



Keith Chapman
Town Manager

TOWN OF NEWINGTON

200 GARFIELD STREET
NEWINGTON, CONNECTICUT 06111

MAYOR BETH DELBUONO

NEWINGTON TOWN COUNCIL SPECIAL MEETING MINUTES

Thursday, October 15, 2020

This meeting was presented as a Zoom Webinar/Meeting

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2020 OCT 26 PM 3:53

James Krupinski
Town Clerk

Mayor DelBuono called the meeting to order at 6:30 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Anest
Councilor Braverman
Councilor Budrejko
Councilor Camillo
Councilor Donahue
Councilor Manke
Councilor Miner
Councilor Nagel
Mayor DelBuono

Also present:

Keith Chapman, Town Manager
Steven Kosofsky, Town Assessor
Ben Ancona, Town Attorney
James Krupinski, Town Clerk
Susan Gibbon, Council Clerk

III. PUBLIC PARTICIPATION - ON AGENDA ITEMS ONLY (Via Zoom Application or Phone)
(4 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)

A. Public Comments

- Rose Lyons, 46 Elton Drive stated she is in favor of sale of property. Where are the funds going; last sale funds went to Land Acquisition Fund. More information should have been provided to the public regarding this sale.
- Clark Castille, 167 Connecticut Avenue stated that he was submitting a letter to FOI regarding information pertaining to the sale of this property. In favor of sale. Sham public hearing. Denied access to specific documents event after FOI request.
- Barbara Squillacote, 275 Field Street stated that he sentiments are those of Rose and Clark. Where are the funds of this money going to go after the sale. Disappointed information not provided to the public prior to the sale.

IV. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

- None

V. CONSIDERATION OF OLD BUSINESS

- A. Sale of Town Owned Property - 690 Cedar Street

- Town Manager Chapman stated that this is an opportunity to sell a piece of property at 690 Cedar Street; essentially tonight's meeting is to determine whether to keep the property or sell the property. This is to authorize me to enter into a purchase agreement.

Motion by Councilor Manke

RESOLVED:

The Newington Town Council hereby authorizes Keith Chapman, Town Manager to execute any and all documents necessary to complete the sale of Town Owned Property located at 690 Cedar Street.

Seconded by Councilor Camillo. Motion passed 9-0 (roll call vote)

- Mayor DelBuono asked Mr. Kosofsky for estimated taxes
- Steve Kosofsky stated that sale would yield approx. \$40,000 per year
- Councilor Manke stated that his understanding is that this money would go into the general fund and we can make disbursements from there.
- Town Manager Chapman stated that is correct, funds from the sale will go into the general fund.
- Councilor Budrejko asked how much in taxes the town has lost on the piece of property over the years.
- Mr. Kosofsky stated that back taxes were \$1.4 million.
- Councilor Budrejko stated that we have probably lost close to \$2 million on this piece of property.
- Mr. Kosofsky stated that at our present mill rate we would collect approx. \$12,000 in taxes. Final year of valuation. Last 5 years would have been \$60,000.
- Councilor Miner stated that he fully supports the sale of the property. Feel we are in a bit of a quandary, because on Tuesday night we had no agreement in front of us to review; reviewed initial proposal and counterproposal. We have now brought to table for consideration, are we now required to discuss this publicly or can we go back into executive session without hampering the efforts.
- Attorney Ancona stated that once this agreement is entered, in my opinion, it is a public document and an executive session would not be appropriate.
- Councilor Miner asked if because this has been disclosed, can we go into executive session to discuss the document further in private. Have concerns with the document and don't want to discuss them publicly.
- Attorney Ancona stated that he sees no reason why you can't go into executive session
- Councilor Miner stated that there are considerations for action on the best interest of the town that I think need to be considered as part of this and I don't want to lose the opportunity to discuss it without it becoming a matter of public record. Again, I support the sale of the property but want to be sure we are representing the interests of the town.
- Attorney Ancona stated that if that is what you want, the council can reconvene and go into executive session if that is what the council desires.
- Councilor Miner respectfully requested the opportunity to allow for additional executive session to discuss this. Realize time is of the essence on this and proper notice would put us close to the requested return. Think it is prudent to discuss openly amongst ourselves before we place a final record on it.
- Councilor Camillo stated that we have trying to move this property for years and now we are in the position to do this and it's slowing things down. We knew that this was being discussed on Tuesday and if you didn't have the document, you should have asked for it. You have it now, if you have any questions ask Ben, but we should vote on this tonight. Can't afford to lose this perspective buyer on this property, it is very important. There may be another project down road near it and we need to get these projects going.

