

**AGENDA
SPECIAL MEETING
BOARD OF MAYOR AND BURGESSES
FEBRUARY 23, 2023**

The Borough of Naugatuck will host all borough board meetings on a hybrid basis. Everyone is welcome to attend in person, by Zoom Webinar or by phone.

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1. Mayor “Pete” Hess will call the special meeting to order at _____ p.m.
2. Pledge of Allegiance to the flag.
3. Motion by Burgess _____ to recess to Executive Session at _____ **p.m.** for discussion on the following: **Real Estate** (Tax Incremental Financing District, Naugatuck Industrial Park – Section III, Parcels A, B, Y & Z, Breen Field, VNA Building, Sale of Former Recycling Center – Rubber Avenue, Rubber Avenue Corridor, 146 Walnut Street) **Personnel** (Fire Police Designee), **Contracts** (Smarter City/Broadband) and **Pending Litigation** inviting in _____.

Mayor Hess will reconvene the meeting at _____ **p.m.**

4. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following resolution regarding a proposed **TIF Master Plan**; as if read:

WHEREAS, certain property in the Borough of Naugatuck located in the Route 8 and Rubber Avenue Corridors (the “Property”) is in need of rehabilitation, redevelopment or conservation work and is suitable for industrial, commercial, residential, mixed use or retail use, downtown development or transit oriented development; and

WHEREAS, it is anticipated that the establishment of a tax increment financing district established within the boundaries of the Property and the preparation of a District Master Plan will contribute to the economic growth and well-being of the Borough or to the betterment of the health, welfare or safety of the inhabitants of the Borough; and

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WHEREAS, the Board of Mayor and Burgesses (the “Board”) adopted a resolution on February 1, 2022 to direct the Mayor to prepare a District Master Plan (the “Plan”) for the Property; and

WHEREAS, the Mayor has provided the Board with a draft of the Plan.

NOW THEREFORE, be it resolved that

1. The tax increment financing district established within the boundaries of the Property and the preparation of a District Master Plan will contribute to the economic growth and well-being of the Borough of Naugatuck and to the betterment of the health, welfare or safety of the inhabitants of the Borough.
2. The form of the Plan including the proposed financial plan is acceptable to the Board.
3. The Mayor is hereby directed to transmit the draft Plan to the Planning Commission for its study and written advisory opinion and to call a public hearing to discuss the proposal to establish a tax increment financing district.

ROLL CALL VOTE:

5. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to sign a **municipal certification for the Rubber Avenue LOTCIP Project**.
6. Discussion/possible action on matters emanating from Executive Session.
7. Motion by Burgess _____ to adjourn the special meeting at _____ **p.m.**