

Mayor Mark D. Boughton, Mayor
Common Council Members

Mayor Mark D. Boughton called the Special City Council Meeting to order at 6:15pm on December 13, 2010.

Present were Council Members: Robert Arconti, Philip Curran, Nancy Deep-Damici, Robert Riley, Gregg Seabury, Colleen Stanley, Philip Colla, Don Taylor, Michael Halas, Shay Nagarsheth, Joseph Cavo, Thomas Saadi, Fred Visconti, Charles Trombetta, Jack Knapp, Peter Nero, Benjamin Chianese, Paul T. Rotello, Mary Teicholz, Sal Tumino

PRESENT 20 ABSENT 1

Council member Perkins was working.

Corporation Counsel Robert Yamin and Deputy Corporation Counsel Laszlo Pinter and Legislative Assistant, Jean Natale, were also in attendance.

Pledge of Allegiance to the Flag & Prayer

Former mayor Gene Enriquez led everyone in the room in the Pledge of Allegiance. Council member Curran led everyone in the room in a prayer.

Council President Cavo moved to accept the call to return to service for the Special Meeting, seconded by Council member Teicholz. *Motion passed by unanimous vote.*

Contract for Sale of Surplus Property- 6 Boughton Street, 116 and 120 Main Street

Public Speaking-

Gene Enriquez, 78 Starrs Plain Road and Vice President of Union Savings Bank stated that any questions and concerns would be fully answered.

Lynn Waller- 83 Highland Avenue expressed concerns regarding some items in the proposed contract and the proposed senior housing portion of the project.

William Knight- 6 Jandee Drive spoke of his concern with reference to hiring local and minority contractors.

James Maloney- 15 Wooster Heights, Executive Director of the Connecticut Institute for Communities, spoke concerning maximizing local contractors for the project and successfully completed projects in the City by the Connecticut Institute for Communities.

Margaret Mitchell-taxpayer, spoke about the contract regarding senior housing.

Public speaking closed at 6:40 pm.

Council member Cavo moved to receive and approve per Charter Section 3-17 and having satisfied the conditions as set forth in the August 3, 2010 Council Meeting, Contract to Sell City Property at 6 Boughton Street, 116 and 120 Main Street, seconded by council member Trombetta. Council member Visconti recused himself.

Mayor Boughton called upon Atty. Ted Baker and Chief Corporation Counsel, Robert Yamin to summarize the proposed contract.

The proposed contract is modeled after a standard real estate contract. Union Savings Bank would issue a 1% deposit upon signing the contract. Union Savings Bank would not be able to acquire the property without the approval of the state banking commission. The bank would secure all necessary approvals and the environmental soundness of the land would be determined prior to closing. The CT Institute for Communities would obtain site plan approval for 120 Main Street before Planning issues a favorable report and prior to transfer of ownership.

Atty. Yamin advised that the contingencies are balanced equally between buyer and seller and if an item cannot be resolved, the City has the right to withdraw. The target date for closing is May 1, 2011.

Upon the request of Council member Saadi, it was confirmed that the City has the right to withdraw.

Council member Trombetta inquired with reference to environmental concerns, should any be discovered. Atty. Backer advised that this if discovered, could be a negotiating point. Gene Enriquez advised that the old tanks were removed several years ago under a previous administration.

Council member Knapp requested clarification on the phases of the project. Phase A will be for the bank and Phase B will be the medical center and senior housing portion.

Council member Nero commented that he felt this is a quality-anchor project and presents an opportunity to further develop the downtown area and hopes that the project would move forward.

Council member Rotello stated that he is pleased to see an increase in the number of senior housing units and requested that paragraph 3-D of the contract be read into the record.

Council member Teicholz inquired about funding for the project. Mr. Maloney assured that some funding is in place and all opportunities would be researched.

Council member Riley spoke in favor of the project and stated that he feels that this project would become a model for the State.

Atty. Baker read paragraph 3-D (see attached).

Motion passed by unanimous vote.

Mayor Boughton thanked the attorney for their fine work on the contract.

As there was no further business to come before the Council, Council member Cavo moved to adjourn at 7:20 pm. seconded by Council member Saadi. ***Motion passed by unanimous vote.***

Respectfully submitted,

Doratheia A. Gulya-Stasny

Attest: Mark D. Boughton, Mayor