

~AD HOC REPORT~
Acquisition of Property for Open Space & Public Use
Thursday, March 23, 2023

Chairman DiGilio called the meeting to order at 6:01 p.m. on Thursday, March 23, 2023. Present were Committee Members Joseph Cavo and Duane Perkins. From the City were Dean Esposito, Mayor; Bob Yamin, Corporation Counsel; and Dan Garrick, Director of Finance; Donna Murphy, Tax Assessor; Jennifer Emminger, Assistant Planning Director; Dan Patrovich, City Engineer. Ex-Officio members Paul Rotello, Warren Levy, Jack Knapp, and Michael Esposito. Present from the public are Petitioners Edward and Lucy Prybylski, Judy Huntington, and Attorney Kenneth Taylor.

Mr. Yamin discussed the purpose of the ad hoc is to discuss the acquisition of the property at 36 Mountainville Road

Mr. Taylor discussed the property and the horse facility that currently exists on the property. He noted that there are 16 acres that boarder Rogers Park. The owners are interested in selling the property to the city and that it can be incorporated into the open space plan. He identified various ideas for usage and expansion into bordering city owned properties (Tarrywile Park, Old Quarry), as well as an educational tool for school children. The purchase price is \$1.75million and is negotiable with an appraisal. The current owners would like to lease back the property at \$1 per year for 3-5 years allowing the city to properly evaluate the best use of the property.

Mr. Prybylski gave an overview of the history of the property, its connection to the community, and potential usage and expansion. He explained that he would like to see the city purchase the property instead of an outside buyer.

Mayor Esposito discussed his support of the purchase.

Ms. Huntington encouraged the city to look into funding sources and suggested a possible collaboration with WestConn. Mr. Garrick discussed federal, open space and SNAPP bond funding. Ms. Murphy discussed the minimal impact on the Grand List, whose total tax liability was \$8,300 in 2022. Ms. Emminger sees the acquisition as a positive for the city. Mr. Petrovich identified no concerns with the property.

Mr. Rotello asked about the purchase and lease expectations, and supports the acquisition. Mr. Esposito asked about use of the property. Mr. Levy supports the acquisition of the open space.

Mr. Perkins asked Mr. Garrick about city funds and asked for confirmation that there will be no further development on the property. Mr. Cavo discussed his support of the acquisition, and emphasized the many benefits of expanding the city's open space inventory. Mr. DiGilio reiterated the benefits of acquiring the property.

A motion was made by Councilman Cavo and seconded by Councilman Perkins, to move to forward a positive recommendation to the full City Council to authorize the Mayor and Corporation Counsel to negotiate acquisition of the real property at 36 Mountainville Road, subject to all the terms and conditions as the Mayor and City Council and Corporation Counsel deem appropriate. The motion passed unanimously.

A motion was made by Councilman Cavo, and seconded by Councilman Perkins, to adjourn. The motion passed unanimously. The meeting adjourned at 6:41 p.m.

Respectfully submitted,
Vinny DiGilio, Chair
Joseph Cavo
Duane Perkins