

**STRATFORD REDEVELOPMENT AGENCY
REGULAR MEETING OF OCTOBER 15, 2015**

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Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a regular meeting on Thursday, October 15, 2015, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

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

Others Present: Karen Kaiser (Economic Development), Bruce Jackson and James A. Cresswell (Town Attorney's Office), and Christina Batoh (Conservation)

1. CALL TO ORDER

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

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

3. APPROVAL OF MINUTES – SEPTEMBER 17, 2015

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

4. UPDATE FROM CONSERVATION DIRECTOR CHRISTINA BATO

- Ms. Batoh reported that demolition of the Mercer Coal Towers started October 7 and should be finished in early November if not sooner. The next step will be to test the soil around the silos. Some of the demolition concrete from the silos will be used for fill on the site. One snag is that slight PCB contamination was found from the western silos. This was probably from the paint on the silos and will require DEEP permission to re-use the concrete as fill. There are 3 Options for remediation: Option 1 would be the complete excavation of the entire site and replacement with clean fill. This would cost \$830,000. Options 2 and 3 call for spot excavation and fill, and would require an Environmental Land Use Restriction (ELUR). The developer could still build something with a foundation but would have to work through the DEEP. Options 2 and 3 cost between \$30,000 and \$80,000.

- As to Contract Plating, cleanup of the additional chemical contaminants found around the plating bays requires a Change Order in the amount of \$309,796.21. This would bring the demolition budget up to \$1.3 million. The Change Order needs to go to the Town Council in November even though this is grant money. Ms. Batoh asked for a letter of support from the RDA.

- MR. VIDAL MOVED TO FORWARD TO THE TOWN COUNCIL A LETTER OF SUPPORT FOR THE CHANGE ORDER FOR CONTRACT PLATING IN THE AMOUNT OF \$309,796.21 IN ORDER TO PROCEED WITH THE CLEANUP OF THE ADDITIONAL CHEMICAL CONTAMINANTS. MR. NIZZARDO SECONDED THE MOTION AND IT CARRIED 4-0.

- Ms. Batoh reported that she had received 4 bids for the Environmental Investigation of Wade's Garage and the lowest responsible bidder was Arcadis (\$17,950). The DEEP contacted her and advised that as the new owner, the Town was responsible to pump the underground storage tanks on the site. The other option would be to remove the tanks but this would require a Phase I Assessment to determine the presence of contamination around the tanks. Mr. Vidal advised that Arcadis should be able to pump and remove the tanks and test the soils all at once. This would be more cost-effective.

- Ms. Batoh also reported that she is still working on the RFP for additional destructive testing for Center School.

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- Ms. Kaiser reported that she, Ms. Knorr, the CAO, Mayor Harkins and Brian Bidolli recently gave a presentation to national developers at Mohegan Sun. Stratford was one of 11 Connecticut Towns chosen. Ms. Kaiser presented the Contract Plating and Center School sites.

- It was also noted that Ms. Kaiser is one of three women being honored on October 16, 2015, by the Bridgeport Regional Business Council's Women's Leadership Council. The other two women are the EDC Directors of Bridgeport and Trumbull.

5. UPDATE ON FORECLOSURES FROM ATTORNEYS

- Attorney Cresswell advised that the Town should take title to the Ryan Avenue lot on October 28. 96 Sutton Avenue was sold and he is waiting for the Court to approve the sale. As to the Frog Pond Lane property, the DEEP has still not held a hearing on the proposed agreement. Senator Kelly is going to make a few calls to try to move this along.

- Attorney Jackson distributed an updated spreadsheet of his foreclosure files, including recent payoffs. As to the Arcangelo property (1455 Honeyspot Road Ext.), he told TAP to file a deed and clean up the property or the Town will foreclose and clean it up. As to Wade's Garage, the Court has still not ruled on the Town's Motion for Eviction. As to 1581 Stratford Avenue, there is a pending sale of the property. Regarding the hangars at the Airport, the Court has ruled that they are taxable.

6. OLD BUSINESS - none

7. NEW BUSINESS - none

8. ADJOURNMENT - There being no further business, on motion by Mr. Vidal and seconded by Mr. Nizzardo, the meeting adjourned at 6:20 p.m.

Respectfully submitted,

Gail J. Nobili, Secretary