

**AD HOC REPORT**  
**Purchase of 51A East Lake Road Property**

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Honorable Mark D. Boughton, Mayor  
Common Council Members

February 20, 2007

Chairman Trombetta called the meeting to order at 5:00 p.m. In attendance were committee members Councilman Shay Nagarsheth, Councilman Duane Perkins; Eric Gottschalk, Asst. Corporation Counsel; Colleen Burke, Tax Assessor.

Mr. Trombetta read the charge of the committee, which is a continuation to review the request for purchase of 51A East Lake Rd. A positive recommendation of purchase has been received from the Planning Commission and the Director of Public Works. An updated appraisal dated February 3, 2007 in the amount of \$35,000 has been received from Ronald Struski of Noce Associates.

Mr. Perkins stated that the Democratic Common Council submitted a request to create an ad hoc committee to establish an ordinance to abate the property tax and what that would do in exchange for the land, based on transferring the development rights, conservation easement and other types of right of way issues to the City and in exchange Mr. Radachowski would get to keep the property in the family, provide a buffer and keep the East Lake area pristine.

Mr. Radachowski stated that he looking to absolve himself from the parcel. He feels it is a very valuable parcel to the City offered at a reasonable price.

Mr. Nagarsheth asked that based on the new appraisal, would Mr. Radachowski give consideration to selling the parcel to the City.

Mr. Radachowski replied that he would need to speak with Mrs. Radachowski and report back to the committee.

Atty. Gottschalk stated that if a recommendation were made to the Council to purchase the parcel, after Mr. Radachowski had a chance to speak with his wife, a vote would have to be taken.

Mr. Trombetta stated that based on the positive reports he has, if the \$35,000 is approved by the Common Council and is accepted by Mr. Radachowski, he would be inclined to recommend purchase of the parcel as open space.

Mr. Nagarsheth asked for clarification on the recommendation of the Committee to the Common Council not knowing if the Radachowski's would be willing to accept the offer of \$35,000.

Atty. Gottschalk replied that it has happened in the past that the Council has authorized the purchase of a parcel without knowing what the other party to the transaction wants to do. The Committee can vote to recommend purchase and Mr. And Mrs. Radachowski can make their decision and send a letter to the Council.

Based on the facts and positive recommendations before the Committee, Mr. Nagarseth moved that the Council, at it's regularly scheduled meeting, exercise it's option to purchase 51A East Lake Rd. for the revised appraisal value of \$35,000. Seconded by Mr. Trombetta.

Motion passed with Mr. Trombetta and Mr. Nagarsheth voting in favor and Mr. Perkins opposed.

Mr. Nagarseth moved to adjourn at 5:12 p.m. Motion seconded by Mr. Perkins. Motion passed unanimously.

Respectfully submitted,

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Charles Trombetta, Chairman

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Duane Perkins

\_\_\_\_\_  
Shay Nagarseth

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CORPORATION COUNSEL

RE: City purchase of 51A East Lake Rd. Property

Dear Attorney Gottschalk,

My wife and I have decided to accept the city's offer of \$35,000 for lot 51A East Lake Road, in Danbury..

Please advise me with legal procedure...I'm assuming the city will be handling the contract preparations and closing fees for this property..There are no liens and it should be a very simple transaction...

On behalf of myself and entire family...we want to thank the Committe for a job well done and having the wisdom to see the value of this property for the people of Danbury...

Yours Truly,

  
Richard & Ruth Radachowsky

5 Apple Orchard Drive  
Danbury, Ct. 06811

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c/c: Charles Trombetta