

City Council Meeting as a Whole
Lease of War Memorial/Ct. Institute of Communities
DANBURY CITY COUNCIL
October 26, 2015

(11)

Honorable Mayor Mark D. Boughton
Members of the City Council

President Cavo called the Committee Meeting to order at 7:26 p.m. in the City Council Chambers.

COUNCIL MEMBERS PRESENT: Philip D. Curran, Warren Levy, Gregg William Seabury, Christina Chieffalo, Irving M. Fox, John Priola, Vinny DiGilio, Joe Cavo, Thomas J. Saadi, Fred Visconti, Christopher J. Arconti, Peter Nero, Duane E. Perkins, Benjamin Chianese, Paul Rotello, Nancy Cammisa, and Joseph Scozzafava.

COUNCIL MEMBERS ABSENT: Michael J. Haddad Sr., is away on business; Jack Knapp is conducting business but may arrive shortly; Andrew Wetmore is conducting business but may arrive at 8:00 p.m.; and Elmer Palma is conducting business.

PRESENT: 17 ABSENT: 4

ALSO PRESENT: Laszlo L. Pinter, Deputy Corporation Counsel; David St. Hilaire, Director of Finance; Jean Natale, Legislative Assistant; John Cooke, War Memorial; James H. Maloney, Connecticut Institute For Communities (CIFC); and Monica Bevilacqua, Headstart Programs Director for CIFC.

Lease of War Memorial/Ct. Institute of Communities

Deputy Corporation Counsel Laszlo Pinter noted there were two Ad Hoc sessions where the general proposal, including the playground and agency agreement between the War Memorial and CIFC, as well as overall lease with classroom space inside the building, was considered. The recommendation was positive subject to tonight's public hearing, the lease of the land for the playground, and any other approvals needed. The land lease for the playground is part of the overall intent of CIFC; State law requires that a deed, sale or lease of open space be considered by the legislative body. If the decision of the City Council is positive in November, it will be added to the positive recommendation of the Ad Hoc Committee, which was, as noted by President Cavo, pending the layout of the playscape.

Mr. Pinter provided an overview of the lease terms as requested by Ben Chianese, and commented on the Agency agreement. He responded to Paul Rotello that the lease will be clarified in November for City Council.

Joseph Scozzafava commented on original donations; Mr. Maloney and Ms. Bevilacqua responded regarding security details. Thomas Saadi detailed his support for the project noting each piece is positive and needs to work in conjunction with each other. Mr. Maloney noted the intention that the lease money would go to the War Memorial. Irving Fox inquired regarding fencing and maintenance within the fenced area. Mr. Pinter noted CIFC is responsible for maintenance of the land itself; Mr. Maloney discussed the interior and exterior maintenance and utilities. Vinny DiGilio commented on issues discussed in the Ad Hoc Committee noting conformance with Federal and local laws has been vetted. Peter Nero inquired regarding gating type, drop-off traffic, security, and location, to which Mr. Maloney responded with details including gate material, staggered start times, monitors, and location.

Duane Perkins reviewed history of the area and noted issues of a clearly delineated revenue share, factoring in

heating and air conditioning, War Memorial competitiveness and other revenue sources, and signage. Mr. Pinter responded regarding the revenue share and signage issues. Mr. Cooke responded in part to the other revenue source question.

A motion was made by Paul Curran, seconded, to move the question. Motion carried 15-2, with Ben Chianese and Duane Perkins voting no.

The main motion carried 14-3, Warren Levy, Gregg Seabury, and Duane Perkins abstaining.

A motion was made by Irving Fox, seconded by Fred Visconti, to recommend as part of a proposed lease of a portion of the War Memorial facility between the War Memorial Association and CIFIC the use and lease in accordance with CG Section 7-163(e) of a 4,500 square foot plus or minus open space parcel of City land adjacent to the War Memorial as described and shown to be constructed and used as a playground.

Adjournment

There being no further business before the committee, a motion was made by Thomas Saadi, and seconded by Fred Visconti, to adjourn. The motion carried unanimously. The meeting ended at 8:02 p.m.

Respectfully submitted,

Lori Goor
Recording Secretary

Attest,
Mark D. Boughton, Mayor