

TOWN COUNCIL MAJORITY OFFICE

REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

FEBRUARY 6, 2018

PRESENT Linda Russo, Temporary Chair; Councillors Joseph Carlson and Caroline Torres

ALSO Marcia Leclerc, Mayor  
PRESENT Rich Gentile, Assistant Corporation Counsel  
Eileen Buckheit, Development Director

CALL TO ORDER

Temporary Chair Russo called the meeting to order at 5:30 p.m.

NOMINATION OF OFFICERS

MOTION By Joe Carlson  
seconded by Caroline Torres  
to **nominate** Linda Russo as **Chair**  
of the Real Estate Acquisition & Disposition Committee.  
Motion carried 3/0.

MOTION By Linda Russo  
seconded by Caroline Torres  
to **nominate** Joe Carlson as **Secretary**  
of the Real Estate Acquisition & Disposition Committee.  
Motion carried 3/0.

ADOPTION OF RULES GOVERNING MEETINGS

MOTION By Joe Carlson  
seconded by Caroline Torres  
to **adopt** Robert's Rules of Order as the rules that shall govern  
parliamentary procedure at all subcommittee meetings, with the exception  
that (1) the Chair shall not be required to restate the motion of any  
Council member unless requested by another Councillor, or when in the  
discretion of the Chair, such restatement is necessary to avoid any  
confusion as to the motion; and (2) where such rules are in conflict with  
the provisions of the State Statutes, the Town Charter, or Town  
Ordinances.  
Motion carried 3/0.

ESTABLISHMENT OF MEETING DATES

MOTION By Joe Carlson

seconded by Caroline Torres  
to **hold** meetings at the **call** of the Chair.  
Motion carried 3/0.

### STORAGE OF RECORDS

MOTION By Joe Carlson  
seconded by Caroline Torres  
to **store** records in the Town Council office.  
Motion carried 3/0.

### APPROVAL OF MINUTES

#### November 1, 2017 Minutes

MOTION By Joe Carlson  
seconded by Linda Russo  
to **approve** the minutes of the November 1, 2017 Real Estate Acquisition & Disposition Committee meeting.  
Motion carried 2/0. **Abstain:** Torres

### OPPORTUNITY FOR RESIDENTS TO SPEAK

Reginald Thibault, 42 Chester Street, is opposed to the town acquiring this property. He informed the Committee that he had made a cash offer of \$5,000 to purchase the property, but the offer was rejected by the trustees of the property's estate.

### NEW BUSINESS

**Corrected 02-14-18**

#### 1450 Main Street

Rich Gentile, Assistant Corporation Counsel, initiated a discussion about the operator of "Taste Buds" acquiring this property. An appraisal was done October 26, 2017 in which the property was valued at \$350,000.00. Since the building was formally a school, the closing proceeds will be allocated ~~88.2%~~ **77.22%** to the Town and ~~22.8%~~ **22.78%** to the Board of Education.

To move the process forward of the potential sale of the facility to the current Lessee, the following motion was made.

MOTION By Joe Carlson  
seconded by Caroline Torres  
that this committee:

1. Utilize the October 26, 2017 appraisal of Wellspeak Dugas and Kane, LLC, the Town's commercial appraisers;
2. Not seek bids with respect to the sale of 1450 Main Street (the "Property"); and

3. Ask the Administration to negotiate directly with the current operator of the business located at the Property, Mr. Asim Etem, with respect to the sale of the Property and to report back to this committee with its recommendation as to terms and sale price, upon the following conditions:
  1. That this sale shall be subject to final recommendation of this committee, and the approval of the Town Council; and
  2. That any sale be submitted to the Town Planning and Zoning Commission pursuant to Connecticut General Statutes Section 8-24;and
  3. That the Town Council complies with the Public Hearing Requirements of Connecticut General Statutes Section 7-163e prior to any sale.

Motion carried 3/0.

#### OLD BUSINESS

##### 1238 Silver Lane

A status update was provided by Development Director Eileen Buckheit who reported that a Phase I environmental investigation has been completed and that a Limited Phase II investigation was necessary, which would be concluded in approximately 4-6 weeks. Attorney Gentile reported that the title to 1238 Silver Lane is clear.

##### 10 Chester and 192-A Forbes Street

Attorney Rich Gentile will check to see if property taxes were paid on this property. He believes the appraisal fee should be approximately \$5000.00. Eileen Buckheit, Development Director, will check on status of the environmental report.

#### ADJOURNMENT

MOTION        By Joe Carlson  
                     seconded by Caroline Torres  
                     to **adjourn** (5:58p.m.)  
                     Motion carried 3/0.

cc:      Town Council  
            Marcia Leclerc, Mayor  
            Rich Gentile, Assistant Corporation Counsel  
            Eileen Buckheit, Development Director