

City of Danbury City Council  
Committee of the Whole  
Monday, January 10, 2010

Hon. Mark D. Boughton, Mayor  
City Council Members

Council President Cavo called the Committee of the Whole to order at 7:20 p.m. on Monday, January 10, 2010. In attendance were Council members Robert Arconti, Philip Curran, Nancy Damici, Gregg Seabury, Colleen Stanley, Donald Taylor, Philip Colla, Thomas Saadi, Fred Visconti, Charles Trombetta, Jack Knapp, Peter Nero, Benjamin Chianese, Paul Rotello, Mary Teicholz and Sal Tumino.  
Absent: Robert Riley, Shailesh Nagarsheth and Michael Halas.

Mr. Cavo reiterated the reasons for the absent Council members (see minutes of the Public Hearing, January 10, 2010)

Also present were Laslo Pinter, and Robert Yamin, Corporation Counsel; David St. Hilaire, Director of Finance; Farid Khouri, City Engineer; Antonio Iadarola, Director of Public Works and interested citizens.

Mr. Cavo asked for a roll call.  
PRESENT: 18, ABSENT: 3

**1. Final Sewer Assessments – Kenosia Avenue Area**

Mr. Pinter gave background on how the sewer assessment is determined. Initially, residents submit a petition to the City to get sewers. There is a preliminary assessment, if approved we send the project out to bid, award the project, the project is completed and the final assessments are done. There is a four-part formula to the assessment: fair market value, number of units, frontage and total area. This information is put into a formula and the amount is figured over 19 years. Notice is given to homeowners and there is time to appeal. Mr. Khouri gave an example of how the formula was applied to a Payne Road lot. Mr. Seabury asked about the interest rate. Mr. St. Hilaire answered that the rate would be 5% fixed. Mr. Arconti asked who would pay the difference if an appeal was favorable. Mr. Pinter said the cost would be borne by the City unless a supplementary assessment is authorized by the Council.

**Mr. Knapp moved to recommend the assessment of benefits for the costs of sewer installation and construction, together with associated costs, financing and expenditures in a manner and form established pursuant to a schedule of "Final Assessments" as posted, published and authorized and in accordance with an installment payment schedule as maybe adopted by a resolution of this Council.**      *Seconded by Mr. Visconti. The motion carried unanimously.*

**2. Final Sewer Assessments – Payne Road.**

**Mr. Curran moved to recommend the assessment of benefits for the costs of sewer installation and construction, together with associated costs, financing and expenditures in a manner and form established pursuant to a schedule of "Final Assessments" as posted, published and authorized**

and in accordance with an installment payment schedule as maybe adopted by a resolution of this Council.”      *Seconded by Mrs. Stanley. The motion carried unanimously.*

**3. Final Sewer Assessments – Old Farm Road Area**

Mrs. Stanley asked if this project was done because of a request by one resident. Mr. Iadarola answered that it was begun because the Health Dept. deemed the area a public health hazard in 2003 and the Council bumped up this project ahead of others. A fence and trees were installed and landscaped in 2007. There were existing drainage problems prior to the sewer installation. Mrs. Stanley asked if the assessment increased from the original to the final. Mr. Khouri said yes; the preliminary assessment was done in '04, in '06 the number increased, and the final assessment was a 1.7% increase. Mr. Rotello wanted to know if a problem on an individual property was assessed over the whole project. Mr. Iadarola said yes. Mr. Rotello asked if the penalty was 18%. Mr. St. Hilaire said yes and Mr. Pinter said the City has the right to enforce a lein if the assessment is not paid.

Mr. Arconti moved to recommend the assessment of benefits for the costs of sewer installation and construction, together with associated costs, financing and expenditures in a manner and form established pursuant to a schedule of “Final Assessments” as posted, published and authorized and in accordance with an installment payment schedule as maybe adopted by a resolution of this Council.”      *Seconded by Mr. Seabury. The motion carried 16 to 2 with Mr. Visconti and Mr. Perkins opposed.*

**4. Final Sewer Assessments – East Pembroke Road/ Wood Street**

Mr. Arconti moved to recommend the assessment of benefits for the costs of sewer installation and construction, together with associated costs, financing and expenditures in a manner and form established pursuant to a schedule of “Final Assessments” as posted, published and authorized and in accordance with an installment payment schedule as maybe adopted by a resolution of this Council.”      *Seconded by Mr. Taylor. The motion carried unanimously*

*Mr. Rotello moved to adjourn the meeting, seconded by Mr. Colla. The motion passed unanimously and the meeting ended at 8:20 p.m.*

Respectfully submitted,

Joseph Cavo  
City Council President

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# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

\_\_\_\_\_ A.D. 2010

**RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY**

**WHEREAS**, the City of Danbury caused a sewer line to be installed known as the Kenosia Avenue Extension; and

**WHEREAS**, the General Statutes of the State of Connecticut require that assessments be made against property owners who benefit from said line; and

**WHEREAS**, the City Council has determined the amount of said assessments, after public hearing, all according to law; and

**WHEREAS**, the Connecticut General Statutes §7-253 authorizes the installment payment of assessments levied as the result of benefits derived from the installation of sewerage systems; and

**WHEREAS**, said installment method of payment is deemed to be in the best interests of the City.

**NOW, THEREFORE BE IT RESOLVED THAT** the Assessment of Benefits fixed herein shall be due and payable on or before April 1, 2010, provided, however, that said assessments may be paid in installments in accordance herewith; and

**BE IT FURTHER RESOLVED THAT** the Tax Collector of the City of Danbury is hereby directed to file the appropriate Certificates of Notice of Installment Payment of Assessment of Benefits in the Land Records of the City of Danbury; and

**BE IT FURTHER RESOLVED THAT** the following provisions shall apply to installments of sewer benefit assessments in connection with the Kenosia Avenue Extension project:

1. The payment of any benefits by installments hereunder shall be in not more than nineteen (19) equal annual payments.
2. The minimum annual installment payment shall be One Thousand Twenty Three & 93/100 Dollars (\$1,023.93).
3. The interest on any deferred payments hereunder shall be due at a rate per annum of five percent (5%). Any person may pay any installment for which he is liable at any time prior to the due date thereof and no interest on any such installment shall be charged beyond the date of such payment.
4. The Town Clerk shall record on the Land Records of the City of Danbury a certificate signed by the Tax Collector of said City in a form substantially as attached.
5. A listing of the foregoing assessments was filed in the Town Clerk's Office on February 3, 2010. An appeal to the superior court from such assessment must be taken with twenty-one (21) days of such filing.

The following amounts are hereby laid upon the properties owned wholly or in part by the parties named, in the amounts and for the sums indicated for the expense of constructing the sewer and appurtenances in the Kenosia Avenue Extension project as follows:

**CERTIFICATE OF NOTICE OF INSTALLMENT PAYMENT  
OF ASSESSMENT OF BENEFITS**

The undersigned Tax Collector of the City of Danbury in the County of Fairfield, State of Connecticut, hereby certifies from the date hereof an installment payment plan is in effect for payment of an assessment of benefits for the installation of a sewage system, in favor of the City of Danbury, upon real property situated in said City, which real property is more fully described in the City Land Records in:

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The notice of such assessment of sewage benefits herein certified is to \_\_\_\_\_ (owner of property), the principal of which is \$\_\_\_\_\_ due to said City of Danbury, together with legal interest fees and charges thereon assessed on February 2, 2010, in the name of \_\_\_\_\_, and the same becomes due on April 1, 2010 and may be paid in annual installment payments of \$\_\_\_\_\_ each plus interest at the rate of five percent (5%) on the unpaid balance and continuing to April 1, 2029.

This certificate is filed pursuant to Section 7-253 of the General Statutes, as amended.

The property assessed is:

Lot \_\_\_\_\_

Street \_\_\_\_\_

\_\_\_\_\_  
Tax Collector

Received \_\_\_\_\_

At \_\_\_\_\_ m.

Recorded in the Danbury Land Records

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\_\_\_\_\_  
Town Clerk

**AND BE IT FURTHER RESOLVED THAT** the Assessments of Benefits by virtue of the construction of the sewer project are hereby fixed as follows:

(list attached)

**SANITARY SEWER FINAL ASSESSMENTS**  
Project No. 97-04

19.4

<b>LOT NO.</b>	<b>PROPERTY LOCATION</b>	<b>PROPERTY OWNER(S) &amp;</b>	<b>TOTAL</b>
F18003	54 KENOSIA AVENUE	TOUFIC CHARTOUNI	\$ 24,451.40
F18004	56 KENOSIA AVENUE EXT	TODD E. & SARA B. PALMER	\$ 19,454.72
G18001-3	75 KENOSIA AVENUE	CITY OF DANBURY - ENGINE CO #26	\$ 139,889.65
	<b>TOTALS</b>	<b>TOTALS</b>	<b>\$ 183,795.77</b>
		Project Cost = \$183,795.77	\$ 183,795.77



# RESOLUTION

19-5

CITY OF DANBURY, STATE OF CONNECTICUT

\_\_\_\_\_ A.D. 2010

**RESOLVED** BY THE CITY COUNCIL OF THE CITY OF DANBURY

**WHEREAS**, the City of Danbury caused a sewer line to be installed known as the Payne Road project; and

**WHEREAS**, the General Statutes of the State of Connecticut require that assessments be made against property owners who benefit from said line; and

**WHEREAS**, the City Council has determined the amount of said assessments, after public hearing, all according to law; and

**WHEREAS**, the Connecticut General Statutes §7-253 authorizes the installment payment of assessments levied as the result of benefits derived from the installation of sewerage systems; and

**WHEREAS**, said installment method of payment is deemed to be in the best interests of the City.

**NOW, THEREFORE BE IT RESOLVED THAT** the Assessment of Benefits fixed herein shall be due and payable on or before April 1, 2010, provided, however, that said assessments may be paid in installments in accordance herewith; and

**BE IT FURTHER RESOLVED THAT** the Tax Collector of the City of Danbury is hereby directed to file the appropriate Certificates of Notice of Installment Payment of Assessment of Benefits in the Land Records of the City of Danbury; and

**BE IT FURTHER RESOLVED THAT** the following provisions shall apply to installments of sewer benefit assessments in connection with the Payne Road project:

1. The payment of any benefits by installments hereunder shall be in not more than nineteen (19) equal annual payments.
2. The minimum annual installment payment shall be Six Hundred Thirty Nine & 65/100 Dollars (\$639.65).
3. The interest on any deferred payments hereunder shall be due at a rate per annum of five percent (5%). Any person may pay any installment for which he is liable at any time prior to the due date thereof and no interest on any such installment shall be charged beyond the date of such payment.
4. The Town Clerk shall record on the Land Records of the City of Danbury a certificate signed by the Tax Collector of said City in a form substantially as attached.
5. A listing of the foregoing assessments was filed in the Town Clerk's Office on February 3, 2010. An appeal to the superior court from such assessment must be taken with twenty-one (21) days of such filing.

The following amounts are hereby laid upon the properties owned wholly or in part by the parties named, in the amounts and for the sums indicated for the expense of constructing the sewer and appurtenances in the Kenosia Avenue Extension project as follows:

**CERTIFICATE OF NOTICE OF INSTALLMENT PAYMENT  
OF ASSESSMENT OF BENEFITS**

The undersigned Tax Collector of the City of Danbury in the County of Fairfield, State of Connecticut, hereby certifies from the date hereof an installment payment plan is in effect for payment of an assessment of benefits for the installation of a sewage system, in favor of the City of Danbury, upon real property situated in said City, which real property is more fully described in the City Land Records in:

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The notice of such assessment of sewage benefits herein certified is to \_\_\_\_\_ (owner of property), the principal of which is \$\_\_\_\_\_ due to said City of Danbury, together with legal interest fees and charges thereon assessed on February 2, 2010, in the name of \_\_\_\_\_, and the same becomes due on April 1, 2010 and may be paid in annual installment payments of \$\_\_\_\_\_ each plus interest at the rate of five percent (5%) on the unpaid balance and continuing to April 1, 2029.

This certificate is filed pursuant to Section 7-253 of the General Statutes, as amended.

The property assessed is:

Lot \_\_\_\_\_ Street \_\_\_\_\_

\_\_\_\_\_  
Tax Collector

Received \_\_\_\_\_ At \_\_\_\_\_ m.

Recorded in the Danbury Land Records

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\_\_\_\_\_  
Town Clerk

**AND BE IT FURTHER RESOLVED THAT** the Assessments of Benefits by virtue of the construction of the sewer project are hereby fixed as follows:

(list attached)

**SANITARY SEWER FINAL ASSESSMENTS**

19-17

<b>LOT NO.</b>	<b>PROPERTY LOCATION</b>	<b>PROPERTY OWNER(S) &amp;</b>	<b>TOTAL</b>
M12007	84-86 PAYNE ROAD	86 PAYNE ROAD, LLC	\$ 48,003.47
M12008	82 PAYNE ROAD	GUY A. & ROBERTA L. MONTANARI	\$ 21,103.92
M12009	50-586 PAYNE ROAD	RAY BOA & ARLINDO AUGUSTO LLC	\$ 36,675.52
M12011	50-58 PAYNE ROAD	LOSTOCCO DEVELOPMENT LLC	\$ 45,577.31
M12012	50-58 PAYNE ROAD	BLUE SEVEN LLC	\$ 31,816.43
M13001	PAYNE ROAD	MRF LLC	\$ 42,694.10
M13004	PAYNE ROAD	JEAN E. SINGER	\$ 12,177.68
M13005	PAYNE ROAD	JEROME J. BIGELOW	\$ 22,297.44
N12001	60 PAYNE ROAD	READ W. TURNER	\$ 12,153.34
N12002	48 PAYNE ROAD	DANBURY CONGREGATION OF JEHOVAHS WITNESSES INC	\$ 28,328.81
N12004	44 PAYNE ROAD	NEJAME DEVELOPMENT LLC	\$ 29,911.97
M12010	42 OLD SHERMAN TURNPIKE	CONNECTICUT LIGHT AND POWER CO	\$ 30,065.61
	<b>TOTALS</b>	<b>TOTALS</b>	\$ 360,805.59
		Project Cost = \$360,600.59	\$ 360,805.59



# RESOLUTION

19-8

CITY OF DANBURY, STATE OF CONNECTICUT

\_\_\_\_\_ A.D. 2010

**RESOLVED** BY THE CITY COUNCIL OF THE CITY OF DANBURY

**WHEREAS**, the City of Danbury caused a sewer line to be installed known as Old Farm Road project; and

**WHEREAS**, the General Statutes of the State of Connecticut require that assessments be made against property owners who benefit from said line; and

**WHEREAS**, the City Council has determined the amount of said assessments, after public hearing, all according to law; and

**WHEREAS**, the Connecticut General Statutes §7-253 authorizes the installment payment of assessments levied as the result of benefits derived from the installation of sewerage systems; and

**WHEREAS**, said installment method of payment is deemed to be in the best interests of the City.

**NOW, THEREFORE BE IT RESOLVED THAT** the Assessment of Benefits fixed herein shall be due and payable on or before April 1, 2010, provided, however, that said assessments may be paid in installments in accordance herewith; and

**BE IT FURTHER RESOLVED THAT** the Tax Collector of the City of Danbury is hereby directed to file the appropriate Certificates of Notice of Installment Payment of Assessment of Benefits in the Land Records of the City of Danbury; and

**BE IT FURTHER RESOLVED THAT** the following provisions shall apply to installments of sewer benefit assessments in connection with the Old Farm Road sewer project:

1. The payment of any benefits by installments hereunder shall be in not more than nineteen (19) equal annual payments.
2. The minimum annual installment payment shall be One Thousand Five and 10/100 Dollars (\$1,005.10).
3. The interest on any deferred payments hereunder shall be due at a rate per annum of five percent (5%). Any person may pay any installment for which he is liable at any time prior to the due date thereof and no interest on any such installment shall be charged beyond the date of such payment.
4. The Town Clerk shall record on the Land Records of the City of Danbury a certificate signed by the Tax Collector of said City in a form substantially as attached.
5. A listing of the foregoing assessments was filed in the Town Clerk's Office on February 3, 2010. An appeal to the superior court from such assessment must be taken with twenty-one (21) days of such filing.

The following amounts are hereby laid upon the properties owned wholly or in part by the parties named, in the amounts and for the sums indicated for the expense of constructing the sewer and appurtenances in the Old Farm Road sewer project as follows:

19-9

**CERTIFICATE OF NOTICE OF INSTALLMENT PAYMENT  
OF ASSESSMENT OF BENEFITS**

The undersigned Tax Collector of the City of Danbury in the County of Fairfield, State of Connecticut, hereby certifies from the date hereof an installment payment plan is in effect for payment of an assessment of benefits for the installation of a sewage system, in favor of the City of Danbury, upon real property situated in said City, which real property is more fully described in the City Land Records in:

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This certificate is filed pursuant to Section 7-253 of the General Statutes, as amended.

The property assessed is:

Lot \_\_\_\_\_ Street \_\_\_\_\_

\_\_\_\_\_  
Tax Collector

Received \_\_\_\_\_ At \_\_\_\_\_ m.

Recorded in the Danbury Land Records

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\_\_\_\_\_  
Town Clerk

**AND BE IT FURTHER RESOLVED THAT** the Assessments of Benefits by virtue of the construction of the sewer project are hereby fixed as follows:

(list attached)

**Old Farm Road Area  
Sanitary Sewer Project FINAL ASSESSMENTS  
Project No. 03-20**

19-10

LOT NO.	PROPERTY LOCATION	PROPERTY OWNER(S)	TOTAL
I17013	14 Old Farm Rd	Ramon L. Jr. & Ines M. Ramos	\$ 19,191.74
I17012	16 Old Farm Rd	Paul Atwood	\$ 19,472.14
I17011	18 Old Farm Rd	Claudio Magrani	\$ 19,300.32
I17010	20 Old Farm Rd	Juan M. Ramirez	\$ 19,137.24
I17009	22 Old Farm Rd	Walter I. Jr. & Susan C. Hartsburg	\$ 19,194.47
I17008	24 Old Farm Rd	Marco G. Fernandez & Rosa	\$ 20,076.33
I17007	164 Southern Blvd	Eddie M. Jr. & Pamela D. Sauls	\$ 19,835.17
I17006	166 Southern Blvd	Arthur J. & Jacqueline E. Civitella	\$ 19,096.97
I17005	168 Southern Blvd	Adrienne & Matthew C. Conciatore	\$ 19,126.64
I17004	170 Southern Blvd	Jane Ginsburg	\$ 19,166.92
H17152	174 Southern Blvd	Catherine Lahey Conciatore	\$ 19,386.45
		<b>TOTALS</b>	<b>\$ 212,984.40</b>
			<b>\$ 212,984.40</b>



# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

\_\_\_\_\_ A.D. 2010

**RESOLVED** BY THE CITY COUNCIL OF THE CITY OF DANBURY

**WHEREAS**, the City of Danbury caused a sewer line to be installed known as East Pembroke Road / Wood Street project; and

**WHEREAS**, the General Statutes of the State of Connecticut require that assessments be made against property owners who benefit from said line; and

**WHEREAS**, the City Council has determined the amount of said assessments, after public hearing, all according to law; and

**WHEREAS**, the Connecticut General Statutes §7-253 authorizes the installment payment of assessments levied as the result of benefits derived from the installation of sewerage systems; and

**WHEREAS**, said installment method of payment is deemed to be in the best interests of the City.

**NOW, THEREFORE BE IT RESOLVED THAT** the Assessment of Benefits fixed herein shall be due and payable on or before April 1, 2010, provided, however, that said assessments may be paid in installments in accordance herewith; and

**BE IT FURTHER RESOLVED THAT** the Tax Collector of the City of Danbury is hereby directed to file the appropriate Certificates of Notice of Installment Payment of Assessment of Benefits in the Land Records of the City of Danbury; and

**BE IT FURTHER RESOLVED THAT** the following provisions shall apply to installments of sewer benefit assessments in connection with the East Pembroke Road / Wood Street sewer project:

1. The payment of any benefits by installments hereunder shall be in not more than nineteen (19) equal annual payments.
2. The minimum annual installment payment shall be Six Hundred Forty Two and 76/100 Dollars (\$642.76).
3. The interest on any deferred payments hereunder shall be due at a rate per annum of five percent (5%). Any person may pay any installment for which he is liable at any time prior to the due date thereof and no interest on any such installment shall be charged beyond the date of such payment.
4. The Town Clerk shall record on the Land Records of the City of Danbury a certificate signed by the Tax Collector of said City in a form substantially as attached.
5. A listing of the foregoing assessments was filed in the Town Clerk's Office on February 3, 2010. An appeal to the superior court from such assessment must be taken with twenty-one (21) days of such filing.

The following amounts are hereby laid upon the properties owned wholly or in part by the parties named, in the amounts and for the sums indicated for the expense of constructing the sewer and appurtenances in the East Pembroke Road / Wood Street sewer project as follows:

19-12

**CERTIFICATE OF NOTICE OF INSTALLMENT PAYMENT  
OF ASSESSMENT OF BENEFITS**

The undersigned Tax Collector of the City of Danbury in the County of Fairfield, State of Connecticut, hereby certifies from the date hereof an installment payment plan is in effect for payment of an assessment of benefits for the installation of a sewage system, in favor of the City of Danbury, upon real property situated in said City, which real property is more fully described in the City Land Records in:

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This certificate is filed pursuant to Section 7-253 of the General Statutes, as amended.

The property assessed is:

Lot \_\_\_\_\_

Street \_\_\_\_\_

\_\_\_\_\_  
Tax Collector

Received \_\_\_\_\_

At \_\_\_\_\_ m.

Recorded in the Danbury Land Records

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\_\_\_\_\_  
Town Clerk

**AND BE IT FURTHER RESOLVED THAT** the Assessments of Benefits by virtue of the construction of the sewer project are hereby fixed as follows:

(list attached)

**East Pembroke Road - Wood Street SANITARY SEWER FINAL ASSESSMENTS**  
**Project No. 92-16**

19-13

<b>LOT NO.</b>	<b>PROPERTY LOCATION</b>	<b>PROPERTY OWNER(S) &amp;</b>	<b>TOTAL</b>
I09041	2 WOOD STREET	JAMES EDWARD & LINDA WAGNER HEIMBUECHER	\$ 16,844.44
I09040	WOOD STREET	NANETTE CORRIERE	\$ 17,740.71
I09039	3 WOOD STREET	ANTHONY F. SR & DOLORES J. MANCA	\$ 15,828.12
I09038	5 WOOD STREET	ROBERT A. & ANTHONY F. APUZZO	\$ 15,075.70
I09032	22 EAST PEMBROKE ROAD	SCOTT T. BAILLIE	\$ 26,407.93
I09031	24 EAST PEMBROKE ROAD	VIKAS SADASIVAN	\$ 16,481.50
I09029	26A EAST PEMBROKE ROAD	RACHELE MITCHELL	\$ 14,398.96
I09026	26 EAST PEMBROKE ROAD	BASHEER A. SHABAZZ-WILLIAMS & ANGELA B. WILLIAMS	\$ 21,053.05
I09197	EAST PEMBROKE ROAD	CONSTANCE M. ROBINSON	\$ 20,541.52
I09027	30 EAST PEMBROKE ROAD	RICHARD E. & CONSTANCE M. ROBINSON	\$ 18,899.83
I09024	32 EAST PEMBROKE ROAD	JOHN G. COLE	\$ 17,873.31
I09025	32 EAST PEMBROKE ROAD	DANIEL D. & FILOMENA AMENDOLA, TRUSTEES	\$ 26,283.73
I09135	34A EAST PEMBROKE ROAD	SILVANA COSTABILE CODRARO	\$ 19,071.54
I09023	34 EAST PEMBROKE ROAD	ROBERT WOLHRAB & ELAINE J. MCGUIRE	\$ 16,541.82
I09033	5 EAST PEMBROKE ROAD	EVELYN DELISLE	\$ 19,770.79
I09034	7 EAST PEMBROKE ROAD	RICHARD FONTON, JR.	\$ 18,135.31
I09035	9 EAST PEMBROKE ROAD	DIANE VEILLEUX FORMAN	\$ 30,174.97
I09036-1	11-13 EAST PEMBROKE ROAD #A	JAMES M. SR. & LYNN K. LUCSKY	\$ 13,051.89
I09036-2	11-13 EAST PEMBROKE ROAD #B	ROBERT B. ALDRIDGE	\$ 12,212.47
I09042	17 EAST PEMBROKE ROAD	DAVID R. JANASEK & MARY B. JANASEK	\$ 18,878.36
I09043	19 EAST PEMBROKE ROAD	KELLIE & MARCEL ST. PIERRE	\$ 15,037.57
	<b>TOTALS</b>	<b>TOTALS</b>	\$ 390,303.52
			\$ 390,303.52