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# CITY OF DANBURY

155 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

COMMON COUNCIL

## REPORT

September 7, 2005

Mayor Mark D. Boughton  
Members of the Common Council

Re: Application for Deferral of Assessment Increases  
Cendant Mobility - 40 Apple Ridge Road

The Common Council Committee appointed to review the application for deferral of assessment increases for Cendant Mobility at 40 Apple Ridge Road met on August 16, 2005 at 6:30 P.M. in the Third Floor Caucus Room in City Hall. In attendance were committee members Nolan, Nagarsheth and Saadi. Also in attendance were Mayor Mark Boughton, Director of Finance Dena Diorio, Director of Planning Dennis Elpern, Assistant Corporation Counsel Les Pinter, Attorney Chris Donahue and Bruce Perlman from Cendant and Council Members Saracino, Teicholz, Diggs, Urice, Seabury and McMahon, ex-officio.

Mr. Elpern said the application is for \$3,012,000 for conference and office construction, which is now underway. They meet all eligibility requirements. Mayor Boughton said the City looks favorably on the project because of the potential of 180 new jobs. He said that he began meeting with officials from Cendant about a year ago when they first proposed a conference room/exercise facility. They eliminated the exercise facility and added office space. Mr. Perlman said work was stopped on the project for site plan revision and additional parking. They resumed construction upon site plan approval. Ms. Diorio said that over seven years the revenue loss would be \$350,000.

Mr. Saadi asked about breakout figures for the conference center. The Cendant representatives did not know the answer. Mr. Saadi said he wants to be consistent with other applications. Mr. Perlman said he would have the breakout figures before the September Common Council Meeting. Mr. Nolan said his concern is job growth and the plan may not have been eligible, but it was stopped and changed direction and that satisfied him. He said a critical element for him was the conversation with Cendant and the plan as it exists is predicated on development of job growth. It is not retrospective. They

have modified their plan to grow jobs. It is not post facto as other situations. Mr. Saadi said he would withhold his yes vote until the September meeting.

Mr. Nagarsheth made a motion to recommend to the Common Council approval of the application for deferral of assessment increases for Cendant Mobility, 40 Apple Ridge Road. Seconded by Mr. Nolan. Motion carried with Mr. Nolan and Mr. Nagarsheth voting yes and Mr. Saadi voting no.

Respectfully submitted,

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VINCENT P. NOLAN, Chairman

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SHAILESH NAGARSHETH

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THOMAS SAADI

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August 22, 2005

Honorable Vincent P. Nolan, President  
Common Council of the City of Danbury  
155 Deer Hill Avenue  
Danbury, CT 06810

Re: Cendant Mobility Tax Assessment Deferral

Dear Mr. Nolan:

Thank you for your committee's consideration Tuesday evening.

There was one open question that we committed to answering prior to the full Common Council hearing on Cendant Mobility's application for a deferral of tax assessment. Specifically, we were asked for the allocation of office space vs. conference space in the new building addition.

The addition is 30,000 sq/ft in total. Cendant Mobility is going to configure 20,000 sq/ft for office space. The other 10,000 sq/ft will be utilized as conference room and meeting room space.

Cendant Mobility plans to house 150 employees in the new structure as currently configured.

As we mentioned at your committee's hearing, over the last several years Cendant Mobility has converted many of the meeting rooms in its existing building to office space. It is important to note that the new building is being designed so that the 10,000 sq/ft currently earmarked as meeting space can quickly and easily be changed over to office space, should Cendant Mobility's workforce needs grow. They have done this before in the existing building and would like to make sure they can do so with the new structure as well. If Cendant Mobility is fortunate enough to have additional growth needs in the

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future, the 10,000 sq/ft of meeting space could easily be converted to office space for an additional 75 employees. It is therefore entirely possible that, at some point, the new building could be configured wholly for office space for 225 employees.

If there are any other questions or comments, do not hesitate to contact the undersigned.

Very truly yours,

RIEFBERG, SMART, DONOHUE, & NeJAME, P.C.

A handwritten signature in black ink, appearing to read "Christopher T. Donohue", written over the printed name below.

Christopher T. Donohue

CTD/sfd