mohegan Sun next week. Stratford will be discussing the Center School and Contract Plating properties.

- Mr. Whalen questioned whether his term was up in July. Ms. Kaiser will check everyone's term on the RDA.

- Waterbury has the best RDA model in the state and the Waterbury Mayor has offered to speak to the Stratford RDA.

7. ADJOURNMENT - There being no further business, on motion by Mr. Vidal and seconded by Mr. Nizzardo, the meeting adjourned at 6:14 p.m.

Respectfully submitted,

Gail J. Nobili, Secretary