

**MINUTES
SPECIAL MEETING
BOARD OF MAYOR AND BURGESSES
OCTOBER 26, 2010**

1. Mayor Robert Mezzo called the special meeting to order at **6:05 p.m.** with the following in attendance:

BURGESSES:

T. K. Rossi	H. Kuczenski
R. Burns	R. Neth
A. Campbell	P. Scully
M. Ciacciarella .	R. Woodfield
M. V. Fragoso, absent	

RESIDENTS: Two

PRESS:

Q. Leonard
H. Nguyen
D. Deblasio

DEPARTMENT HEADS:

J. Stewart, Public Works Director

OTHERS:

R. Harrell, Harrell Associates	G. O'Connor, Attorney
M. O'Connor, V. P. Conroy Development	D. Prendergast, NEDC CEO
J. Carlson, NEDC Chairman	

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 Burns that the Board of Mayor and Burgesses authorize the Mayor to execute all contracts and related documents regarding extra work authorization with CHA (Clough Harbour & Associates) for the Nettleton Avenue drainage design and modify the Local Capital Improvement Plan, if necessary, as recommended by Public Works Director James Stewart.
4. Motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize the Mayor to execute all contracts and related documents regarding temporary land easements for David Street as recommended by Public Works Director James Stewart.
Motion rescinded.
- 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 execute all contracts and related documents regarding temporary land easements for David Street as recommended by Public Works Director James Stewart provided all land owners agree to abandon their wells.
5. Presentation by Richard Harrell, Harrell Michalowski Planning Division of Milone & MacBroom, regarding the Renaissance Place Municipal Development Plan ("MDP"). The Plan is an implementation vehicle for the Renaissance Place Project under Chapter 132 of the Connecticut State Statutes. An MDP is required to receive state funding. The Plan specifies activities to take place in the project action area.

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Following the presentation, Michael O' Connor, Vice President of Conroy Development and Jay Carlson, NEDC Chairman answered questions the Board had regarding the MDP.

6. Motion by Deputy Mayor Rossi and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize Mayor Robert Mezzo to enter into an agreement entitled State of Connecticut Department of Economic and Community Development, Guide Form for Legislative Body Approval, **Certified Resolution** by the Legislative Body approving the Project Plan and making Certain Findings:

WHEREAS, it is desirable and in the public interest that the Naugatuck Economic Development Corporation of the Borough of Naugatuck prepare a Project Plan for a Municipal Development Project for purposes of contributing to the economic welfare of the municipality and the state pursuant to the provisions of Chapter 132 and Chapter 588/ of the Connecticut General Statutes as amended; and

WHEREAS, the Naugatuck Economic Development Corporation prepared a Project Plan for the project known as the Renaissance Place Municipal Development Project; and

WHEREAS, the Project Plan was referred to the municipal planning commission of the Borough of Naugatuck and the regional planning agency known as the Regional Planning Commission of the Council of Governments of the Central Naugatuck Valley; and

WHEREAS, thereafter, the Naugatuck Economic Development Corporation held a public hearing on the Renaissance Place Municipal Development Project Plan on the 22nd day of September, 2010, pursuant to the provisions of municipal law, state statutes, Chapter 132 and Chapter 588/ of the Connecticut General Statutes, as amended; and thereafter, approved said plan;

NOW THEREFORE, the Naugatuck Board of Mayor and Burgesses hereby resolves:

- (1) That the Project Plan for the proposed Renaissance Place Municipal Development Project is hereby approved;
- (2) That the land and buildings within the project area will be used principally for industrial and business uses; that the land and buildings within the boundaries of the Project Area will be used primarily for manufacturing or other economic base business purposes or business support services; that the plan of development is in accordance with the plan of development for the municipality, adopted by its planning commission and the plan of development of the Regional Planning Agency, for the region within which the municipality is located; that the plan is not contrary or inconsistent to any statewide planning objectives of the state or state agencies as coordinated by the Secretary of the Office of Policy and Management; and that the project will contribute to the economic welfare of the municipality and the State of Connecticut; and that to carry out and administer the project, public action under Chapters 132 and 588/ of the Connecticut General Statutes as amended is required;

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- (3) That the Mayor is hereby authorized to submit the resolution of approval of the Project Plan to the Naugatuck Economic Development Corporation of the Borough of Naugatuck and submit said plan to the Commissioner of the Connecticut Department of Economic and Community Development for approval.

RESULT OF VOTE:

FOR:

Mayor R. Mezzo
 T. K. Rossi
 R. Burns
 A. Campbell
 M. Ciacciarella

H. Kuczenski
 R. Neth
 P. Scully
 R. Woodfield

OPPOSED:

None

ABSTAIN

None

Motion carried 9-0-0

- 7. Motion by Burgess _____ to recess to Executive Session at _____ **p.m.** for discussion of **Real Estate Disposition/Acquisition** (Renaissance Place Municipal Development Plan) and/or **Potential Legal Claims** (Renaissance Place Municipal Development Plan) inviting in _____.

Motion tabled.

- 8. Discussion/possible action on matters emanating from Executive Session.

Motion tabled.

- 9. **VOTED:** Unanimously on a motion by Deputy Mayor Rossi and seconded by Burgess Scully to adjourn the meeting at **7:03 p.m.**

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

Attest:

 Nancy K. DiMeo
 Borough Clerk

cc: Mayor/Burgesses/Controller/Mayoral Aide/File