

**STRATFORD REDEVELOPMENT AGENCY  
MEETING OF NOVEMBER 17, 2016**

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Pursuant to the direction of Chairman Thomas Malloy, the Stratford Redevelopment Agency held a meeting on Thursday, November 17, 2016, in Room 213, Town Hall, 2725 Main Street, Stratford, CT.

**Members Present:** Anthony Nizzardo, Randy Vidal, Thomas Malloy, Richard Whalen and George Perham (arrived 5:40 p.m.)

**Others Present:** Karen Kaiser and Amy Knorr (Economic Development), Bruce Jackson (Town Attorney's Office), Councilman Greg Cann, Eric Hampton, Stephanie Philips, and Jennifer Budai

1. CALL TO ORDER

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

2. PUBLIC COMMENT - none

3. APPROVAL OF MINUTES

A. Minutes of Meeting of September 15, 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 sent her report.

A. Mercer Coal Towers (Stratford Avenue) – Property has been cleaned up and no Town funds were used. The U.I. is building a new substation on Stratford Avenue and has been negotiating with the Town to use a small area of the Mercer Coal Towers property to park trucks for the next 18 months. U.I. is willing to pay the Town \$28,000 for this temporary staging area. In addition, U.I. is willing to pay another \$3,000 to \$4,000 for a permanent easement.

B. Contract Plating – The Quality Assurance Progress Plan (QAPP) has been accepted by the EPA. Town is looking for a commercial broker to help sell the property. The level of cleanup has not yet been determined.

C. Wade's Garage – Using money from the EPA (Petroleum Fund) to finish the cleanup. Waiting for contract with potential buyer to go to the Town Council.

D. Center School – Tighe and Bond is ready to prepare the demolition plan and go out to bid. Waiting for Town Council to make a decision. It would cost more to renovate the building than to demolish it.

E. SAEP – Tighe and Bond have a draft Assessment, but Ms. Batoh hasn't reviewed it yet.

5. UPDATE ON FORECLOSURES FROM ATTORNEYS

A. 1455 Honeyspot Road - There is still a question about the priority of the tax liens for 1455 Honeyspot Road. Town sold prior tax liens to TAP Investors. Lienholder has offered Town 3 options: 1) Town can buy back its prior tax liens for \$310,000; 2) Lienholder will buy Town's outstanding tax liens for \$10,000 (Town owed \$100,000 in liens); or 3) Town can foreclose and then sell the property. Bruce would sell the Town's liens for \$50,000 if the lienholder takes title and deals with the environmental issues. This would clear all the tax liens.

- The RDA members discussed the options. Right now the Town is not getting any tax money for this property. Outstanding taxes are worth more than the property.

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- MR. VIDAL MOVED THAT ATTORNEY JACKSON MAKE THE BEST DEAL HE CAN WITH THE LIENHOLDER AND THEN PRESENT IT DIRECTLY TO THE TOWN COUNCIL. MR. WHALEN SECONDED AND THE MOTION CARRIED 5-0.

B. B& B Aviation (Airport hangar) – Have requested payoff figures.

C. Lyddy's Family Trust – Recently made a \$10,000 payment.

D. 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.

E. 1479 Barnum Avenue - Foreclosure on hold for 6 months. Owner trying to work something out. In meantime, owner will clean up property.

- Attorney Jackson also reported that a lot of the small property owners who owe taxes are on a payment plan.

- Ms. Kaiser reported that the RDA has collected \$2.3 million in back taxes over the last 18 months.

6. RDA Budget Balance – no report

7. OLD BUSINESS – The RFP for Contract Plating is due December 5.

8. NEW BUSINESS

A. Mr. Hampton will be replacing Mr. Malloy on the RDA. MR. VIDAL MOVED THAT THE RDA SEND THE COUNCIL A LETTER OF ENDORSEMENT FOR MR. HAMPTON'S APPOINTMENT. MR. WHELAN SECONDED AND THE MOTION CARRIED 5-0.

B. A TOD meeting was recently held at Bunnell. Chairman Malloy suggested that the RDA get more involved with the TOD and act as a liaison with the other Commissions. There has been some talk about sending back the grant money for Center School. If Stratford sends the money back, the State would not consider Stratford a good steward and this will make it difficult to get funding in the future. The RDA talked about reaching out to representatives from both political parties and the business owners in the area. Public has misconception that parking lot is done deal, but this is only a conceptual idea of what can be built there. The grant money is only to demolish the School, not to build anything in its place. Other alternatives will be considered.

9. ADJOURNMENT - There being no further business, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Gail J. Nobili,  
Secretary