

Meeting called to order at 7:00 O'Clock P.M. by the Honorable Mayor, James E. Dyer.

PLEDGE OF ALLEGIANCE TO THE FLAG

PRAYER

ROLL CALL

Council Members - Johnson, Sollose, Foti, Torcaso, Esposito, Godfrey, Flanagan, Zotos, Chianese, Skoff, McManus, DaSilva, Gallo, Cassano, Charles, Boynton, Butera, Durkin, Eriquez, Farah, Torian.

15 Present 6 Absent.

NOTICE OF SPECIAL MEETING - To be held on the 19th day of December, 1984 at 7:00 O'Clock P.M. in the Council Chambers at City Hall, for the purpose of acting upon the following:

- 01 - COMMUNICATION - Steven Daum proposal re: C.D. Parks Property.
- 02 - COMMUNICATION & CERTIFICATION - Transfer of funds to Claims Account for various legal matters and settlements.

RETURN OF SERVICE - Notices delivered and served by Police Officers of the Danbury Police Department.

Motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ for the Call and Return of Service to be accepted.

01

COMMUNICATION - Steven Daum proposal re: C. D. Parks Property.

The Communication was \_\_\_\_\_

02

COMMUNICATION - Transfer of funds to Claims Account for various legal matters  
&  
CERTIFICATION and settlements.

The Communication was \_\_\_\_\_ & transfer of funds \_\_\_\_\_

PUBLIC SPEAKING SESSION

There being no further business to come before the Common Council, a motion was made by \_\_\_\_\_ & seconded by \_\_\_\_\_ for the meeting to be adjourned at \_\_\_\_\_ O'Clock P.M.

December 10, 1984

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Dear Sir/Madam,

I have a plan whereby the objectives listed below can be accomplished if I have your support and assistance. I request the soonest opportunity possible to meet with you and hope I will have your support in my efforts to help us all.

OBJECTIVES

1. to save the citizens of Danbury the 4.8 million dollar cost of purchasing the C.D. Parks estate, by providing private funds to acquire the land
2. to provide private funds to add hiking and horse riding trails, and to make available to the citizens of Danbury horses and horse riding facilities
3. to provide private funds to maintain and totally preserve the land
4. to support the above, and by itself a wonderful event for the city, the return of the world's most beautiful fair to the city of Danbury and its citizens.

I look forward to meeting with you as soon as possible to review my plans and hope to have your support and cooperation in my efforts.

Sincerely



Steven B. Daum  
26 Dogwood Drive  
Danbury, CT 06811  
748-5017(home)  
744-7170(office)

cc Honorable Mayor James Dyer  
Honorable Common Council President ✓  
Honorable Common Council members  
Corporation Council  
City Comptroller  
Zoning and Planning commissioner

ps-please feel free to contact me at your earliest convenience

SBD/mf

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The original fair in Danbury ran for 112 years until 1981, when the 142 acres it utilized ten days annually was sold for \$24,000,000.00, making way for what has been billed as "the largest shopping mall on the East Coast" with over 1,000,000 sq. feet of retail space. The original fair was a combination of carnival, circus and country fair, having evolved from an agricultural fair in the 1800's.

The original fair in Danbury flourished when it was taken over in the 1940's by John Leahy. Mr. Leahy made the old fair what it was to those of us who remember it fondly. The attendance figures which follow attest to the increasing growth and popularity the fair enjoyed for over a century.

When the original fair came to a close in 1981, Mr. Daum took the commercial base of the fair and, over the last three years, has designed a wonderful country fair and exposition where the public, for one low admission fee, can learn, enjoy, experience and be challenged by an enormous variety of foods, cultural events, arts and crafts, amusement rides, horticultural and agricultural events, animals of many types and a diverse variety of entertainment and educational programs and much more! The proposed site is easily accessible from Interstate 84 and Route 7. as well as being a few hundred feet from the southern end of Main Street. The site is roughly four times the site of the original fair, leaving ample room for expansion over the years.

The people that composed the original fair, from the food vendors to the lighting and electrical technicians are behind Mr. Daum 100%.

Mr. Daum is returning to Danbury and its citizens a 112 year old institution. In addition, he would like to arrange with the city of Danbury, the donation to the city and its citizens, of year round access, for recreational purposes, to the grounds when not in use during the ten day fair, saving the city 4.8 million dollars now and much more down the road.

The priorities of Mr. Daum's program are as follows:

1. to save the city and its citizens the 4.8 million dollar cost of purchasing the land by using private dollars to acquire the land and provide year round access to the citizens of Danbury for recreational purposes
2. to use private dollars to put in hiking and horse trails and provide horses and riding facilities to the citizens of Danbury
3. to bring back what every Danbury native feels was taken away from them personally, a fair of our own, known around the world as the most beautiful, except our new fair will be bigger and less commercial, in a setting that can't be compared to the old fair site for beauty.
4. the total preservation of the land through the use of private dollars.

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PROJECTED ANNUAL INCOME AND EXPENSES

①

INCOME PROJECTIONS

<u>OUTLOOK</u>	<u>CONSERVATIVE</u>	<u>AVERAGE</u>	<u>OPTIMISTIC</u>
Attendance(see page 5)	300,000	400,000	500,000
Admissions 5.00/6.00 (5.50)	1,650,000.	2,200,000.	2,750,000.
Rental Income (see page 3)	1,140,000.	1,140,000.	1,140,000.
Ride income share	100,000.	100,000.	100,000.
Parking fees(5000 daily \$3.00)	150,000.	150,000.	150,000.
House booths *	300,000.	400,000.	500,000.
Corporate Sponsors(see page 4)	500,000.	500,000.	500,000.
<u>TOTALS</u>	<u>3,840,000.</u>	<u>4,490,000.</u>	<u>5,140,000.</u>

\*name/emblem products  
concession/entertainment shares

EXPENSES

Fair salaries (see page 3)	116,000.
Management annual salaries	99,000.
Legal fees	10,000.
Accounting fees	10,000.
Parades (one daily @ \$3000.00)	30,000.
Refuse removal	4,500.
Advertising/PR	100,000.
Office expenses (telephone,postage,etc.)	12,000.
Heat and elec. for office	12,000.
Portable toilets rental and daily cleaning	10,000.
House electricity usage during fair	2,000.
Insurance(annual property and fire)	3,600.
Insurance(see page 4 for explanation of estimates-LIABILITY)	49,500.
Insurance(disability 3.80/1000.00 in wages) 215 x 3.80	817.
<u>TOTAL ANNUAL OPERATING EXPENSES</u>	<u>(459,417.)</u>

DEBT SERVICE

6,000,000. @ 9% annually	540,000.
6,000,000. @ 14% annually	840,000.
Ten year sinking fund annual requirement	600,000.
<u>TOTAL ANNUAL DEBT SERVICE REQUIREMENTS (9%)</u>	<u>(1,140,000.)</u>
(14%)	(1,440,000.)
<u>TOTAL ANNUAL OPERATING EXPENSES AND DEBT SERVICE REQUIREMENTS (9%)</u>	<u>(1,599,417.)</u>
(14%)	(1,899,417.)

<u>INCOME PROJECTIONS</u>	3,840,000.	4,490,000.	5,140,000.
<u>TOTAL EXPENSES AND DEBT SERVICE(9%)</u>	<u>(1,599,417.)</u>	<u>(1,599,417.)</u>	<u>(1,599,417.)</u>
(14%)	(1,899,417.)	(1,899,417.)	(1,899,417.)
<u>ANNUAL POSITIVE CASH FLOW** (9%)</u>	<u>2,240,583.</u>	<u>2,890,583.</u>	<u>3,540,583.</u>
(14%)	1,940,583.	2,590,583.	3,240,583.

\*\*a portion of pre-tax funds will be spent on upkeep and beautification of grounds



RENTAL INCOME

GAMES (50 @ 3,000.)	20x10=200 sq ft x 50=10mx2= 1/2 acre	150,000.
RETAILERS (100 @ 1000. 200 @ 2000.)	4 1/2 acres	500,000.
ARTS AND CRAFTS (single people at discounted rate of 500.X200)		100,000. (10x10 1 acre)
FOODS (see breakdown below)	66 10x10 @ 1,500. 82 20x20 @ 3000.	390,000.
	10 30x30 @ 4,500. 2 1/2 acres	

TOTAL RENTAL INCOME 1,140,000.

TOTAL ACRES REQUIRED 8 1/2

<u>FOOD TYPES</u>	<u>10x10</u>	<u>20x20</u>
Corn on the cob	4	
Pancakes		2
Italian sausage/meatballs		10
Hamburgers, hotdogs, soda, fries		30
Subs/sandwiches	10	
Fried chicken/clams		5
Cookies	5	5
Popcorns	2	3
Cotton candy/candy apples		7
Ice Cream	20	3
Nuts	3	
Candy (see seperate breakdown)	8	2
Taffy		3
Bread w/cheese melted on top		1
Bagels		3
Fresh OJ	5	
Coffee/donuts	4	
Fresh fruit cup	4	
Gold fish (Pepperidge Farm)	1	
Pizza		8
<b>TOTALS</b>	<b>66</b>	<b>82</b>

this will be made up of ten different types of international cuisine to sit and enjoy

Candy breakdown-chocolates	4
jelly beans	2
penny candies	2
chewing gums	1
international arrangement	1

Miscellaneous Examples of Retailers

Candles, cabinets, jacuzzi's, faucets, national optometrists, linens, pipes&tobaccos, vermont syrup, film, toys, gimmicks, western garb, jewelers, clothes, shoes, cider, pies, flowers, balloons, etc.

List of Employees for Fair

Command security-15 three shifts	45
Security	135
Admission Gates	40
Ticket Booths for rides and amusements	12
Garbage can switchers (two teams of three)	6
Paper picker-uppers	8
House sales (8 booths times 2 people)	16
Parking Cashiers/ticket givers	10



### INSURANCE ESTIMATES

Workmen's comp. 3.80/1000. payroll 215 @ 3.80	817.
Property and fire	2,000.-3,600.
Liability*	16,500.-49,500.

\*Liability is based on a per centage of dollars taken in through admission charges. Following is a schedule of what the liability would be based on the estimates which range from 1%-3% of the admission income.

<u>Attendance</u>	<u>300,000</u>	<u>400,000</u>	<u>500,000</u>
1% @ 5.50/person	16,500.	22,000.	27,500.
2% @ 5.50/person	33,000.	44,000.	55,000.
3% @ 5.50/person	49,500.	66,000.	82,500.

### CORPORATE SPONSORSHIP EXAMPLES

International Cultural Tent - suggested sponsor would be an airline  
Hourly musical performances by representatives of different countries

Antique Car Tent- suggested sponsor would be Goodyear or an automobile manufacturer  
Selection of fine antique automobiles from area collectors

Lumberjacks' display- suggested sponsor would be a chain saw manufacturer  
Display of woodworking skills with chain saws

AKC Dog Show- suggested sponsor would be Purina  
A dog show running over the ten day period.

Modern Electronics Tent - suggested renters of space are IBM, AT&T, Apple, Xerox, etc.  
Display of computers for the home and examples of different uses.

Baking and Cooking Contests- Suggested sponsor is General Foods or General Mills.  
A contest running over the ten days.

Photography Contest- suggested sponsor is Nikon, Kodak, Polaroid, Minolta, or Canon.  
A contest run over the year prior to the fair with many selections including the finalists to be chosen at the fair on display.

Fashion Tent - suggested participants will be various fahion designers from NYC.  
Each designer will show at the same hour each of the ten days.

Volunteer Fire Companies- suggested sponsor would be a smoke detector manufacturer.  
Either a climb the ladder contest or carry the bucket brigade.

### LIST OF ACTIVITIES

Eating, games, rides, shopping, fashion show, entertainment (musical, cultural, thrilling, humorous, and otherwise), farm equipment, lumberjacks, antique cars, Scott Fanton museum display, display of collection of articles on Danbury Fair now at Danbury Library, animals of all types, volunteer fire company events, agriculture displays and events, oxen pull, horticultural display and sales, baking and cooking contests, photography contest, Arts&Crafts displays and sales, NASA booth, glass blowers, bingo, coin, stamp and mineral displays, celebrity appearances (both paid and unpaid), modern electronics tent, horseback rides, covered wagon rides, hay rides, and if possible, a boxing kangaroo, etc., etc., etc..

# Fair attendance figures

1869		1907	67,808	1944	
1870		1908	58,859	1945	
1871	7,798	1909	61,414	1946	163,456
1872	15,055	1910	70,484	1947	114,444
1873	16,510	1911	56,346	1948	118,783
1874	12,900	1912	65,767	1949	120,565
1875	16,294	1913	57,281	1950	123,141
1876	14,353	1914	65,220	1951	117,039
1877	17,376	1915	55,673	1952	143,833
1878	21,079	1916	70,116	1953	145,829
1879	20,619	1917	73,532	1954	153,121
1880	23,334	1918	cancelled	1955	141,802
1881	25,544	1919	102,283	1956	136,772
1882	31,819	1920	106,266	1957	146,139
1883	35,830	1921	105,810	1958	138,424
1884	41,293	1922	112,430	1959	157,585
1885	41,432	1923	127,870	1960	158,428
1886	48,503	1924	114,431	1961	165,082
1887	51,779	1925	99,357	1962	153,814
1888	43,403	1926	111,391	1963	179,076
1889	53,710	1927	120,935	1964	156,409
1890	53,745	1928	124,654	1965	183,157
1891	45,596	1929	126,700	1966	235,514
1892	48,667	1930	125,616	1967	264,316
1893	52,203	1931	102,908	1968	298,430
1894	56,051	1932	89,155	1969	303,444
1895	48,611	1933	118,695	1970	293,395
1896	48,611	1934	88,941	1971	280,363
1897	47,817	1935	92,941	1972	272,240
1898	46,348	1936	94,590	1973	354,954
1899	41,380	1937	139,365	1974	321,968
1900	52,210	1938	129,409	1975	318,569
1901	56,692	1939	86,889	1976	314,418
1902	60,978	1940	119,745	1977	317,344
1903	46,646	1941	141,148	1978	378,961
1904	61,138	1942		1979	340,631
1905	58,134	1943		1980	354,179
1906	60,714			1981	

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# CITY OF DANBURY

OFFICE OF THE MAYOR

DANBURY, CONNECTICUT 06810

JAMES E. DYER  
MAYOR

December 18, 1984

Honorable Members of the Common Council  
City of Danbury, Connecticut

Dear Council Members:

I hereby request Common Council approval for the transfer of funds to the Claims Account in accordance with the attached Certification submitted by the Office of the Comptroller.

The transfer of funds is required for various legal matters and settlements including Airport Litigation, LaRoche and Zamore settlements.

It is further requested that the Mayor be authorized to take all action necessary in the settlement of the above outlined items.

Very truly yours,

James E. Dyer  
Mayor

JED/mr



# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

JAMES E. DYER, MAYOR

DEPARTMENT  
OF FINANCE

December 17, 1984

TO: Common Council via  
Mayor James E. Dyer

Certification #12

FROM: John P. Edwards

We hereby certify the availability of \$135,000.00 to be transferred from the General Fund fund balance account to the Claims Account 09-110-073500 to cover the costs of various claims.

Previous balance G.F. - Fund Balance	\$609,648.00
Less pending requests	-0-
Less this request	135,000.00
	<u>\$474,648.00</u>

  
John P. Edwards  
Comptroller

/af



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# CITY OF DANBURY

DANBURY, CONNECTICUT 06810

THEODORE H. GOLDSTEIN  
CORPORATION COUNSEL

ERIC L. GOTTSCHALK  
SANDRA V. LEHENY  
TERRY L. SACHS

ASSISTANT CORPORATION  
COUNSEL

December 11, 1984

PLEASE REPLY TO:  
P. O. Box 1261  
DANBURY, CT 06810

Hon. James E. Dyer, Mayor  
City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut

Re: Zamore vs. City of Danbury

Dear Mayor:

As a result of on-going negotiations between counsel for the parties, including a lengthy conference at my office on December 7, 1984, I believe we have moved much closer to a complete resolution of the above matter. However inappropriate the season, I would urge the convening of a special meeting of the Council to deal with this matter as soon as possible.

Very cordially yours,

Theodore H. Goldstein  
Corporation Counsel

THG:cr

c: Constance A. McManus, Pres. ✓  
Common Council

Dominic A. Setaro, Jr.  
Assistant Comptroller



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# CITY OF DANBURY

DANBURY, CONNECTICUT 06810

**THEODORE H. GOLDSTEIN**  
CORPORATION COUNSEL

**ERIC L. GOTTSCHALK**  
**SANDRA V. LEHENY**  
**TERRY L. SACHS**

ASSISTANT CORPORATION  
COUNSEL

December 11, 1984

PLEASE REPLY TO:  
P. O. Box 1261  
DANBURY, CT 06810

Hon. James E. Dyer, Mayor  
City of Danbury  
155 Deer Hill Avenue  
Danbury, Connecticut

Re: LaRoche vs. City of Danbury

Dear Mayor:

In order to conclude the above-captioned matter, it is necessary that the Council request a transfer of funds in the amount of \$27,500 to the Claims Account. Will you kindly notice this for the next meeting of the Council, whether it be the next regular meeting or a special meeting.

Very cordially yours,

Theodore H. Goldstein  
Corporation Counsel

THG:cr

c: Constance A. McManus, Pres. ✓  
Common Council

Dominic A. Setaro, Jr.  
Assistant Comptroller