

**STRATFORD REDEVELOPMENT AGENCY
MEETING OF FEBRUARY 18, 2016**

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Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a meeting on Thursday, February 18, 2016, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

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

Others Present: Karen Kaiser (Economic Development), Mayor John Harkins, Bruce Jackson and James Cresswell (Town Attorney's Office)

1. CALL TO ORDER

- Chairman Malloy called the meeting to order at 5:37 p.m.

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

3. APPROVAL OF MINUTES

A. Corrected Minutes of Special Meeting of January 27, 2016.

- ON MOTION BY MR. NIZZARDO AND SECONDED BY MR. WHELAN, THE FOREGOING MINUTES WERE APPROVED, 4-0.

4. UPDATE FROM CONSERVATION DIRECTOR CHRISTINA BATOH

- Ms. Batoh could not attend the meeting but had sent the RDA members a written update. She was available by phone if anyone had any questions.

- The RDA discussed Ms. Batoh's e-mail of February 16, 2016, regarding unpaid invoices for HRP. Before leaving Stratford, Mr. Carey had allocated \$24,670 in unspent RDA funds from FY15 to the Town Match for Mercer. However, this money was not spent prior to the close of FY15 and the Town rolled this money back into the General Fund. There have been additional, unforeseen remediation costs since then and there is currently \$15,000 in unpaid invoices owed to HRP. Ms. Batoh proposes using \$24,670 from the current RDA budget (FY16) to cover these expenses.

- The RDA was concerned about this occurring again in the future. Mayor Harkins advised that it was an administrative issue and he was working to correct it and replace the RDA's money.

- Chairman Malloy requested that moving forward the status of the RDA Budget be made a monthly Agenda item

- MR. VIDAL MOVED TO TRANSFER \$24,670 FROM THE RDA CURRENT BUDGET TO THE MERCER ACCOUNT SO THAT MS. BATOH COULD PAY THE HRP INVOICES AS OUTLINED IN HER E-MAIL OF FEBRUARY 16, 2016. MR. WHELAN SECONDED THE MOTION AND IT CARRIED 4-0.

5. UPDATE ON FORECLOSURES FROM ATTORNEYS

- Attorney Cresswell advised that there is an upcoming hearing on the Town's Motion for Supplemental Judgment regarding 96 Sutton Avenue. He expects the Town to be paid its fees and costs. As to Old South Avenue (Kramer's Auto Parts), there is a sale date of March 5. However, LeBlanc has recently hired an attorney and filed a Motion to Open Judgment. Regarding the Daley Development property, there is still no agreement as to whether the State's super lien supersedes the Town's lien.

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- Attorney Jackson brought up the issue of 51 Shoreline Drive. The cottage was knocked down in a storm and never rebuilt. The owners (Codella) are deceased. Beach Drive Condominium Ass'n is reluctant to pay the Town's taxes because there is nothing there, just sand, and it is not clear whether Zoning and the Condo Association would let someone rebuild. Attorney Jackson suggested giving the property to the Condo Association with a deed restriction prohibiting rebuilding. The RDA wanted to know the intrinsic value of the property before making a decision.

- MR. VIDAL MOVED THAT THE TOWN ATTORNEY CONTACT THE CONDOMINIUM ASS'N AND THE ZONING COMMISSION IN AN EFFORT TO DETERMINE WHETHER A COTTAGE COULD BE REBUILT ON THE PROPERTY AT 51 SHORELINE DRIVE. MR. NIZZARDO SECONDED AND THE MOTION CARRIED 4-0.

6. OLD BUSINESS

- Regarding 16 Goodwin Place, Attorney Jackson reported that the Council is interested in Habitat for Humanity's offer, but wants to ensure that the property will be turned over to a Stratford resident.

7. NEW BUSINESS

- It has been suggested to Mayor Harkins that the abandoned railroad spur from Stratford Avenue to the Great Marsh could be turned into trails. The taxes are delinquent so the Town might be able to foreclose. There is some contamination there. Attorney Jackson advised that he had previously done a partial title search. There are a lot of cross easements and some of the property lines are blurred due to encroachments by adjoining property owners.

- Ms. Kaiser advised that the Town was awarded another \$200,000 for clean-up of the Army Engine Plant.

8. ADJOURNMENT

- There being no further business, the meeting adjourned at 6:23 p.m.

Respectfully submitted,

Gail J. Nobili,
Secretary