~AD HOC REPORT~

Surplus Property Sale (13 Main Street—WIC)

Tuesday, May 15, 2012

21

Chairman Jack Knapp called the meeting to order at 7:00 p.m. on Tuesday, May 15, 2012, in the Caucus Room, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee members Ben Chianese and Andrew Wetmore. Also present were Laszlo Pinter, Deputy Corporation Counsel; Wayne Sheppard, Chief of Staff for the Mayor's Office; Ex Officio: Philip Curran, Joe Cavo and Duane Perkins; Antonio Iadarola, Director of Public Works; and, members of the public.

Chairman Knapp introduced everyone present at the meeting and explained the purpose of the meeting.

Chairman Knapp pointed out there is a positive recommendation from the Planning Commission, noted funds from the sale are expected to be utilized to reduce expenditures required for facility upkeep, and shared a letter from Mr. Iadarola dated May 15th which explained that while there is no opposition to sell the building, a portion of the property must be retained to facilitate access to South Street School.

Chairman Knapp opened up the meeting to Mr. Pinter in order to offer an explanation of the proposal before the Committee. Mr. Pinter explained that the Mayor issued a letter which went to the February Council meeting. The suggestion is that the WIC Building and the land be sold because of the relocation of the programs to the old jail building and the proceeds of the sale would essentially go toward the new facility. The Council can offer the building and property out for sale or designate a potential purchaser. He explained the steps that need to be taken: declare the property surplus, seek an appraisal of the property, obtain departmental reports, perform a title search, conduct a public hearing, posting of the property prior to the sale and consummation of the sale between the City and the buyer. The Committee's charge is to determine if they wish to recommend that the property be declared surplus. If the Council chooses to sell the building and property, Mr. Iadarola's concern and any other needs would be addressed prior to the sale in the contract of sale. Mr. Knapp wanted to know if there were any historical restrictions imposed with selling the building. Mr. Pinter is presently not aware of any, however, during the administrative review, if any existed, they would be brought to light. Mr. Chianese would like confirmation whether or not the building indeed is one of the last remaining houses from the revolutionary days of the founding of Danbury. Mr. Pinter explained that the RFP would set forth the main points. Mr. Chianese suggested a formal appraisal be obtained and Mr. Pinter agreed. Mr. Curran is opposed to selling the building because of its potential historical value to the City. If the building were deemed historical, Mr. Wetmore asked if the new owners would have to abide by certain criteria. Mr. Pinter explained that there would be certain limitations and parameters relative to any renovations of the building. While Mr. Cavo agreed with any conditions placed on the sale of the building should it be deemed historical, he pointed out that if the building is not sold, the City has no plans for its use and will be left with the expense of maintaining the building. In light of the concerns raised by the Committee, Mr. Knapp and Mr. Pinter agreed that the building and property be declared surplus conditionally. A request should be made to the departments to acquire the historic background of the building and an estimate of the fair market value of the property should be acquired. It was noted that the process of gathering the information the Committee requires and conducting a Public Hearing will afford enough time to properly assess what would be in the best interest of the City.

A motion was made by Councilman Wetmore and seconded by Councilman Chianese that the Ad Hoc Committee recommends to the City Council declaring surplus property at 13 Main Street (WIC Building) and, subject to appraisal and relevant administrative reviews, public hearing and posting as required by law, the sale of property by those means set forth in the Code of Ordinances including publication for bids.

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Councilman Chianese offered the following amendment which was seconded by Councilman Wetmore:

declaring surplus property at 13 Main Street (WIC Building) and, subject to appraisal, review of historical status and relevant administrative reviews, public hearing and posting as required by law, the sale of property by those means set forth in the Code of Ordinances including publication for bids.

The amendment passed unanimously.

The motion as amended passed unanimously.

A motion to adjourn was made by Councilman Wetmore and seconded by Councilman Chianese. The motion carried unanimously at 7:30 p.m.

Respectfully submitted,

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Jack Knapp, Chairman

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Benjamin Chianese

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Andrew Wetmore