Mayor DelBuono called the meeting to order at 7:00 p.m.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL
   Councilor Braverman
   Councilor Camillo
   Councilor Donahue
   Councilor Manke (via Zoom)
   Councilor Nagel
   Councilor Page
   Councilor Radda
   Mayor DelBuono

   Staff Attendees:
   Keith Chapman, Town Manager (via Zoom)
   Fiona Eller, Town Assessor
   James E. Krupienski, Town Clerk
   Susan Gibbon, Council Clerk

3. APPROVAL OF AGENDA
   Motion by Councilor Radda to approve the agenda. Seconded by Councilor Camillo. Motion passed 8-0 (Deputy Mayor Budrejko absent)

4. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)
   (3 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)
   A. Public Comments
      • Dr. Stuart Calle, 641 Willard Avenue. Stated he doesn’t thinks the town manager is doing a good job and he should start listening to the people, pay attention what we want, be included weekly meetings. Not in favor a round-a-bout on Fenn Road. Upset with Bill DeMaio and parks department for putting hole in fence. Think that the realignment of Maple and Alumni Road is a bad idea.
      • Sue Mazzoccoli, West Hartford (via Zoom). Stated she was a 47 year resident of Newington. Thanked Gary Fuerstenberg and town for assistance during move. Thanked James Krupienski for all his help over the years.
      • Red Pappacino, Old Farm Drive. Grew up in Newington, just recently moved back. Cannot see having a railroad station on Cedar Street. It's going to be a bust. Need to do something about traffic on Cedar Street coming off Route 9.
      • Brian Tajmujer, 373 Lloyd Street. Totally against the alignment of Maple Avenue. Against the train station. Money is generated by factories there. The station will be a bust. Need to
let private enterprises take the reins. People are getting kickbacks. I want to know what's going on before things happen.

- Antonio Amaral, Old Farm Drive. Have lived in Newington since 1979. First opposed the "highway" created by Route 175, bad for businesses in Newington. Second opposition to Fastrak. DOT should put lights 50 feet apart to control traffic on Cedar Street. Does anybody in the town work for the DOT?
- Maria Amaral, Old Farm Drive. Thanked the person for putting flyer in her door. Read about what you were doing about the train station. Love progress, think train is the way to go for the future. Do not see that here; like Fastrak it is a waste of money. Love Newington, but don't like it anymore. Believe we are like sitting ducks in Newington for anything. Cannot walk to the library anymore; cars going so fast on Cedar Street. Need to stand together and not let the state do what they want.
- Ian Lennon, Dowd Street. Resident of Newington for 21 years. Feel like the bus thing got passed through very quickly without residents knowing what is going on. Miss a lot of things going on. What is the plan? The bus station is a bust. No one knew about the VA housing as well. Scared at how quickly things get passed through. Where do I find out about what's going on.
- Andrew Robinson, 590 Dowd Street. Have lived in Newington for 34 years. My taxes have increased over the years; don't mind because my daughter needs special services in school. Impossible to take a left out of Dowd onto Willard; now with the Alumni Road being opened it's going to be worse. Feel value of house will be reduced. Dowd Street is a speedway; people go 50 miles an hour. Don't think a train station on Cedar Street is a good idea. We need to keep these companies in our town. Need to have established companies.

B. Email Correspondence
- None

5. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION
- Councilor Donahue stated that personal attacks on the town manager are not warranted; if you have a problem take it up with him, not in public. The Maple Hill Avenue / Alumni Road realignment has been in the talks for many years; it's not new, it has been in place since they put the houses in there. The busway was talked about for 20 years; agree it's a bust. The Dakota development has been talked about since 2015, we didn't want it. We put things in the paper and on the town website. Don't know what else we can do to inform people. You can find information on our website.
- Councilor Page stated he appreciates everyone coming out tonight. Prior to being on the council, not always plugged in to what was happening in town. You can find information on our website and find out agendas for meetings. We have been trying to find better ways to communicate issues on the table via social media and through our website. Disagree that the Dakota property is low income housing; it is affordable housing. Low income housing has a derogatory meaning. People of all means deserve to live in Newington. A percentage of affordable housing is part of the development. We have many great services in town. I welcome affordable housing and all towns should do it.
- Councilor Radda thanked everyone for coming and taking their time to discuss issues. I encourage people to attend Town Planning & Zoning meetings; there is public participation at the beginning and the end of the meeting. This is where you will hear about development; the council does not have vote on that. You can also hear issues regarding development at Conservation Commission meetings. The Dakota property is affordable housing; applaud that; applaud diversity in our community. Grew up in Newington. Affordable housing is an opportunity for
people to live in Newington and be a part of our community. Low income is not the correct term.
Not against development in town, but want to see it done in a thoughtful way. There has been no
decision on a train station, it’s been discussed for many years. It’s dependent on the state of
Connecticut. It is not something that’s been raised or voted on; you have been misinformed. We
want to give you the correct information. Agree that something needs to be done with Cedar
Street; it’s a state road; DOT has the authority to make changes. My perception of an earlier
comment is that we all vote in a block, don’t have minds of our own, none of us question what’s
going on, none of us attend other meetings, none of us question or raise our voices and speak and
that is absolutely incorrect. We don’t always agree, but agree to disagree.

- Councillor Nagel stated that we do appreciate what you have to say and appreciate your concerns.
There are things we have a say in but don’t have a vote. Many decisions in terms of the roads
have to do with the state and they can force us into doing things we may not want to do.
Unfortunately the town of Newington has many state roads that run through it and we can’t just
make idle decisions on what can be done. Have been on the council off and on for 15 years and
these things come up over and over again. We can give our opinion and recommend what is best
for our community, but ultimately it is the state that determines these things. The opening of the
gate on Alumni Road has been debated left and right, pros and cons. Many years ago it was a
political issue. It is not something new, it is something the town has been concerned about for
many years. Wish there were easy solutions. Regarding the Dakota development, the town
attempted to block that development because of safety issues due to Cedar Street. We cannot tell
anyone what they can or cannot build on private property. Hopefully rumors don’t come up with
things we have no knowledge about.

- Councilor Camillo stated he’s lived in Newington since 1963. In 1989 we had a meeting
regarding the bus way and it finally opened in 2015. The train station is going to happen,
sometime in the next 20 years; don’t know where, don’t want to lose industry. Was on the TPZ
when the affordable housing project on Cedar Street was proposed and one of the issues was that
we wanted to see a better building; not just a stick building, extra floor, fire retention. Regarding
the no crossing signs on Fenn Road, you need sidewalks and the state is not going to put one in.
The gate on Alumni Road wouldn’t be open, but people on Willard Avenue were complaining
that parks & rec were taking lawn equipment on the sidewalk and calling the police. Maple Hill
has been going on since 2015 and it was zoning’s idea, not the town managers. If you want
information we are easy to get ahold of. We have phones, we have businesses in town. Come in
and have a cup of coffee, we’ll talk to you and give you the right information.

- Councilor Donahue stated that NCTV records all the meeting and they are available watch again
and again. They are also available on video on demand at the nctv.org website. You can see
other meetings there as well (going back to 2015). The meetings are also available on the towns
You Tube page.

- Mayor DelBuono stated that in terms of the train station, that seems to be the biggest issue. I’ve
said it before and I’ll say it again – everybody on this council has a different opinion regarding
the train station; we are not united one way or the other, I can assure you of that. The state of
Connecticut is the one pushing the train station, not this council. When I hear people come
forward and state we are pushing this or we are planning this, or we are doing this; my answer to
you is we are not. Senator Lessor, our senator at the state level, sent me a letter back in May. I
received this communication on a Tuesday and he wanted an answer by Friday. The
communication read: “Dear Mayor. As you know a Newington train station is listed on DOT’s
long-term capital plan. It is not currently listed on the immediate DOT priority list. However,
haven spoken to senior DOT leaders today, they indicated to me that it will return to the priority
list if the receive a letter from you affirming that Newington supports a train station at the Cedar
Street location.” I want to make it clear that the state is the one telling us that they want the train station at the Cedar Street location. This council has discussed two different locations as a possibility and it was discussed years ago and that was either at Newington Junction or at Cedar Street and there were differing opinions on it. About five or six years ago, it was the consensus of the council to say yes to the state, it sounded like they were going to come through with money at the time. There was not formal communication or formal funding, there was no anything of the sort. In 2018 the transit village district was created and passed through TPZ where chunks of property were zoned as possible locations to be used for the train station development. We never talked about eminent domain and the state stated that they would work with landowners. Senator Lessor’s letter continued: “to the best of his knowledge that the train station at Cedar Street reflects the will of the council and the TPZ.” The letter he was asking me to write “was extremely time sensitive because a tranche of funding will be available as soon as next bond commission meeting and decisions are being made right now. Please let me know as soon as possible if you are able to turn a letter around.” So he wanted and answer right then. My response to him after consideration was to ask for a time frame. My response was: “Can you give me a time frame so I can reach out to the councilors and make sure that we are doing our due diligence. Thank you for your work with Newington and making sure that we are on the forefront.” He responded that I had until the end of the week, I had until Friday. This was a Tuesday, he wanted a decision by Friday on whether I, as mayor, can commit to something that I don’t have the right to commit to. I’m one of nine. I don’t make decisions like that without nine folks. What I sent back to him was that I felt that there was a general feeling of wanting to know more about a train station in Newington, but there was no commitment to where that train station should be because the previous information we had gotten was that the funding would not be available for up to 10 years and that we couldn’t commit to a site in our town based on that could be 10 years. Cedar Street could look very different in 10 years. There might be nothing left on it and it’s built up to the hilt and we don’t have to we don’t have any room for a train station. I don’t know that this is going to look like when funds become available and wasn’t comfortable committing to a site or location or anything for this council at that time. I told them there was general support for a train station in the future if funding becomes available in 10 years. What I want to say, and I may get passionate and defensive, but when I hear people say that we’re pushing something and it’s our plan, I feel like people are going misinformed and that’s my concern. I want you have to have the right information. As Councilor Camillo stated, we are available, our information is on the website. You can email us, ask us. If you get a flyer, if you hear something in the news, you may hear only one side of the story. I urge you to contact us via email or phone and tell us your concern. Email is best for me, I will respond within a few days. Ask the questions. I don’t want people getting upset feeling like there’s a threat to their properties or their businesses or we’re discussing something at this table. At our last meeting there was an older couple where mobility was an issue for them and we helped them, and they said to us we are hear for that train station meeting; I stated we’re not having a train station meeting, but they got a flyer stating there was a train station meeting. I told them there was town council meeting, but the train station was not on the agenda, it’s not before us and the state hasn’t committed to anything and haven’t asked us for anything since May. There is no imminent train station, I’m not saying it’s not out there and the state isn’t planning for it, they may be, but we are not right now, and it is not something that is before us as a plan. In terms of being notified, there is a function on our website and there is a way to sign up for notifications where you can request specific commissions, boards and their upcoming agendas. That is a good avenue to use. Fenn Road and Cedar Street are both state roads. Do we have input? Sort of, it they want it they will ask for it but that doesn’t always happen and the just make decisions and notify us. Bring your concerns to us, but make sure to bring them to the Senator Lessor also. The Dakota project came
through zoning five years ago, it ended up on court because of safety issues. Because it is a private landowner the project was allowed through court proceedings. It was not a quick decision for that to get built. No issue comes to this table that gets decided in one meeting; everything is on our agenda for at least two meetings (a three week span). If you have concerns, contact us or come to a meeting. As far as I know there is not funding for a train station. We do not have dialogue at this point; it is not allowed by town rules.

- Councilor Donahue stated that Alumni Road and the train station are two separate items.
- Mayor DelBuono stated that her email address is bdelbuono@newingtonct.gov.
- Town Clerk Krupienski stated that you can reach the council at towncouncil@newingtonct.gov as well.
- Mayor DelBuono stated she is not going to get into dialogue with members of the public. But if you email me at bdelbuono@newingtonct.gov she will get back to you. Can't speak for any other members of the council.

6. PRESENTATIONS
   A. Central Connecticut Health District – Vaccination Clinics
      - Charles Brown thanked the council for having him tonight. Unfortunately COVID is still an issue and the level of COVID is higher than what they appear to be now that test at home kits are available and while they are get, they don't get reported. Wash your hands, cover your cough, stay home if you are sick and get vaccinated. Thank you a thousand times if you are vaccinated. The new booster has two different types of virus. I encourage everyone to get their vaccine boosters. We have our October flu clinics coming up. Anticipate it will be a pretty bad flu year. We have vaccination clinics staring up in October. We are doing them on an appointment basis, don't want overcrowding. Encourage everyone to sign up for the clinics. Thank you for your support. Starting to raise our heads from COVID. We distributed a community health satisfaction survey; have asked James to put the information up on your website.
      - Councilor Radda stated she’s been asked by people if they should get the second booster now or wait and have the second booster be the bivalent.
      - Mr. Brown stated it doesn’t matter at this point. Just get what you can.
      - Councilor Radda stated that has been here suggestion.
      - Mr. Brown stated that CCHD doesn’t have plans at this point to be giving COVID vaccinations. We want to concentrate on people getting their flu shots this year. Very concerned about what we are seeing in the southern hemisphere.
      - Councilor Manke asked what the best time is for people to get their flu shots.
      - Mr. Brown stated that it’s best to be vaccinated so that you have full immunity by the time the holiday’s come around and that’s typically the peak of the season. That’s why we plan October clinics. The vaccines we offer address the four most likely flu viruses that are going to be out there. This year we also have about 300 doses of high dose vaccine for the seniors and that is going to be on a first come, first served basis. You can also call us at our phone number 860-785-8380 x216 to make an appointment.
      - Councilor Nagel thanked Mr. Brown for all the work he has been doing and for telling people to be vigilant. I know from personal experience, no matter how careful you are, you can still come down with COVID, and thank you for your concern in having one of your staff call me while I was recuperating. It is something that is ongoing and you still need to be careful. Is there a combination vaccine with both the flu and COVID? Was that just speculation?
• Mr. Brown stated that was just speculation. We may see it in the future. The CDC has stated that you can get both vaccines on the same day. We are not going to be doing that at our clinics.
• Mayor DelBuono thanked Charles for coming and giving us an update.
• Mr. Brown stated he wanted to give a shout out to his staff.
• Councilor Nagel stated that he agrees that home tests are not always reliable; went to a walk-in clinic to find out I did have COVID.

7. CONSIDERATION OF OLD BUSINESS
A. Discussion-Explanatory Text for Draft Charter Referendum
• Town Clerk Krupienski stated that over the past couple of months while we've been discussing the variations of the draft report and the final report that the council accepted on August 23rd, conversation has drifted into how we want to inform the public and are we going to send them anything. If we are going to send them anything, the council needs to authorize that in order for us to expend funds. The motion we have available is statutory and there are two things you will be creating with it. One is the creation of explanatory text and one is the creation of additional information (posters or anything of that type.) Explanatory text could be a small flyer we mail out to each home and that decision the council has to make and authorize me to create. We can utilize the draft report that we put together. We can’t advocate for it one way or the other, but can use the information supplied to you. We’ve already placed this with the state for our ballot.
• Mayor DelBuono stated that we’ve discussed how to inform the public prior to this meeting. While it may be expensive, it is something we need to do. In terms of cost saving, I suggest, for consideration, sending out a postcard that would notify every resident of the charter revision, the question on the ballot and ways they can access the complete document for review. I’m envisioning every possible way for people to get the information.
• Councilor Page asked Mr. Krupienski if he could create a QR code.
• Mr. Krupienski stated that he can create a QR code that would bring them directly to the website.
• Councilor Page stated that he agrees that a postcard would be good.
• Mr. Krupienski stated that I will be advertising the entire charter to the public, but that does not include discussions, etc.
• Councilor Manke agrees that the postcard would be most cost effective.
• Mayor DelBuono stated that would be a way for us to get this information to the most people.

Motion by Councilor Donahue

BE IT RESOLVED, That the Town Council hereby authorizes the preparation and printing, by the Town Clerk, subject to the review and approval of the Town Attorney, of explanatory text for the question approved on August 23, 2022, for submission to the voters at referendum on November 8, 2022, specifying the intent and purpose of the Charter revisions, in accordance with Section 9-369b of the Connecticut General Statutes.

BE IT FURTHER RESOLVED, That subject to the approval of the Town Attorney, the Town Council further authorizes the preparation and printing of materials concerning the question approved hereby for submission to the voters at referendum in addition to the explanatory text in accordance with Section 9-369b of the Connecticut General Statutes.

Seconded by Councilor Radda. Motion passed 8-0 (Deputy Mayor Budrejko absent)
8. REFUNDS (Action Requested)

A. Approval of September 13, 2022 Refunds for an Overpayment of Taxes

Motion by Nagel

RESOLVED:

That property tax refunds in the amount of $4,261.08 are hereby approved in the individual amounts and for those named on the “Requests for Refund of an Overpayment of Taxes,” certified by the Revenue Collector, a list of which is attached to this resolution.

Seconded by Councilor Donahue. Motion passed 8-0 (Deputy Mayor Budrejko absent)

9. APPROVAL OF MINUTES

A. August 23, 2022 Regular Meeting Minutes

Motion by Councilor Nagel to approve the August 23, 2022 meeting minutes. Seconded by Councilor Manke. Motion passed 8-0 (Deputy Mayor Budrejko absent).

10. NEW BUSINESS

A. Tax Assessment Fixing Agreement at 690 Cedar Street

- Town Manager Chapman stated that this has been a long time coming. Steve Kosofsky, Economic Consultant, can give more details. This started about 2½ years ago. The developer contacted the town assessor’s office and was actually looking at a different piece of property and concluded that was not the property for him and Steve suggested looking at 690 Cedar Street, property that we own and is the old National Welding site. It’s a four acre site that has sat empty for 20 years or more with no tax revenue whatsoever. We are excited to be working with Anthony Properties and they are now requesting a tax fixing agreement; if you approve, the next step would be acquisition by Anthony Properties for the property to be bought from the town. This is a major achievement. Since I’ve been here there has not been any other inquiries into that property. Its perfect timing, a perfect fit and I give Steve a lot of credit for putting it all together. Hopefully you will take action at the next meeting with approval.

- Steve Kosofsky stated that this actually started on a Friday afternoon and Anthony Properties was scouring Newington for a site to be developed and they were actually looking at a property across the street, which I didn’t think met his goals. I directed him to the National Welding site. It’s been closer to 40 years since any tax revenue was received and the town foreclosed on the property which was in a state of contamination. There has been some remediation done on the site by the state. The developer is aware of this. He liked what he saw, the town of Newington and the makeup of the community. Liked that it was adjacent to CCSU, Farmington, and West Hartford. He was also very excited about the CT Fastrak. We’ve been working with him for 2½ years. The remediation is 95% complete. Fauna will discuss terms of the agreement and what this development could mean financially for the town. The assumptions that Fauna is going to show are truly for illustration purposes only. It will give you an idea of the financial impact what a development of this size is going to mean for the town.

- Fauna Eller stated that typically for these developments we do a flat 45% but for this one we are proposing a graduated abatement. We will start with an 80% abatement to help the developer with initial upfront costs. We worked together with Anthony Properties to come up with this, but the overall percentage they are getting is 45.
Mr. Kosofsky stated that the reason we came up with the 45 was it's all based upon the investment that a developer is willing to invest in the town of Newington. At 3333 Berlin Turnpike the developer is investing approx. $100 million. This developer is projecting that this development will be around $70 million.

Town Manager Chapman asked the town clerk to put up the drawings of the development. It will consist of approx. 240 apartments (studios / one bedrooms); there will be a parking garage; swimming pool in the center court; business center for remote working; every apartment will have deck. It's an ideal location for this development. The cost is at about $70 million now, when the discussions started it was about $63 million, so inflation has kicked in. We're optimistic that it will be a real bonus to the town.

Mr. Kosofsky stated that this facility is extremely upscale. The rent will be $2,500 and up. This company has also agreed and because the state has provided funding for the site, they've agreed to provide between 12 and 15 apartments as affordable units.

Mayor DelBuono stated that the council is not approving this project, just the tax fixing agreement. This has already been approved by TPZ. Correct?

Town Manager Chapman stated that is correct. Everything is approved; just waiting for one final sign off from the state. Once that is done, the closing will be scheduled and that will take place between Thanksgiving and Christmas.

Mayor DelBuono stated that our purpose is strictly for the tax abatement piece. As Steve mentioned it's been close to 40 years since any type of income was collected from the site. It's a very unique piece of property and the only one that I know that we've actually taken ownership of. The remediation piece also was unique to this property and it took several years to get that taken care of with support from the state. This abatement makes sense based on the overall investment in the community of approx. $70 million. When I look at the grid is based on today's mill rate and those are the projected taxes we could collect. So the first year, 2024, we can go from zero dollars collected to almost $304,000 and that's with an 80% abatement. In 10 years, we will be looking at $1.5 million per year. I want to mention that affordable housing piece. We are required to have 10% affordable housing and we have not met that. We needed to work with the state on this and the developer needed to include a certain amount of affordable housing. The tax fixing agreement makes sense. Will take action on this at our next meeting.

Town Manager Chapman stated that in 20 years, the town will be looking at net tax of more than $23 million. For the last 20 years that property has generated no income. The mill rate is set at the current mill rate and the town should try to keep it at that.

Councilor Page asked what the property is worth right now.

Town Manager Chapman stated that on a good day, there is still contamination on it, you are probably looking at $1 million.

Ms. Eller stated that with the contamination remediation it's a decent amount of money.

Town Manager Chapman stated that it will cost at least another $500,000 to clean up the site.

Councilor Page asked if we had an objective third party that appraised the land for this transaction.

Town Manager Chapman stated that the price we are selling the land for was established by Steve.

Mr. Kosofsky stated he did to due diligence on it. In answer to Councilor Pages question, I want to direct his attention to the facility across the street, 697 Cedar Street. That property is presently contaminated, with a building on it, and right before I left it sold for $700,000 and the property is still contaminated.
• Councilor Page stated he’s not saying the appraisal is right or wrong. Before we sell this would like to see a document from a licensed or certified appraiser stating what it’s worth.
• Mayor DelBuono stated that we are not approving the sale, that’s already been approved.
• Town Manager Chapman stated that they are just waiting for the closing.
• Town Clerk Krupienski stated that the council authorized Mr. Chapman to enter into a sale agreement last September or October.
• Councilor Page stated so that was done without an appraisal.
• Town Clerk Krupienski stated that something was done and presented to the council.
• Councilor Page asked if they could look at all the financials [of the company] to justify the requested tax abatement.
• Town Manager Chapman asked if he wanted to look at Anthony Properties financials.
• Councilor Page stated yes, because they must have provided financials to justify requesting an abatement without it this deal is doable for them.
• Town Manager Chapman stated that if for some reason they fail to perform, the tax abatement goes away.
• Councilor Page stated that in order for them to ask for an abatement they provided you and your staff detailed financials justifying their request. Right?
• Town Manager Chapman stated no. The standard operating procedure in Connecticut for developers now are when they are investing upwards of $70 million they expect to have a tax abatement agreement, otherwise they will go to the next town over and get it. We’re in competition with other towns and it’s not anything unusual, it is standard operating procedure.
• Councilor Page stated that as he’s said, with the 3333 Berlin Turnpike, it has retail income and will generate greater revenues. Don’t know I’m comfortable with a residential only tax abatement. It may or may not be the practice of other towns. Newington is a fantastic town and it’s a great location and don’t think that they are doing us an amazing favor by developing this property without justifying it with his financials.
• Town Manager Chapman stated that if the developer hears what you are saying and the council goes along with it, he will probably pull out.
• Mayor DelBuono stated for the 3333 property, we approved two separate tax abatements – one for the residential and one for the retail; they’re two separate developers. So we did one for residential only already.
• Councilor Page stated that he doesn’t know anyone who does business for millions of dollars without looking at financials because “everybody’s doing it.” Don’t know that any businessman does a transaction that way, so I’m concerned.
• Councilor Manke stated that he’s been on the council a number of years and we’ve had many people look at the site, but no one wanted to develop on it. So if we don’t give the tax abatement and they decided to move someplace else, we have that big, four acre, hole it the ground on Cedar Street. This is standard procedure and they want the town to get in the game too. They want to invest $70 million and get a tax abatement. I’m in favor of this. I don’t need to see their financials. If we don’t do this they will move to another town.
• Mayor DelBuono asked in terms of the financials that Councilor Page is alluding to. There was a property up on Cedar Mountain and they came in looking for an abatement. The presented their development plan which kind of included their financing terms. That had to have been presented already to TPZ, correct?
• Mr. Kosofsky stated that he’s doesn’t know if it was presented to TPZ. This developer made contact with me approx. three years ago and at that time he proposed spending $46 million on
this facility, now it’s up to $70.5 million. You are correct, in 2016 there was a development scheduled for the top of Cedar Mountain, something similar to this in investment, unfortunately they did not get the funding.

- Councilor Page asked if they provided projected financials.
- Mr. Kosofsky stated no, they did not.
- Councilor Page stated they are expending money so that they can make money and that’s a good thing. But a more thorough and fiduciary action on our part would be to look at the justification. I can’t accept just because everyone is doing it we should give them a tax break.
- Mr. Kosofsky stated there are two points he can make. One: Frankly, yes, it is your choice as a council to approve this and if you don’t, I agree with Keith, this developer will walk and we will go from a potential of $23 million over 20 years, back to zero. Two: We have shown you this illustration, and I can’t reiterate this more, the mill rate shown is static for 20 years and in reality we would all like that, that probably won’t happen. This is also based on the original cost $70 million. At the next valuation, the assessor will be valuing the property based on the income stream that is generated and based on my experience it’s going to generate significantly more revenue than what is being shown.
- Ms. Eller stated that she agrees with Steve’s comments.
- Councilor Page stated he’d like to trust them and he’d like to trust them on their promise of affordable housing, just want it verified in writing. We’re being asked to make a multi-million dollar decision based on everybody saying it’s a great deal and it’ll be wonderful.
- Mayor DelBuono asked why Councilor Page is asking these questions about this particular development versus the others we’ve already considered.
- Councilor Page stated he didn’t vote for the Pane property for the same reason and I voted for 3333 because it was linked to retail.
- Mayor DelBuono stated you didn’t vote on the property, you voted on the development. You voted for the development but not the one you just mentioned.
- Councilor Page stated he’s referring to the one on Pane Road. I’ll vote against this for the same reason. I’ve only been on this council for 8-10 months and I’m learning questions to ask and 3333 was a better deal for our taxpayers because there’s revenue being generated from retail business. Don’t know that this is justified for residential only.
- Mayor DelBuono asked in terms of the other abatements that we’ve authorized in the past, were your expectations from those in terms of construction costs and the amount they were investing in the community, did you ask them for anything else?
- Town Manager Chapman stated no. Again, if there’s concern about whether we should proceed, think you have to look at the fact that developer is putting up $70 million dollars and we’re questioning his ability. Anthony Properties has properties throughout the whole country and we are going to question their financial abilities?
- Councilor Page stated that yes we are Mr. Chapman, they’re not doing this as a charity for the town of Newington. He’s doing it to make money.
- Town Manager Chapman reiterated its $70 million.
- Councilor Page stated he hopes he makes money, that’s the way capitalism works.
- Mayor DelBuono stated that there are other hands up.
- Councilor Radda asked how many years this property sat vacant with no taxes paid to the town.
- Mr. Kosofsky stated approx. 40.
Councillor Radda asked what the cost to Newington has been from the time of foreclosure when that company stopped paying taxes. How much have we put into that property? How much has it cost us?

Mr. Kosofsky stated that we fenced it in, other than that there were no expenses.

Town Manager Chapman stated that at the time the town took over the property there was approx. $800 thousand owed in taxes.

Councillor Manke stated that those people who live there will more than likely have a car and those cars will be taxed in Newington. Is that correct?

Town Manager Chapman stated that is correct. Probably about $1 million in revenue from the automobiles.

Councillor Manke stated that at the end of ten years, we are going to have collected $8.3 million dollars in taxes.

Town Manager Chapman stated that is based on the property, not on the cars.

Councillor Manke stated that just the property and then you add the cars to it and then the added assessments, the value of the property goes up over those 10 years. If we don’t approve this, that’s $8.3 million dollars is going to come out of other people’s pockets.

Town Manager Chapman stated that revenue will continue to rise.

Councillor Manke stated that if we don’t develop this land, we get no revenue from it and it will affect the taxpayers.

11. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER

• Town Manager Chapman stated that the dog park grand opening is now going to be tomorrow at 4:30.

12. COUNCIL LIAISON/COMMITTEE REPORTS

• Councillor Page stated that at the Fire Commissioners meeting there was some concern about the radio system. Would like to get an update from Mr. Chapman on the status of that and gaps in communication. The Environmental Quality Commission met, appreciate the air quality measure they’re getting around Balf Quarry; it looks like those numbers are consistent. There was a discussion about the work that Mr. Chapman and Mr. DeMaio are doing to alleviate the goose problem.

• Councillor Radda stated that the Aging and Disabled Commission were unable to meet this month due to lack of quorum, concerned about that. The next Anna Reynolds meeting will be on Thursday.

• Councillor Nagel stated that the Aging and Disabled Commission doesn’t typically hold a meeting in September and the chair of that commission was going to be on vacation and we received no notification that they were looking for a quorum for a meeting or not, so there seems to be a difference of opinion or miscommunication regarding that. So there’s more factors than just not having enough people.

13. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)

(3 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)

• Rose Lyons, 46 Elton Drive (via Zoom) stated as a senior who has lived in Newington for 75 years, and having a fixed income, would love to stay in Newington, but it’s getting to be difficult. Would like to see some affordable senior housing built in Newington that seniors on fixed incomes could afford. I don’t expect to see my taxes frozen, do get senior tax relief and I do appreciate it. Wish the town did more for the seniors and what their needs are.
14. REMARKS BY COUNCILORS
- Councilor Manke state that this winter is going to a difficult heating season for our seniors. Maybe someone from human services can come in and explain how people can apply for assistance.
- Councilor Page wanted to wish Ms. Mazzoccoli the best, she’s been a big part of our town for many years. I want to continue and urge citizens about environmental issues. Also would like people to consider No Mow May, which is good for our pollinators.

15. INFORMATIONAL ITEMS
A. 150th Anniversary Celebration Dinner Invitation
   - Thursday, September 22, 6-10 p.m. Tickets are still available.
B. AARP Smart Driver Course
   - Will be held at the Senior and Disabled Center
C. Senior & Disabled Center Highlights: Upcoming Activities & Events
   - Various events are being held.

16. ADJOURNMENT
Motion by Councilor Nagel to adjourn the meeting at 9:18. Seconded by Councilor Donahue. The motion passed unanimously.

Respectfully submitted,

Susan Gibbon
Councilor Clerk