



## CITY OF DANBURY

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810  
www.danbury-ct.gov

**ELISA ETCHETO**  
LEGISLATIVE ASSISTANT

PHONE: 203-797-4514  
FAX: 203-796-1529  
e.etcheto@danbury-ct.gov

### **MEETING NOTICE**

- Who:** City Council – Ad Hoc Committee
- When:** **6P.M. – Wednesday, February 15, 2023**
- Where:** 3C, 3<sup>rd</sup> Floor Conf. Rm  
City Hall, 155 Deer Hill Avenue
- Purpose:** State Surplus Property: 71 Main Street (Meeting #2)  
(Old Courthouse)

*\*Agenda Item on file in the Legislative Assistant's Office and on the city website.*

#### **Committee Members, Department Representatives & Petitioners:**

Michael Henry, Chair  
John Esposito III, Councilman  
Duane Perkins, Councilman  
Corporation Counsel Representative  
Sean Hanley, Superintendent of Public Buildings  
Sharon Calitro, Director of Planning  
Antonio Iadarola, Public Works Director  
Mayor's Office  
Connecticut Community Facility Development Corporation (CCFDC)

**Noticed:** Brigid Guertin, Danbury Museum & Historical Society  
Geoffrey Herald, Danbury Museum & Historical Society

**Posted:** Town Clerk                      Information Board                      City Website Calendar

**~AD HOC REPORT~**  
**State Surplus Property: 71 Main Street**  
**Monday, July 11, 2022**

Chairman Henry called the meeting to order at 6:03 p.m. on Monday, July 11, 2022. Present were Committee Members John Esposito III and Duane Perkins. From the City were Les Pinter, Deputy Corporation Counsel; Sharon Calitro, Planning Director; Antonio Iadarola, Public Works Director; Sean Hanley, Public Buildings Superintendent; John Kleinhans, Mayor's Office; Jack Knapp, Councilman; Vinny DiGilio, Councilman; Ben Chianese, Councilman; Farley Santos, Councilman; Emile Buzaid, Councilman; and Paul Rotello, Councilman. Present from the public were Jim Maloney, Petitioner & CCFDC Representative; Ken Gucker, State Representative; Brigid Guertin, Danbury Museum & Historical Society, Director; Geoffrey Herald, Danbury Museum & Historical Society Authority, Chair; and Bob Doyle, Danbury Museum & Historical Society Authority, Treasurer.

Mr. Henry noted the original agenda item from June received a positive recommendation from Planning. Mr. Maloney provided a brief overview of the layout/plan for the properties. He explained that the City originally discussed buying the courthouse from the State, and around the same time, the State Legislature passed a Community Investment Fund Bond opportunity, which sets aside \$175 million annually, for five-years, for dramatic City transformation projects. He discussed the City's need for revitalization on the south side of Main Street and various projects in the area, and that the State has a short deadline for application submittals, and that the City should focus on co-sponsoring the grant to acquire the three parcels.

The grant plan is to tear down the house/parking lot and repair the courthouse and the dilapidated building. The estimated appraised value of the courthouse is \$2.8 million; the State is asking for \$1.5 million. Furthermore, the estimated appraisals of 1 Park Place is \$302,000; the parking area appraisal is \$101,000; and 67 Main Street appraisal is \$973,000; equaling \$3 million. The improvement/renovation/demolition expenses amount to \$2 million, and the project grand total amounts to about \$4,990,000. Mr. Maloney clarified he is an advisor with the non-profit Connecticut Community Facility Development Corporation (CCFDC), whose purpose is to help non-profits and public organizations develop properties.

Mr. Esposito III stated he supports the revitalization project for the Downtown area. Mr. Maloney explained CCFDC's position in the proposed project to Mr. Esposito III. CCFDC will acquire the three parcels and lease the courthouse to the City. Furthermore, CCFDC will take the lead in developing the remainder of the properties to be sold. He suggested a non-profit (CCFDC) purchase the property with State funds, versus the City asking the State for money to purchase the courthouse from the State.

Mr. Pinter commented all lease agreements will go before Council for approval. He explained to Mr. Perkins how the City could proceed if the State denies the request for grant funding. The Department of Administrative Services extended the deadline to September 1<sup>st</sup> for the City to confirm its interest in buying the property. He explained the possibility of someone else purchasing the courthouse if the State does not extend the deadline for the City. The State is required to offer a municipality an opportunity to purchase the property before opening the sale to the public.

Mr. Maloney stated he has not spoken to the property owner of the adjacent parcels, Ms. Mitchell, regarding her interest to sell, but he reiterated the grant total amount of \$4,987,460; includes the purchase of the surrounding property. Mr. Buzaid requested clarification regarding the City's options if the property owner decides not to sell. Mr. Pinter explained the City could condemn the property if the property owner refuses to sell, and the property owner would be offered the appraised value. Municipalities have the authority to condemn properties for the public's interest.

Mr. Maloney commented that he believes Ms. Mitchell has expressed interest in selling her property. He explained that there is a 3–5-year timeframe for the execution of the grant. He responded to Mr. Knapp regarding the City's role in the grant process. The City will be participating in a joint grant application venture. He explained how the partnership will strengthen the application with the City as a co-applicant.

Mr. Pinter commented that the City needs time to review the grant statutes. If the City agrees to partner with CCFDC, then the City is not required to offer the same exclusive partnership to other non-profits. Mr. Maloney discussed a statute that authorizes joint applications between municipalities and partners. He addressed the project plan and grant timeline with Mr. Chianese. If the grant is approved, the City can decline purchasing the courthouse to pursue a lease agreement with CCFDC.

Mr. Pinter explained the two items the Ad Hoc Committee needs to address: purchasing of the property by the City, and CCFDC purchasing the property with a City lease agreement. He provided a brief overview of the various actions the Ad Hoc Committee can pursue. The City will need to schedule a special meeting to approve either option. Mr. Maloney noted the deadline to file the grant application is July 25, 2022.

Mr. Rotello expressed concern regarding the complexity of the grant application and timeline. Furthermore, he supports saving the courthouse and suggested the City purchase the property with the ability to sell the building in the future. Mr. Santos concurs with Mr. Rotello, and suggested the City consider purchasing the courthouse. He questioned why the City could not apply for the grant independently. Mr. Maloney explained how a partnership application has a stronger approval outcome. If the City chooses to apply without a partnership, they will not meet the requirements of a transformative project. Mr. Santos recommended the City review the statutes before proceeding forward.

Mr. Iadarola addressed the state of the courthouse with Mr. DiGilio. The courthouse has limited parking for public use, and the building superintendent agreed that the building will need to be updated to be in compliance with City/State requirements. Furthermore, an estimated cost of renovations can only be calculated when a use of the building is established. Mr. Hanley concurs with Mr. Iadarola's comments regarding estimated renovation costs.

Ms. Guertin discussed the building's historical significance and encouraged the City to schedule a meeting with the State Historical Preservation Office (SHPO) to discuss use of the courthouse. She suggested State/Federal grant funding for such projects.

Mr. Esposito III encouraged the CCFDC to pursue the grant application for the November round of funds. Mr. Gucker commented that the State will not give a second extension for the City to decline or accept the purchase of the courthouse. He encouraged the Committee to schedule a meeting with the property owner of the adjacent parcels. Furthermore, he questioned what the courthouse would be used for. If the City declines to purchase the property, an appraisal will be performed, and the property will be listed for sale on the real estate market. He provided a brief overview of the courthouse's interior features.

Mr. Pinter responded to Mr. Buzaid regarding the availability of funds for the purchase of the courthouse. If the City makes a counteroffer of \$500,000 or more, then an appraisal will be performed. They would then need to reach out to the Finance Department to inquire about the funding sources.

Mr. Maloney noted the historical preservation of the courthouse was not included in the cost estimate. He reiterated the application is considered an economic development project, not a multi-site historic preservation project.

**A motion was made by Councilman Esposito III and seconded by Councilman Perkins, to extend the Committee to be recalled by the Chair. The motion passed unanimously.**

**A motion was made by Councilman Esposito III, and seconded by Councilman Perkins, to adjourn. The motion passed unanimously. The meeting adjourned at 7:15 p.m.**

Respectfully submitted,  
Michael Henry, Chair  
John Esposito III  
Duane Perkins



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION  
www.danbury-ct.gov

(203) 797-4525  
(203) 797-4586 (FAX)

June 22, 2022

To: Mayor Dean Esposito  
Members of City Council

From: Planning Commission

Re: 8-24 Referral – June 2022 City Council Agenda Item #9: State Surplus Property at  
71 Main Street (I15290).

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The Planning Commission has received a request from the City Council for a report pursuant to CT General Statutes/Sec 8-24, regarding the above referenced item.

At the June 15, 2022 meeting, the Planning Commission voted to give a **positive** recommendation for the above referenced item subject to all terms of sale meeting the requirements of the City Council, and all legal documents being in form and content acceptable to the Office of the Corporation Counsel. The reason given for this recommendation is that City ownership of this property offers opportunities for both the practical use and preservation of an historic building to meet growing City needs as well as a venue and economic driver for the City.

Mr. Salvagne made the motion to give this a positive recommendation. Mr Chiochio seconded the motion and it was passed unanimously by voice vote with five ayes (from Mr. Chiochio, Mrs. Hoffstaetter, Mr. Salvagne, Mr. Haas and Chairman Finaldi).

Arnold E. Finaldi Jr.  
Chairman

AEF/jr

c: Engineering Dept.  
Corporation Counsel

CITY COUNCIL MEETING  
July 6, 2022 - 7:30 P.M.

Honorable Mayor, Dean Esposito, called the meeting to order at 7:36 p.m.

**PLEDGE OF ALLEGIANCE & PRAYER**

The Pledge of Allegiance was led by Sean Hatch. Councilman DiGilio led all in prayer.

**ROLL CALL:**

**COUNCIL MEMBERS PRESENT:** Buzaid, Cavo, Eriquez, Knapp, Levy, DiGilio, Rotello, Esposito, Esposito III, Fox, Masi, Henry, Britton, Perkins, Chianese, Cammisa and Molinaro.

**COUNCIL MEMBERS ABSENT:** Visconti, Halas, Palma and Santos  
**PRESENT: 17, ABSENT: 4**

**ALSO PRESENT:** Robert J. Yamin, Corporation Counsel; Les Pinter, Deputy Corporation Counsel; and Elisa Etcheto, Legislative Assistant.

**PUBLIC INPUT**

Jim Maloney, Resident, 15 Wooster Heights, spoke in support of item #7.

Ken Gucker, Resident, 89 Padanaram Road, spoke on Department Reports, expressed constituent concerns with the timely removal of trees and waterlines from Margerie Trail.

**MINUTES - Minutes of the Council Meeting held June 7, 2022**

**A motion was made by Councilman DiGilio, and was seconded by Councilman Perkins, to waive the reading of the Minutes as all members of the Council have copies and copies are on file in the Legislative Assistant's Office.** The motion carried unanimously.

**CONSENT CALENDAR**

|    |   |
|----|---|
| 2. | COMMUNICATION – Appointments to Government Entities: A. Environmental Impact Commission<br>B. Commission on Persons with DisAbilities |
|----|---|

**Receive the communication and confirm the appointments of Ms. Elizabeth Falk to serve on the Environmental Impact Commission as an alternate and Mr. Jeffrey Doyle to serve on the Commission on Persons with Disabilities with terms to expire on 7/7/2024.**

|    |  |
|----|--|
| 4. | COMMUNICATION – Donation – The Ridgefield & Leir Charitable Foundations, Inc. – Police Dept. |
|----|--|

**Receive the communication and approve accepting the generous donation of \$5,000 to the Danbury Police Department from The Ridgefield & Leir Charitable Foundations, Inc. in memory of Henry J. and Erna D. Leir with a letter of thanks to be sent.**

|    |  |
|----|--|
| 8. | RESOLUTION – Speed and Aggressive Driving Enforcement Grant – Police Dept. |
|----|--|

**Receive the communication and adopt the Resolution authorizing Mayor Dean Esposito or Chief Patrick Ridenhour, as his designee, to accept the grant funds from the State of Connecticut Department of**

**A motion was made by Councilman DiGilio, to refer this item to an Ad Hoc consisting of Corporation Counsel, Director of Planning, Tax Assessor, the Director of Finance, A representative from the Mayor's Office and a representative from the Petitioner.** So Ordered by the Mayor.

The Mayor appointed Councilman DiGilio in the Chair, Councilwoman Cammisa, and Councilman Rotello; and requested attendance from Corporation Counsel, Tax Assessor, a representative from Finance, Planning, and the Mayor's Office.

**7. RESOLUTION - CT COMMUNITY INVESTMENT FUND GRANT APPLICATION - 71 MAIN STREET**

**A motion was made by Councilman DiGilio, to refer this item to an Ad Hoc consisting of Corporation Counsel, the Director of Public Works, Superintendent of Buildings, a representative from the Mayor's Office and a representative from CCFDC.** So Ordered by the Mayor.

**8. RESOLUTION - Speed and Aggressive Driving Enforcement Grant - Police Dept.**

**\*CONSENTED** - as received.

**9. RESOLUTION - Hazard Mitigation Grant - Emergency Management**

**A motion was made by Councilman Masi, seconded by Councilman Rotello, to receive the communication and adopt the Resolution authorizing Mayor Dean Esposito to apply for and accept funding under the Hazard Mitigation Grant Program through the State of Connecticut Department of Emergency Services to fund the replacement and addition of emergency standby generators in the city.** Motion carried unanimously.

City Engineer, Antonio Iadarola, confirmed to Councilman Rotello that a large amount of the application work is already done and the department does have enough time to submit the grant application. He discussed an existing reserve set aside for emergency generators that this grant will significantly impact if received.

Emergency Management Director, Matthew Cassavechia explained to Councilman DiGilio that this grant will help get the City storm ready for any vulnerabilities.

**10. RESOLUTION - DPH Per Capita FY 2023 Grant - Health & Human Services Dept.**

**\*CONSENTED** - as received.

**11. RESOLUTION - Acquisition of Drainage Easements (Eden Drive & Plumtrees Road) - Public Utilities**

**A motion was made by Councilwoman Cammisa, seconded by Councilman Esposito, to accept the communication to adopt the Resolution to acquire either by negotiation with the property owners or by eminent domain the drainage easement from Putnam Properties LLC and from the City Housing Authority.** Motion carried unanimously.

Deputy Corporation Counsel, Les Pinter, explained to Councilman Chianese that a value will be calculated through appraisals and that the Finance Dept. will be consulted when funds are needed. He explained to Councilman Levy that the funds could come out of the grant money that was approved for sanitary sewer upgrades.

# CITY COUNCIL MEETING

## July 6, 2022

The meeting will be called to order at 7:30 P.M.

### PLEDGE OF ALLEGIANCE & PRAYER

### ROLL CALL

Buzaid, Cavo, Eriquez, Knapp, Levy, DiGilio, Rotello, Visconti, Esposito, Halas, Esposito III, Fox, Masi, Palma, Henry, Britton, Santos, Perkins, Chianese, Cammisa and Molinaro

\_\_\_\_\_ **PRESENT** \_\_\_\_\_ **ABSENT**

### PUBLIC SPEAKING

**MINUTES** - Minutes of the Council Meeting held June 7, 2022

### CONSENT CALENDAR

### AGENDA

1. COMMUNICATION - Police Department Promotion - Mark Williams to Police Captain
2. COMMUNICATION - Appointments to Government Entities
  - A. Environmental Impact Commission
  - B. Commission on Person with DisAbilities
3. COMMUNICATION - Sidewalk Easement for 32 Miry Brook Road
4. COMMUNICATION - Donation - The Ridgefield & Leir Charitable Foundations, Inc. - Police Dept.
5. COMMUNICATION - Annual Statement of Condition & Property - Fire Dept.
6. COMMUNICATION - Application for Tax Deferral - Clancy Relocation & Logistics/Armagh Storage Group LLC - Planning & Zoning Dept.
7. RESOLUTION - CT Community Investment Fund Grant Application for 71 Main Street
8. RESOLUTION - Speed and Aggressive Driving Enforcement Grant - Police Dept.
9. RESOLUTION - Hazard Mitigation Grant - Emergency Management
10. RESOLUTION - DPH Per Capita FY 2023 Grant - Health & Human Services Dept.
11. RESOLUTION - Acquisition of Drainage Easements (Eden Drive & Plumtrees Road) - Public Utilities
12. REPORT & ORDINANCE - ATVs on City Property: Ordinance 46-3
13. REPORT - License Agreement for Use of City Property - Old Sherman Turnpike

**DEPARTMENT REPORTS** - Police, Fire, Health & Human Services, Public Works, Permit Center, U.N.I.T., Elderly Services, Public Library

### ADJOURNMENT

Copies of Agenda Items are available in the Legislative Assistant's Office and on the City's website.



**CITY OF DANBURY**

OFFICE OF THE MAYOR  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

DEAN ESPOSITO  
MAYOR

(203) 797-4511  
FAX: (203) 796-1666  
d.esposito@danbury-ct.gov

June 28, 2022

The Honorable City Council  
155 Deer Hill Avenue  
Danbury, CT 06810

RE: CT Community Investment Fund Grant Application (C.G.S. - 32-285a)

Dear Council,

The City of Danbury along with the Connecticut Community Facility Development Corporation (CCFDC) are seeking to apply for a \$3,000,000.00 grant through the State of Connecticut Department of Economic and Community Development (DECD).

The grant will allow us to undertake the acquisition of the historic State Courthouse at 71 Main Street, together with two parcels of land immediately adjacent to the east.

Kindly consider the adoption of the attached resolution allowing the City of Danbury and the CCFDC to apply for this grant.

Sincerely,

Dean Esposito  
Mayor





**CITY OF DANBURY**

OFFICE OF THE MAYOR  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

DEAN ESPOSITO  
MAYOR

(203) 797 4511  
FAX: (203) 796 1666  
d.esposito@danbury-ct.gov

June 28, 2022

The Honorable City Council  
155 Deer Hill Avenue  
Danbury, CT 06810

RE: CT Community Investment Fund Grant Application (C.G.S. - 32-285a)

Dear Council,

I am seeking your approval for the City of Danbury, acting through the Mayor's office, to apply for the State of Connecticut's Community Investment Fund grant (administered by the Connecticut Department of Economic and Community Development) in association with the Connecticut Community Facility Development Corporation (CCFDC). The CCFDC is a local non-profit IRS recognized section 501 (c)(3) community development corporation.

The application will request state assistance for \$3,000,000 as a "Capital Improvement Project" in furtherance of the City's long-standing "South Main Street Revitalization" effort. The funds will be used for the acquisition of the historic State Courthouse at the corner of South Street and Park Place in Downtown Danbury, together with the two parcels of land immediately adjacent to the East, which we will use for parking (including the demolition of deteriorated structures on the lot closest to the Courthouse).

In addition, the project will include repairs of the Courthouse structure, the installation of sidewalks to the North side of Park Place (partial), and the improvement of the below-standard intersection of Main Street and Park Place.

The City of Danbury will contribute, within existing appropriations, public works assistance in support of the project. The CCFDC will receive, administer, and ensure the proper authorized use of the funds for the project. CCFDC will also take title to the three real estate parcels aforesaid and lease the same to the City at cost for a term of a least 50 years with an option to renew for a further 50 years.

This will greatly assist with the dramatic transformation and growth of the south Main Street community.

Sincerely,

Dean Esposito  
Mayor



# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

\_\_\_\_\_ A.D. 2022

**RESOLVED** BY THE CITY COUNCIL OF THE CITY OF DANBURY

**WHEREAS**, pursuant to C.G.S. §32-285a, the Connecticut Department of Economic and Community Development (“DECD”) is authorized to extend financial assistance for economic development projects; and

**WHEREAS**, it is desirable and in the public interest that the City of Danbury (“City”) along with the Connecticut Community Facility Development Corporation (“CCFDC”) make an application to the State DECD for \$3,000,000.00 in order to undertake the acquisition of the historic State Courthouse at 71 Main Street, together with two (2) parcels of land immediately adjacent to the east to be used for parking; including repairs of the Courthouse structure, the installation of sidewalks and improvements to the intersection of Main Street and Park Place, and the demolition of deteriorated structures on the parcel closest to the Courthouse; and to execute an Assistance Agreement. All such activity is in furtherance of the City’s South Main Street Revitalization efforts.

**NOW THEREFORE BE IT RESOLVED THAT** the City of Danbury

- (1) It is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. §32-285a; and
- (2) That the filing of an application for State financial assistance by the City of Danbury and the Connecticut Facility Development Corporation in an anticipated amount of \$3,000,000.00 is hereby approved; and
- (3) That Dean Esposito, Mayor of the City of Danbury, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for state financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the City of Danbury.

# **CITY COUNCIL MEETING – June 7, 2022**

The meeting will be called to order at 7:30 P.M.

## **PLEDGE OF ALLEGIANCE & PRAYER**

### **ROLL CALL**

Buzaid, Cavo, Eriquez, Knapp, Levy, DiGilio, Rotello, Visconti, Esposito, Halas, Esposito III,  
Fox, Masi, Palma, Henry, Britton, Santos, Perkins, Chianese, Cammisa and Molinaro

\_\_\_\_\_ **PRESENT** \_\_\_\_\_ **ABSENT**

### **PUBLIC SPEAKING**

**MINUTES** - Minutes of the Council Meeting held May 3, 2022

### **CONSENT CALENDAR**

### **AGENDA**

1. COMMUNICATION - Donation for Downtown Marian Anderson Mural
2. COMMUNICATION - Sidewalk Easement for 3-7 Great Plain Road
3. COMMUNICATION - Appointment of Independent Auditors for fiscal year ending June 30, 2022
4. COMMUNICATION - Annual Suspense List - Office of the Tax Collector
5. COMMUNICATION - Donation of Scoreboard and Batter's Box Pad - Parks & Recreation
6. COMMUNICATION - Settlement of litigation matter - Corporation Counsel
7. ORDINANCE & REPORTS - Government Entities Review Sec. 2-259
8. RESOLUTION - Recognition of Juneteenth
9. RESOLUTION - State Surplus Property at 71 Main Street
10. RESOLUTION - Low Income Household Water Assistance Program (LIHWAP)
11. RESOLUTION - Neighborhood Assistance Act (NAA) Program
12. RESOLUTION - American Rescue Plan Act (ARPA) of 2021
13. RESOLUTION - Northwest Regional Workforce Investment Board (NRWIB) Youth Employment Program
14. RESOLUTION - Local Bridge Application - Shelter Rock Road Bridge over Sympaug River
15. RESOLUTION - CT Health Foundation Community Health Worker Grant Extension

CITY COUNCIL MEETING  
June 7, 2022 - 7:30 P.M.

Honorable Mayor, Dean Esposito, called the meeting to order at 7:35 p.m.

**PLEDGE OF ALLEGIANCE & PRAYER**

The Pledge of Allegiance was led by Sean Hatch. Councilman DiGilio led all in prayer.

**ROLL CALL:**

**COUNCIL MEMBERS PRESENT:** Buzaid, Cavo, Eriquez, Knapp, Levy, DiGilio, Rotello, Halas, Esposito III, Fox, Masi, Palma, Henry, Britton, Santos, Perkins, Chianese, Cammisa and Molinaro.

**COUNCIL MEMBERS ABSENT:** Visconti and Esposito.

**PRESENT: 19, ABSENT: 2**

**ALSO PRESENT:** Robert J. Yamin, Corporation Counsel; Les Pinter, Deputy Corporation Counsel; David St. Hilaire, Finance Director; and Elisa Etcheto, Legislative Assistant.

**PUBLIC INPUT**

Brigid Guertin, Resident, 114 E. Pembroke Road, spoke on item #9.

Ken Gucker, Resident, 89 Padanaram Road, spoke on Item #9.

**MINUTES - Minutes of the Council Meeting held May 3, 2022**

***A motion was made by Councilman DiGilio, and was seconded by Councilman Perkins, to waive the reading of the Minutes as all members of the Council have copies and copies are on file in the Legislative Assistant's Office.*** The motion carried unanimously.

**CONSENT CALENDAR**

3. **COMMUNICATION - Appointment of Independent Auditors for fiscal year ending June 30, 2022**

**Receive the communication from David St. Hilaire, Director of Finance and approve the appointment of RSM, US, LLC as the City's Independent Auditors and accounting firm for the fiscal year ending June 30,2022.**

4. **COMMUNICATION - Annual Suspense List - Office of the Tax Collector**

**Receive the communication from Scott Ferguson, Tax Collector, and approve the listing of names and amounts of taxes deemed uncollectable at this time totaling \$326,039.65 to the Annual Suspense List.**

15. **RESOLUTION - CT Health Foundation Community Health Worker Grant Extension**

**Receive the communication and adopt the resolution authorizing Mayor Dean Esposito or Kara Prunty, Director of Health and Human Services as his designee to apply for and accept funding through an extension for the grant available through the Connecticut Health Foundation for Community Health**

A motion was made by Councilman Cavo, seconded by Councilman Buzaid, to receive the communication and accept the generous donation from the Danbury Adult Softball League for the new scoreboard and batter's box reinforcement pad located at Roger's Park Field #3. Motion carried unanimously.

6. COMMUNICATION - Settlement of litigation matter - Corporation Counsel

A motion was made by Councilman DiGilio, to move the item to the end of the agenda. Motion carried unanimously.

7. ORDINANCE & - Government Entities Review Sec. 2-259 REPORTS

A motion was made by Councilman DiGilio, and was seconded by Councilman Rotello, to waive the reading of the Minutes of the reports as all members have copies and copies are on file in the Legislative Assistant's Office. The motion carried unanimously.

A motion was made by Councilman DiGilio, and was seconded by Councilman Levy, to accept the reports and adopt the ordinance related to Government Entities Section 2-259, as presented. The motion carried unanimously.

8. RESOLUTION - Recognition of Juneteenth

A motion was made by Councilman Esposito III, and was seconded by Councilman Palma, to accept the communication, adopt the resolution, whereas on June 17, 2021; Juneteenth became a Federal holiday. In the United States, the day commemorates the emancipation of enslaved African Americans in 1865. The City of Danbury recognizes Juneteenth as a Federal, State holiday and the City recognizes the importance of this date. It reminds citizens of the incredible capacity to heal, hope and emerge from our darkest moments with purpose and resolve; and the City asks that our community join the State and our country in recognizing Juneteenth, as we recommit ourselves to the work of equity, equality and justice. The City recognizes Juneteenth as a day of profound weight and power; and encourages its citizens to find purpose and resolve going forward, as presented. The motion carried unanimously.

Councilman Perkins noted the Federal Government has not passed a Federal holiday in 38-years and thanked the city for putting forth this resolution.

9. RESOLUTION - State Surplus Property at 71 Main Street

A motion was made by Councilman Buzaid, to refer this to an Ad Hoc Committee consisting of Corporation Counsel, Director of Public Works, Superintendent of Public Buildings and a representative from the Mayor's Office. The motion carried unanimously.

The Mayor appointed Councilman Henry in the chair, along with Councilmen Esposito III and Perkins; and requested a report from the Planning Commission.

10. RESOLUTION - Low Income Household Water Assistance Program (LIHWAP)

A motion was made by Councilwoman Cammisa, and was seconded by Councilman Rotello, to accept the communication and adopt the resolution authorizing Dean Esposito, Mayor of the City of Danbury, to apply for and accept said funding; and the Mayor is authorized to sign any contracts, documents, to effectuate the purposes of said funding of the program known as the Low Income Household Water Assistance Program (LIHWAP). The motion carried unanimously.



**CITY OF DANBURY**  
OFFICE OF THE MAYOR  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

DEAN ESPOSITO  
MAYOR

(203) 797-4511  
FAX: (203) 796-1666  
d.esposito@danbury-ct.gov

June 7, 2022

The Honorable City Council  
155 Deer Hill Avenue  
Danbury, CT 06810

RE: State Surplus Property at 71 Main Street

Dear Council,

I am seeking your approval to enter negotiations with the State of Connecticut to purchase the state surplus property at 71 Main Street, our historic city courthouse. The state offered an initial purchase price of \$1.46M on May 26<sup>th</sup> and we were granted a 30-day extension until June 20<sup>th</sup> to make a counter-offer.

The building would give the City of Danbury a much-needed opportunity to expand our office space and potentially relocate some departments and city services. It is in excellent condition and requires little repair to the infrastructure.

Kindly consider the adoption of the attached resolution, as required by the State Department of Administrative Services for this transaction.

Sincerely

Dean Esposito  
Mayor



# RESOLUTION

CITY OF DANBURY, STATE OF CONNECTICUT

\_\_\_\_\_ A.D. 2022

**RESOLVED BY THE CITY COUNCIL OF THE CITY OF DANBURY**

**WHEREAS**, the Department of Administrative Services ("DAS") of the State of Connecticut has offered to The City of Danbury ("City") an opportunity to purchase the Old Courthouse building and property located at 71 Main Street; and

**WHEREAS**, City is interested in exploring the potential of acquiring this parcel for use of City services and to accomplish all due diligence in the furtherance of acquisitions; and

**WHEREAS**, DAS has granted the City an extension to June 20, 2022, for the City of accept their "as is" offer; and

**WHEREAS**, City needs to order an appraisal and evaluate the State's value and the property condition.

**NOW THEREFORE BE IT RESOLVED THAT** The City Council authorizes the Mayor and Office of the Corporation Counsel to negotiate and finalize all conditions of the transfer / purchase of this property.