

STRATFORD REDEVELOPMENT AGENCY MEETING OF DECEMBER 3, 2020

1

The Stratford Redevelopment Agency conducted a virtual meeting on Thursday, December 3, 2020 via "GoTo" meeting platform.

Members in attendance: George Perham, Randy Vidal, Tony Nizzardo, MaryBeth Bigley, Richard Whalen

Others in attendance: Mary Dean - Economic Development Director, Karen Sportini – Economic Development Supervisor, Karin Doyle – Economic Development office, Susmitha Attota – Planning Office, Mayor Laura Hoydick, Shakespeare Property subcommittee members Chairman Greg Reilly, Tom Evans, Tom Dillon and Peter Wood

1. Call to Order at 5:37 p.m. by Chairman George Perham at which time the Pledge of Allegiance was recited.

2. Approval of minutes from 9/22/20, 10/21/20, 11/04/20
 - 9/22/20 - Mr. Perham called for a motion to approve the minutes of 9/22/2020. Mr. Whelan motioned seconded by Ms. Bigley to approve the minutes. The motion passed unanimously.
 - 10/21/20 - Mr. Perham called for a motion to approve the minutes of 10/21/2020. Mr. Whelan motioned seconded by Ms. Bigley to approve the minutes. The motion passed unanimously.
 - 11/04/20 - Mr. Perham called for a motion to approve the minutes of 11/04/2020. Ms. Bigley motioned seconded by Mr. Whelan to approve the minutes. The motion passed unanimously.

3. Presentation of Shakespeare Property Subcommittee research by Chairman Greg Reilly Mr. Reilly reviewed the previously distributed information packet re: research findings citing 15 comparable facilities as examples. The example facilities cited are located in other States as well as in Connecticut. Categories for consideration for development are Open Space/Park options, outdoor venues, multipurpose spaces – small, multipurpose spaces – large, combination venues. Each category was described and the location cited.

Suggestions for immediate property improvement, community vision and funding were also discussed. Short-term/long-term uses for the Stratford site were reviewed as well as input from the 5 community workshops and the survey. Short-term use included outdoor theater, festivals, fairs, and open space.

4. Question and Answer session

Questions and discussion went forward re: identifying sources of redevelopment revenue for the Stratford Shakespeare Property, non-profit financial support for the cited example venues, clarifying usage or waterfront property.

Next steps for crafting a vision which is consistent with the deed's call for public access, having open space and possibility for future development. Development in phases, short and long term and combine enhancement with Complete Streets and Greenway Projects.

The street below the Stratford Shakespeare property, Shore Road, was discussed. The street is not part of the property. It becomes flooded during high tides and storms. It needs to be elevated but has chemical contamination underneath.

STRATFORD REDEVELOPMENT AGENCY MEETING OF DECEMBER 3, 2020

2

It was suggested that the staircase that previously existed from Shore Road to Shakespeare Property become restored. It is noted that such a staircase must be ADA compliant.

Remediation of the existing buildings on the property is noted. Mayor Hoydick pointed out that the costume house is not worth rehabbing. Information was put forward re: encumbrances to property, survey is complete, plans for adjoining wetlands, 1500 year flood plain, Zoning restrictions and easement to property.

5. Next Steps for Shakespeare Property – RDA will discuss at the January meeting.

6. Upcoming RDA meetings – informational items

- Dec. 22, 2020 meeting – canceled
- Special RDA meeting of Jan. 2021 – TBA
- 2021 RDA meeting schedule

7. Adjournment – There being no further business, a motion was made by Ms. Bigley to adjourn the RDA meeting at 6:38 p.m. The motion was seconded by Mr. Whelan and passed unanimously.

Respectfully submitted,

Carol Cabral

Carol Cabral, Secretary