

**MINUTES  
SPECIAL MEETING  
BOARD OF MAYOR AND BURGESSES  
NOVEMBER 1, 2012**

1. Mayor Robert Mezzo called the special meeting to order at **6:30 p.m.** with the following in attendance:

**BURGESSES:**

T. K. Rossi  
M. Bronko  
R. Burns  
M. Ciacciarella, absent  
C. Ernsky, absent

L. Jackson  
R. Neth  
R. San Angelo  
P. Scully, Sr.

**PRESS:**

A. Malik  
L. Marshall  
P. Singley

**DEPARTMENT HEADS:**

W. McAllister, Controller

**OTHERS:**

Atty. E. Fitzpatrick

2. Mayor Mezzo led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Deputy Mayor Rossi and seconded by Burgess Neth to recess to Executive Session at **6:31 p.m.** for discussion on the following: **Property Negotiations** (GDC Property) and **Personnel** (Police Chief Agreement, Director of Public Works Agreement) inviting in Attorney E. Fitzpatrick, Controller W. McAllister and Attorney G. O'Connor.

Mayor Mezzo reconvened the meeting at **7:49 p.m.**

4. The following motions emanated from Executive Session.
- VOTED:** Unanimously on a motion by Deputy Mayor Rossi and seconded by Burgess Scully that the Board of Mayor and Burgesses authorize Mayor Mezzo to enter into an **Employee Agreement between the Borough of Naugatuck and Christopher Edson.**
- VOTED:** Unanimously on a motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses approve the following resolution for the **acquisition of Parcels A and B, Rubber Avenue and Maple Street, Naugatuck, Connecticut:**

**WHEREAS,** there are two parcels of land located on Rubber Avenue and Maple Street in Naugatuck Connecticut. The improved parcel at 6 Rubber Avenue (Assessors account 024-8205) is improved with a four story industrial building. The unimproved parcel is identified as 0 Maple Street (Assessor's account 024-8204) and is currently used as an adjacent paved parking area. These two parcels are known as and shall be referred to as Parcels A and B,

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**WHEREAS**, Parcels A and B are located in an area which is key to the future revitalization of downtown Naugatuck and the redefinition of Naugatuck as a regional center,

**WHEREAS**, the opportunity for the Borough of Naugatuck to acquire Parcels A and B by purchase or, if necessary, by eminent domain, now exists,

**WHEREAS**, acquisition by the Borough of Parcels A and B is critical to the efforts for the future revitalization of downtown Naugatuck and the redefinition of Naugatuck as a regional center,

**WHEREAS**, the Board finds it to be in the best interests of the Borough to obtain title to Parcels A and B at the earliest opportunity,

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Acquisition of Parcels A and B is necessary, appropriate and to the general benefit of the Borough and its residents, and such acquisition is hereby approved pursuant to the Borough's powers under Sections 7-148(3)(A) and 48-6 of the Connecticut General Statutes. Parcels A and B are necessary and appropriate to the Borough's mission of ensuring that the responsible and appropriate revitalization of downtown Naugatuck occurs.
2. The Board hereby refers the proposed acquisition of Parcels A and B to the Borough Planning Commission for such Board's report as required by Section 8-24 of the Connecticut General Statutes.
3. Upon receipt of a favorable report from the Borough Planning Commission, the Borough is authorized and directed to conduct good faith negotiations with owners for the purchase of Parcels A and B.
4. If such negotiations fail to produce for such purchase, the Borough is authorized to acquire Parcels A and B through the exercise of eminent domain pursuant to Section 48-6 and 48-12 of the Connecticut General Statutes.

**For the record:**

**R. San Angelo:** "I'm supporting this resolution and I think it makes all the sense in the world and I'm happy that the Mayor's brought it forward. What I want to make clear is that an important component of this is what the Mayor said. This is as both Attorney Ned Fitzpatrick and Gary O'Connor to recommend it to us that this does meet the exceptions to the Transfer Act and we've gotten legal opinion."

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They've given us our legal opinion that we will be okay in terms of the State Statutes. I understand there has been discussions between the town and the Department of Environmental Protection that will also state that this meets the exception of the Transfer Act. I think it is important that we document that because in the future I want it to be on the record that that is a big part of the borough's decision that we are gonna meet that exception. So I want it to be in our minutes of our meeting and documented for that purpose. And if that's the case I think it, it is great for the town that, ya know. And it gives us an opportunity if we do decide to acquire ownership of this property to clean it up in our time frame and along with a developer, I guess as a result of a potential RFP. But I think it is important that we have that documented for the record."

5. **VOTED:** Unanimously on a motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses approve the **Borough of Naugatuck Commercial Tax Abatement Ordinance, October 2012 Updated Draft.**
6. **VOTED:** Unanimously on a motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize the Mayor to enter into a statement of work to provide consulting services to perform a **strategic plan for the Town/Borough of Naugatuck by Blum Shapiro, not to exceed \$62,000.**
7. **VOTED:** Unanimously on a motion by Deputy Mayor Rossi and seconded by Burgess Neth to adjourn the meeting at **8:19 p.m.**

**A digital recording of this meeting is available in the office of the Borough Clerk for further review.**

**Attest:**

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Nancy K. DiMeo  
Borough Clerk

cc: Mayor/Burgesses/Controller/File