

**STRATFORD REDEVELOPMENT AGENCY
MEETING OF SEPTEMBER 15, 2016**

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Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a meeting on Thursday, September 15, 2016, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

Members Present: Anthony Nizzardo, Randy Vidal and Thomas Malloy

Others Present: Karen Kaiser and Amy Knorr (Economic Development), Bruce Jackson (Town Attorney's Office), Tina Batoh (Conservation Director), and Jeryl Gray and Doraine Reed.

1. CALL TO ORDER

- Chairman Malloy called the meeting to order at 5:30 p.m.

2. PUBLIC COMMENT

- Ms. Jeryl Gray of 29 Shoreline Drive discussed the two blighted property liens the Town of Stratford placed against her property. Ms. Doraine Reed of 106 Evergreen Street, Bridgeport, spoke in support of her friend, Ms. Gray.

3. APPROVAL OF MINUTES

A. Minutes of Meeting of July 21, 2016.

- ON MOTION BY MR. VIDAL AND SECONDED BY MR. NIZZARDO, THE FOREGOING MINUTES WERE APPROVED 3-0.

4. UPDATE FROM CONSERVATION DIRECTOR CHRISTINA BATOH

A. Mercer Coal Towers (Stratford Avenue) – Concrete from the underground vaults was found to be contaminated with petroleum products and needs to go to a different disposal site, costing an additional \$25,000. An additional \$30,000 has been requested from MetroCOG (technically a sub-grant).

B. Contract Plating – The Quality Assurance Progress Plan (QAPP) is being sent to the EPA for review. There's approximately \$1.3 Million remaining from the DECD funding. This is unbudgeted and will be used to remediate the site to the highest degree possible.

C. Wade's Garage – All the junk has been removed from the site and we are waiting for the report from the Hazardous Building Materials Investigation.

- Attorney Jackson advised the RDA members that he has received an offer to purchase the property "as is" in the amount of \$58,900. He has two old appraisals that were done in connection with the foreclosure of the property – one in the amount of \$95,000 and the other in the amount of \$165,000 - but these don't take the environmental factors into consideration. The Buyer wants to open a gas station. The RDA members discussed the offer.

- ON MOTION BY MR. VIDAL AND SECONDED BY MR. NIZZARDO, IT WAS MOVED THAT ATTORNEY JACKSON SHOULD ENTER INTO NEGOTIATIONS WITH THE BUYER AND THEN COME BACK TO THE RDA WITH A DRAFT CONTRACT. MOTION CARRIED 3-0.

D. CENTER SCHOOL – Tighe and Bond to do a Self-Implementing Plan (SIP) for disposal of the PCB-containing materials at various disposal sites depending on the level of contamination. This method will result in cost savings as it is very expensive to dispose of everything at one disposal site.

E. SAEP – The dredging issue is holding everything up. In the meantime, Tighe and Bond under the \$200,000 Assessment Grant is working with the developer.

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5. UPDATE ON FORECLOSURES FROM ATTORNEYS - Attorney Jackson reported on the following properties:

A. B& B Aviation (Airport hangar) – There is an October 15 auction date. B&B is trying to pay the taxes and has filed a motion to push the auction date back to December 1.

B. Lyddy's Family Trust – According to Attorney Cotter, the taxes will be paid in full.

C. Sokol Property – He has paid off all his taxes except for one property. The Town gave him until February 2017 to pay the taxes on this last property.

D. Lot 23, Candlewood Road - This property was foreclosed by the Town. The former owner indicated that he wanted to redeem the property, but then he disappeared. The zoning for that area is 40,000 sq. ft. and Lot 23 is 38,500 sq. ft. Zoning has indicated that you could probably get zoning approval to build a modest house. A contract of sale would have to be subject to zoning approval as a building lot.

E. Attorney Jackson indicated that the Assessor could put together a map highlighting all the Town-owned properties. Then the RDA can identify the zoning district and square footage. If the lots are building lots they can be sold to a developer. If they're too small to do anything with the Town can abandon them to the adjoining property owners and put them back on the tax rolls.

6. RDA Budget Balance – Covered in Ms. Batoh's report.

7. OLD BUSINESS – 3704 Main Street (Dobas property) - There is an outstanding bill in the amount of \$6,700 due to Burns Construction for paving the parking lot. Ms. Batoh asked if she could use RDA money to pay Burns.

- ON MOTION BY MR. VIDAL AND SECONDED BY MR. NIZZARDO, IT WAS MOVED TO USE \$6,700 FROM THE RDA BUDGET TO PAY BURNS CONSTRUCTION FOR PAVING 3704 MAIN STREET. MOTION CARRIED 3-0.

8. NEW BUSINESS – Chairman Malloy announced that he is resigning from the RDA.

9. ADJOURNMENT - There being no further business, the meeting adjourned at 6:38 p.m.

Respectfully submitted,

Gail J. Nobili,
Secretary