

**MINUTES
SPECIAL MEETING
BOARD OF MAYOR AND BURGESSES
APRIL 27, 2026**

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 **8:27 p.m.** with the following in attendance:

BURGESSES:

R. Vitale
M. Bronko, virtual
K. Gallo
K. Kimball
C. Marenghi

R. Neth, virtual
D. Neth-Kunin
J. Rosenblatt
J. Velazquez

PRESS:

None

PUBLIC:

Two

OTHERS:

L. Wehry, IT Assistant
A. Marciano, Johnson Controls, Inc., virtual
B. Rizk, BOE Business Manager, virtual

DEPARTMENT HEADS:

E. Cornacchia, Controller
M. Cooney, Superintendent of Schools

2. Deputy Mayor Vitale led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses refer the **purchase of 151 Elm Street** to the Planning Commission for a report pursuant to Section 8-24 of the CT General Statutes.
4. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses refer the **purchase of 889 New Haven Road** to the Planning Commission for a report pursuant to Section 8-24 of the CT General Statutes.
5. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses authorize Mayor Hess to sign a **Municipal Advisory Agreement** with Munistat Services, Inc., 129 Sampson Rock Drive, Suite A, Madison, CT 06443.
6. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses authorize Mayor Hess to sign a contract with Woodard and Curran, Inc., Middlesex Corporate Center, 213 Court Street, 4th Floor, Middletown, CT 06457 for **Environmental Consulting Services for 889 New Haven Road** in the amount of **\$25,000.00**.
7. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses approve **Amendment No. 1 to the Resolution Regarding a Performance Contract and an Equipment Lease/Purchase Agreement**, as if read:

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WHEREAS, the Board of Mayor and Burgesses of the Borough of Naugatuck, Connecticut (the “Borough”) previously authorized the Borough to enter into a Performance Contract with Johnson Controls, Inc. (“JCI”) to implement energy-savings measures and other capital improvements to achieve utility and operation and maintenance cost savings (the “Original Resolution”); and

WHEREAS, in order to finance the energy-savings measures and other capital improvements, the Board of Mayor and Burgesses previously authorized the Borough to enter into a lease-purchase agreement on behalf of the Borough and the Naugatuck Board of Education in an amount not to exceed \$28,000,000.00 (the “Project”); and

WHEREAS, the Board of Mayor and Burgesses anticipates that the Borough can achieve additional energy-savings measures by completing additional capital projects and improvements at other Borough schools, including, but not limited to, Andrew Avenue Elementary School and Western Elementary School.

NOW, THEREFORE, BE IT RESOLVED:

1. That Section 2 of the Original Resolution is hereby deleted and replaced with the following:

The Mayor and Controller are authorized to approve and execute a lease-purchase financing, subject to annual appropriation, in a principal amount not to exceed \$57,000,000.00, over a period of up to twenty years, to finance the Project. The Project may include acquisition and installation costs, equipment, legal fees, net interest on borrowings and other financing costs, and other expenses related to the acquisition and financing.

2. That nothing in this Amendment No. 1 to the Original Resolution shall be construed as amending any other section or provision of the Original Resolution and all other sections and provisions of the Original Resolution shall remain in full force and effect.
8. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses authorize Mayor Hess to sign an **Affordable Mobile Home Park Tax Incentive Agreement** with Riverview Mobile Home Estates LLC.
9. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt to adjourn the special meeting at **8:52 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