

**AGENDA
SPECIAL MEETING
BOARD OF MAYOR AND BURGESSES
JUNE 17, 2025**

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.

We are using Zoom Webinar for our remote video conferencing platform.

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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** (Industrial Park Section III Phase II, Lot 7 Parcel B, Hershey Property) and **Pending Litigation** inviting in _____.

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

4. Discussion/possible action on matters emanating from Executive Session.
5. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following resolution authorizing the Borough of Naugatuck to enter into a **Tax Exemption Agreement for Certain Real Property and Improvements Commonly Known as “Lot 7” Located in Naugatuck Connecticut**, as if read:

WHEREAS, to address the shortage of adequate and affordable housing in the Borough, the Borough and Pennrose, LLC (“Pennrose”) entered into a certain Memorandum of Understanding, dated November 2022 (the “MOU”), which will be assigned by Pennrose to Parcel B Phase One LLC (the “Developer”) pursuant to that certain Assignment and Assumption of Memorandum of Understanding, whereby Developer will purchase from the Borough that certain parcel of land commonly known as “Lot 7” as shown on that certain approved subdivision map, titled “Subdivision Map Borough of Naugatuck Parcel 1-Tract A & B, Maple Street, Naugatuck, Connecticut, Prepared for Kleinfelder” dated 9/20/2024, rev. 1/27/2025 and prepared by Martinez Couch & Associates LLC (the “Subdivision Map”), which Subdivision Map has been filed on the Borough of Naugatuck Land Records on March 3, 2025, in Book 45 at Page 15, located in the Borough of Naugatuck, Connecticut (the “Property”); and

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WHEREAS, the Developer shall use the Property for the construction and operation of a mixed income, mixed use development consisting of: (a) sixty (60) units of family rental housing, with no fewer than eighty percent (80%) of the those units reserved for occupancy by households who, upon admission to the units, have annual incomes at or below sixty percent (60%) of Area Median Income (“AMI”), as such term is defined by the United States Housing Act of 1937, as amended, at rents that are thirty per cent (30%) or less of the annual income of such households; (b) approximately 3,000 square feet of first floor commercial space; and (c) various related improvements; and

WHEREAS, the Property is a “Development Property” within the meaning of Conn. Gen. Stat. § 7-482(d); and

WHEREAS, pursuant to a separate resolution effective July 23, 2024, the Borough has been afforded all of the powers enumerated in the Connecticut City and Town Development Act, sections 7-480 *et seq* of the Connecticut General Statutes (hereinafter, the “Act”), including but not limited to, the power to grant certain tax exemptions with respect to development properties within its jurisdiction; and

WHEREAS, the Board has determined that: (1) adequate provisions shall be made for the payment of the cost of acquisition, construction, operation, maintenance and insurance of the Property; (2) no relocation of individuals or families is required for the development of the Property; (3) due consideration has been given to the environmental and economic impact of such acquisition or disposition and the adequacy of existing or proposed municipal services; and (4) the acquisition of the Property shall advance the public interest, general health, safety and welfare, and development, growth and prosperity of the municipality; and

WHEREAS, the Borough, in order to induce the Developer to construct and operate the mixed income, mixed use development at the Property, is willing to provide tax relief to the Developer pursuant to a certain Tax Exemption Agreement (the “Agreement”), in accordance with Section 7-498 of the Connecticut General Statutes; and

WHEREAS, the Agreement exempts the Property and all improvements thereon and to be constructed thereon, during the term of the Agreement, from a portion of real property taxes as more particularly described in the Agreement; and

WHEREAS, the members of the Board have had the opportunity to review the proposed Tax Exemption Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND BURGESSES OF THE BOROUGH OF NAUGATUCK AS FOLLOWS:

Section 1. The Agreement with the Developer is hereby approved.

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Section 2. The Mayor is authorized to execute the Agreement and all such other papers, instruments, opinions, certificates, affidavits and other documents, and to do or cause to be done any and all other acts and things necessary or proper for carrying out this resolution and the terms and obligations of the Agreement.

ROLL CALL VOTE:

6. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following resolution for the approval of a **Remediation and Access Agreement Concerning 20 Firehouse Road, Naugatuck, CT Commonly Known as “Lot 7”**, as if read:

WHEREAS, the Borough of Naugatuck (the “Borough”) is the owner of that certain tract, piece or parcel of land commonly known as “Lot 7”, as shown on that certain approved subdivision map, titled “Subdivision Map Borough of Naugatuck Parcel 1- Tract A & B, Maple Street, Naugatuck, Connecticut, Prepared For Kleinfelder” dated 9/20/2024, rev. 1/27/2025 and prepared by Martinez Couch & Associates LLC (the “Subdivision Map”), which Subdivision Map has been filed on the Borough of Naugatuck Land Records on March 3, 2025, in Book 45 at Page 15, located in the Borough of Naugatuck, Connecticut (the “Property”); and

WHEREAS, in order to provide affordable housing and related programs to the citizens of the Borough, the Borough, by separate resolution effective November 1, 2022, authorized Mayor Hess to execute that certain Memorandum of Understanding (the “MOU”) by and between the Borough and Pennrose, LLC (“Pennrose”) in order to transfer the Property to Pennrose or its approved assignee (the “Closing”), which MOU was entered into in November 2022, and will be assigned by Pennrose to Parcel B Phase One LLC (the “Developer”) prior to the Closing pursuant to a certain Assignment and Assumption of Memorandum of Understanding; and

WHEREAS, pursuant to the MOU, the Borough has agreed to be responsible for certain post-closing environmental investigation, remediation, monitoring, and compliance obligations in connection with redevelopment of the Property in accordance with existing obligations under the into the Brownfield Remediation & Revitalization Liability Relief Program, C.G.S. Section 32-769 (the “Brownfield Program”), which the Property has been a part of since November 7, 2017 (REM ID: 11844); and

WHEREAS, simultaneous with the Closing with the Developer, the Borough will enter a Remediation and Access Agreement (“Agreement”) with the Developer to complete the foregoing post-closing tasks as particularly described in the Agreement; and

WHEREAS, the Mayor has recommended approval of the Agreement.

NOW, THEREFORE, BE IT RESOLVED THAT:

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1. The Agreement is hereby approved.
2. The Mayor is authorized to execute the Agreement and all such other papers, instruments, opinions, certificates, affidavits and other documents, and to do or cause to be done any and all other acts and things necessary or proper for carrying out this resolution and the terms and obligations of the Agreement.

ROLL CALL VOTE:

7. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following resolution authorizing the Borough of Naugatuck to approve the **Assignment and Assumption of that Certain Memorandum of Understanding Related to the Sale of Certain Real Property and Improvements Commonly Known as “Lot 7” Located in Naugatuck, Connecticut**, as if read:

WHEREAS, the Borough of Naugatuck (the “Borough”) is the owner of that certain tract, piece or parcel of land commonly known as “Lot 7”, as shown on that certain approved subdivision map, titled “Subdivision Map Borough of Naugatuck Parcel 1- Tract A & B, Maple Street, Naugatuck, Connecticut, Prepared For Kleinfelder” dated 9/20/2024, rev. 1/27/2025 and prepared by Martinez Couch & Associates LLC (the “Subdivision Map”), which Subdivision Map has been filed on the Borough of Naugatuck Land Records on March 3, 2025, in Book 45 at Page 15, located in the Borough of Naugatuck, Connecticut; and

WHEREAS, in order to provide affordable housing and related programs to the citizens of the Borough, the Borough, by separate resolution of the Board of Mayor and Burgesses (the “Board”) effective November 1, 2022, authorized the Mayor to execute that certain Memorandum of Understanding (the “MOU”) by and between the Borough and Pennrose, LLC (“Pennrose”), whereby the Borough agreed to sell, and Pennrose agreed to purchase, that certain parcel of land defined as “Phase I of Parcel B” under the MOU (now known as Lot 7 as shown on the Subdivision Map, the “Property”); and

WHEREAS, the Property is a “Development Property” within the meaning of Conn. Gen. Stat. § 7-482(d);

WHEREAS, the Board has determined that with respect to the purchase and development of the Property by Pennrose: (1) adequate provisions has made for the payment of the cost of acquisition, construction, operation, maintenance and insurance of the Property; (2) No relocation of individuals or families is required for the development of the Property; (3) due consideration has been given to the environmental and economic impact of such acquisition or disposition and the adequacy of existing or proposed municipal services; and (4) the acquisition of the Property will advance the public interest, general health, safety and welfare, and development, growth and prosperity of the municipality; and

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WHEREAS, the MOU was executed by the Borough and Pennrose in November, 2022, and Pennrose now desires to assign its rights and obligations under the MOU to its affiliate Parcel B Phase One LLC (the “Developer”) pursuant to that certain Assignment and Assumption of Memorandum of Understanding (the “Assignment”); and

WHEREAS, the Mayor has recommended the Board approve the assignment of the MOU to Developer pursuant to the terms of the Assignment; and

WHEREAS, the Mayor has recommended the Board approve the sale of the Property to the Developer pursuant to the terms of the MOU.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND BURGESSES OF THE BOROUGH OF NAUGATUCK AS FOLLOWS:

Section 1. The assignment of the MOU by Pennrose to Developer pursuant to the terms of the Assignment is hereby approved.

Section 2. The Mayor is authorized to execute all such agreements, papers, instruments, opinions, certificates, affidavits and other documents, and to do or cause to be done any and all other acts and things necessary or proper for carrying out this resolution, the sale of the Property to Developer and the terms and obligations of the MOU.

ROLL CALL VOTE:

8. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to execute all contracts related to the acquisition of the **Regional Traffic Safety Vehicle (Farber and Norcom)** as recommended by Chief of Police C. Colin McAllister.
9. Motion by Burgess _____ that the Board of Mayor and Burgesses approve **Auto Spa Express LLC DBA Purple Elephant Car Wash**, 727 Rubber Avenue, Naugatuck, CT 06770 as an approved vendor for FY2026 in the amount of **\$14,040** and to authorize Mayor Hess to execute all contracts and related documents as recommended by Acting Controller Eileen A. Cornacchia.
10. Motion by Burgess _____ to adjourn the special meeting at _____ **p.m.**