

**MINUTES
SPECIAL MEETING
BOARD OF MAYOR AND BURGESSES
FERUARY 23, 2023**

Due to the COVID-19 Pandemic, the Borough of Naugatuck held the Board of Mayor and Burgesses meeting on a hybrid basis. Everyone was welcomed to attend in person, by Zoom Webinar or by phone.

1. Mayor “Pete” Hess called the special meeting to order at **7:02 p.m.** with the following in attendance:

BURGESSES:

R. Neth

M. Bronko, absent

F. Dambowsky

C. Marenghi

J. Mizeski

G. Mudry, absent

D. Neth-Kunin

M. Smith, absent

R. Vitale

PRESS:

A. Yilma

RESIDENTS:

Unable to determine due to the format

DEPARTMENT HEADS:

None

OTHERS:

L. Wehry, IT Assistant

2. Lee Wehry led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Dambowsky to recess to Executive Session at **7:03 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**. No one was invited into executive session.

Mayor Hess reconvened the meeting at **8:31 p.m.**

4. Motion by Deputy Mayor Neth and seconded by Burgess Mizeski 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:

FOR

Mayor N.W. Hess
R. Neth
F. Dambowsky
C. Marenghi

J. Mizeski
D. Neth-Kunin
R. Vitale

OPPOSE

None

ABSTAIN

None

Motion carried 7-0-0

For the record:

Mayor Hess “Let’s note for the record that Burgess Bronko, Burgess Mudry and Burgess Smith are absent. The vote is unanimous. We have a quorum. Please Nancy let the record reflect that that was approved unanimously.”

5. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mizeski that the Board of Mayor and Burgesses authorize Mayor Hess to sign a **municipal certification for the Rubber Avenue LOTCIP Project**.
6. The following motions emanated from Executive Session.
7. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mizeski that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a **letter of intent with 3 PL Worldwide**, a fulfillment center operator, to sell and build land in the Naugatuck Industrial Park – Phase III in the area off Cherry Street in what we call the upper Tire Lot.

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8. **VOTED:** Unanimously on a motion by Burgess Dambowsky and seconded by Burgess Mizeski that the Board of Mayor and Burgesses send a letter to Fire Chief Paul Russell directing him to designate **Lieutenant Otis Baskins** of the Naugatuck Police Department as his designee to manage the Naugatuck Fire Police.
9. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Dambowsky that the Board of Mayor and Burgesses authorize Mayor Hess to enter into an agreement to **sell property at 146 Walnut Street for \$80,000.**
10. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mizeski to adjourn the special meeting at **8:37 p.m.**

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

Attest:

Nancy K. DiMeo
Borough Clerk