

~AD HOC REPORT~  
*Sale of Land to City ~ Broad Street*  
Monday, March 12, 2012

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Chairman Donald Taylor called the meeting to order at 6:04 p.m. on Monday, March 12, 2012, in the Caucus Room, 3<sup>rd</sup> Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee members Michael Haddad and Duane Perkins. Also present were Laszlo Pinter, Deputy Corporation Counsel; Dennis Elpern, Director of Planning; Scott Ferguson, Tax Collector; Colleen LaHood, Tax Assessor; Ex Officio, Stephen Darcy; Applicant, James Mulligan; and, members of the public.

Chairman Taylor introduced everyone present at the meeting and briefly explained the purpose of the meeting (the petitioner purchased a parcel of land from the City in a tax sale in 1996 for \$9,000 and desired to sell the land back to the City due to financial and personal circumstances). The outstanding taxes on the property are \$1,779.68. Chairman Taylor noted for the record that Planning gave a negative recommendation at its January 4, 2012 meeting because the proposal is inconsistent with the plan of conservation and development.

Chairman Taylor opened the meeting up to Mr. Elpern who explained that the parcel is on East Broad Street which is a paper road, undeveloped and is to the rear of three residential lots. The City has no use for the parcel. Mr. Pinter advised as to the procedure: whatever the recommendation of the Committee, the matter would need to go before the City Council; if the Committee recommended the purchase of the property, an appraisal would be needed with an offset of the taxes; a higher Council vote would be required to go forward (2/3rds). Mr. Perkins questioned what the difficulties of the land were. Mr. Elpern explained there was nothing to prevent developing the land—a house could be erected.

Mr. Mulligan was given the opportunity to explain his position. He has had research done with regard to the possible uses for the land. A small two-bedroom one bath home could be erected. An engineer that he consulted with advised that merely the road, driveway and septic system would be complex and expensive (approximately \$50,000). The end result is that it would cost more to erect a home than the parcel and home would be worth. His desire was to sell the parcel back to the City and as a last resort give the parcel to the City if they were to forgive the tax liability.

Various suggestions of what to do with the parcel were offered to Mr. Mulligan.

**A motion was made by Councilman Haddad and seconded by Councilman Perkins that the Ad Hoc Committee recommends to the City Council the rejection of the proposal to acquire the Broad Street parcel as it is not in the best interest of the City. The motion passed unanimously.**

**A motion to adjourn was made by Councilman Perkins and seconded by Councilman Haddad. The motion carried unanimously at 6:30 p.m.**

Respectfully submitted,

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Donald Taylor, Chairman

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Michael Haddad

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Duane Perkins