

~AD HOC REPORT~
Transfer of State Armory

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Chairman Charles Trombetta called the meeting to order at 7:24 p.m. on Thursday, January 20, 2011, in the Caucus Room, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee members Mary Teicholz and Peter Nero. Also present were Ex Officio Members: Ben Chianese, Don Taylor, Colleen Stanley, Paul Rotello; David St. Hilaire, Finance Director; Robert Yamin, Corporation Counsel; Francis Collins, Esq.; Jim Maloney; Mayor Boughton; and, members of the public.

Chairman Trombetta introduced everyone present at the meeting and briefly explained the purpose of the continued meeting.

Chairman Trombetta opened the meeting up to Mayor Boughton to provide background. Mayor Boughton explained that the Armory is owned by Westconn. The University inherited it by the State. The building does not fit in with their overall strategic plan and comprehensive plan of development. Westconn is trying to limit the amount of outbuildings that they have as it is too hard to manage and too expensive to maintain. Mr. Maloney has had discussions with representatives of the University with regard to gaining control of the building. In inquiring with the Legislature how best to acquire the building, it was discovered that the Legislature cannot give the building directly to Mr. Maloney's organization (Connecticut Institute for Communities). The City has to act as the conduit which the Mayor was in agreement. The Mayor would like to turn the building over as quickly as possible to lessen the insurance and liability exposure to the City. Attorney Collins provided the Committee with documentation: Special Act 2711 Section 14 which pertains to the transfer of the Armory by the Public Works Department to the City. This allows the City to convey the parcel to a Connecticut Non-Stock, Not-for-Profit Corporation to be used for social or human purposes. The second document was a letter dated December 26, 2007 from Mr. Maloney to the Mayor setting forth what transpired with the Legislators. The final document was the Sales Agreement which Attorney Collins prepared. Mr. Maloney pointed out that the building was being used by Westconn to store their theatrical equipment and with plans underway with a performing arts building, the Armory will no longer be utilized. The desire is to utilize the building for youth services. However, the building is in dire need of major renovations. The building can be placed on the register of historic places as the building has a long history of being involved in the community and the original structure and façade have been unchanged. Funding can be acquired to offset the costs for the renovations. Mr. Maloney pointed out that the CIFC will pay all the administrative costs, there will be no costs to the City. Mr. Chianese asked what would happen if the funding could not be acquired to renovate the building. Mr. Maloney was confident that the historic value of the building will secure funding. However, should the renovations not be possible, the building would revert back to the State.

A motion was made by Councilwoman Teicholz and seconded by Councilman Nero that the Ad Hoc Committee recommends to the City Council as a whole to approve the sales agreement between the City of Danbury and the Connecticut Institute for Communities, Inc. for the transfer of the State Armory. The motion passed unanimously.

A motion to adjourn was made by Councilwoman Teicholz and seconded by Councilman Nero. The motion carried unanimously at 7:45 p.m.

Respectfully submitted,

Charles Trombetta, Chairman

Mary Teicholz

Peter Nero