

**AD HOC REPORT – 2 GARRY KNOLLS – CONVEYANCE OF LAND  
OCTOBER 19, 2006**

Chairman Charles Trombetta called the meeting to order at 6:30 p.m. In attendance were committee members Shay Nagarsheth and Duane Perkins. Also in attendance were Dennis Elpern, Director of Planning; Colleen Burke, Tax Assessor; Laszlo Pinter, Corporation Counsel; and Attorney Joseph Coco and William Knight, petitioner.

Mr. Pinter stated the petitioner is seeking for the City to waive real property taxes and sewer charges on this property due to a prior delinquency. The petitioner would like to see the City purchase this property by quitclaim deed and reconvey the property to the petitioner so the indebtedness can be eliminated.

Mrs. Taborsak noted a correction. She is not the petitioner.

Mr. Coco stated the prior property owners failed to pay taxes from early 1980's onward. The City sold a large percentage of the tax liens to American Tax Funding Corporation (ATFC). On May 30, 2006 ATFC started a foreclosure action and Danbury's Superior Court awarded title to ATFC. ATFC recorded the certificate of foreclosure in Danbury Land Records on July 6, 2006. ATFC proceeded to sell the property to Mr. Knight on July 20, 2006. Mr. Knight develops properties for Abilities Beyond Disabilities and there are still outstanding tax liens in the amount of \$9,300, which were never foreclosed upon because they are still in the City's name. These are tax liens for sewer assessments from 1989. Mr. Coco requests that the City purchase the property and merge the title with the liens and the City would reconvey the property back. This would wipe out any preexisting tax claim. The City has done this for Habitat for Humanity and would like to see this done for Abilities Beyond Disabilities. Mr. Coco continued to state that once the property is developed, Mr. Knight would build a group home that Abilities Beyond Disabilities would occupy.

Mr. Nagasheth was concerned whether this lot was buildable. Mrs. Burke stated that the property is .29 acres and it is valued as a buildable lot. Mr. Nagasheth was also concerned that the petitioner does not have any plans or feasibility for this lot and would like to make sure this land will be buildable.

Mr. Pinter agreed and suggested that this be inserted in the motion. If that condition is not inserted, the property is still being conveyed to a nonprofit agency and may just end up as vacant property.

Mr. Perkins moved for the City of Danbury to convey the property through various quitclaims to a nonprofit organization in order to enable the waiver of any outstanding taxes or fees to the City of Danbury pending all necessary plans and permits. Mr. Trombetta seconded the motion. Motion carried unanimously with Mr. Nagarsheth in the negative.

Mr. Perkins moved to adjourn at 7:05 p.m. Seconded by Mr. Nagarsheth.

Respectfully submitted,

  
Charles Trombetta, Chairman

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Shay Nagarsheth, Councilman

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Duane Perkins, Councilman