

**EAST HAVEN TOWN COUNCIL
PUBLIC HEARING MINUTES
TUESDAY, JANUARY 13, 2015**

In accordance with Chapter III, Section 6 of the East Haven Town Charter, the East Haven Town Council Hearing Committee held a public hearing meeting Tuesday, January 13, 2015, at 7:00PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512.

Chairman Richard Anania calls the meeting to order at 7:00PM.

Item #1

Roll Call for Hearing Committee -all 15 members present.

Item #2

To conduct Public Hearing #1 regarding " An Ordinance Re-Naming the East Haven Industrial Park as the 'Arthur L. DeSorbo Industrial Park."

**An Ordinance Re-Naming the East Haven Industrial Park as the
"Arthur L. DeSorbo Industrial Park"**

WHEREAS, the East Haven Industrial Park is one our community's most valuable economic assets;

AND WHEREAS, the park's very existence, and its tremendous success, is significantly due to the diligence, vision, and hard work of Arthur L. DeSorbo, who worked tirelessly to develop the park;

AND WHEREAS, with Arthur DeSorbo's untimely passing, East Haven lost a visionary and a leader;

AND WHEREAS, the Town wishes that Arthur DeSorbo's legacy of leadership be recognized and memorialized;

NOW THEREFORE, be it **ORDAINED** by the Town Council of the Town of East Haven that the East Haven Industrial Park, as organized and authorized by Ordinance #110 on September 6, 1974, is hereby re-named the "Arthur L. DeSorbo Industrial Park."

This Ordinance shall be effective in accordance with the provisions of the East Haven Town Charter.

Submitted by: Danelle Feeley, Council Clerk Date: _____

Approved by: Joseph Maturo, Jr., Mayor Date: _____

Received by: Stacy Gravino, Town Clerk Date: _____

Public comment:

- Mayor Joseph Maturo Jr. thanks the Council and states that this is not the actual dedication for Arthur DeSorbo's memorial, which will hopefully come around June when the weather is warmer. He wants to relay to the Council the hard work and dedication that Arthur DeSorbo put in. In addition to the years he was active in New Haven, he served for almost 20 years in our community. He was not only a friend but also a partner and a great asset to the Town of East Haven as an economic developer, an administrator and someone who he and the Council could not have done all the things they did for the Industrial Park without. He was a valuable asset and friend who he loves and misses on a daily basis. He thanks the Council, even before they pass it, for this very important ordinance.
- Senator Len Fasano states that when he first became a lawyer, Art DeSorbo hired him to work on the Industrial Park. It was interesting to him when the Industrial Park was made up of small parcels about 30ft. x 50ft. People all over owned these small parcels and Art gave him the job of starting the title searching for all of the parcels. Art loved this park; he worked tirelessly with the State, Government, DEEP, the Council, as well as planning and zoning. He loved this, he loved East Haven and he thinks the Council is making a terrific decision and he thanks the Council for doing that.
- James Galligan states that he was the engineer during the construction of the Industrial Park and he worked directly with Art on the project. He can't describe the number of hours Art put into getting the park built, getting developers in there. He brought good businesses into the Town. He lived and breathed the park; he was there virtually every day during the construction. It was very important to him because he knew it would be very important to the people.
- Mayor Maturo acknowledges Art's wife Ann DeSorbo who is present in the audience.

Council comment:

- Councilman Fred Parlato says that the reason he is here is because of Art DeSorbo. When he first got involved in government, Art was the chairman of the school building committee and he demonstrated how two different factions can come together to do what is best for the Town of East Haven. There was \$13,000,000 worth of work done, on budget, on time and Arthur made that a pleasure. Having something like this in his name makes him feel that the Town is giving back for all of the hours and effort that Art put into the Town. A lot of

people didn't know who he was because he kept a low profile, he did his job, and he did it with dignity. He thinks this is a great idea and he is 100% in favor of it.

- Councilman Ken McKay says that he misses Art a lot. He has done a lot for the Town. When he first got involved in politics, he was a Democrat and Art was with the Bob Norman administration. He says he had a problem with his sidewalk in front of his house being destroyed by a Town tree so he went and saw Art and he got it taken care of. He didn't look at him as a Democrat; he looked at him as a taxpayer of the Town. He was great during budget times and election times.
- Vice Chairman Robert Parente says he worked with Art almost every day in his capacity with the Town. He was very instrumental in the building of the Industrial Park, but he didn't just stop there. About 2 days before his passing he was on the phone with Art discussing grass in that area, fencing, rock, flowers, etc. He still cared down the line, after things were built and done. He listened to the companies that are there. He would call him and make sure that the entire street, front to back, was done to his expectations and satisfaction to be proud of what East Haven was doing for their vendors. He was a great listener, and made people feel important. He was part of a great team with Mayor Maturo for many years. This is just a small tribute for a man who will stay long and hard in our hearts.

Item #3

Adjournment of Public Hearing #1

Councilman Joseph Santino makes a motion.

Councilman Henry Butler III seconds the motion.

Voice vote: all in favor-none oppose-none abstain. Motion carries.

Item #4

To conduct Public Hearing #2 regarding "An Ordinance Approving the Sale of 620 Coe Avenue and Authorizing Mayor Joseph Maturo, Jr. to execute a Land Disposition Agreement, and all other necessary and related documents, with respect to the same."

An Ordinance Approving the Sale of 620 Coe Avenue and Authorizing Mayor Joseph Maturo, Jr. to execute a Land Disposition Agreement, and all other necessary and related documents, with respect to the same

WHEREAS, the Town of East Haven is desirous of selling the real property located at 620 Coe Avenue in East Haven, Connecticut, better known by the following Map, Block, and Lot Number: "160/1615/002."

AND WHEREAS, the Town's Planning and Zoning Commission, at its regular meeting on November 5th, 2014, issued a favorable 8-24 referral approving such a sale;

AND WHEREAS, the Legislative Town Council authorized the Mayor, or his designee, to engage potential buyers in negotiations and to execute a commercial real estate contract with respect to 620 Coe Avenue with a chosen bidder;

AND WHEREAS, the Town has exercised due diligence to market the property and ascertain prospective buyers;

AND WHEREAS, the Town has executed a commercial real estate contract with Carrano's Railings & Weldings, LLC, whom the Town has determined will develop and utilize the property in the manner most advantageous to the Town at this time;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of East Haven that Mayor Joseph Maturo, Jr. is authorized to execute a land disposition agreement with the chosen buyer, Carrano's Railings and Weldings, LLC, in furtherance of selling said property;

BE IT FURTHER ORDAINED that the Mayor, or his designee, is authorized to consummate the sale of said property as soon as it is expedient.

This Ordinance shall be effective in accordance with the provisions of the East Haven Town Charter.

Submitted by: Danelle Feeley, Council Clerk Date: _____

Approved by: Joseph Maturo, Jr., Mayor Date: _____

Received by: Stacy Gravino, Town Clerk Date: _____

- Sal Brancati, Director of Administration & Management addresses the Council. Mr. Brancati says that they are submitting this for the Council's consideration this evening, for the disposition of 620 Coe Avenue to Carrano Railing's & Welding, LLC. Their agenda is to try to increase the grand list as much as we possibly can by putting Town owned properties back on the grand list. This would increase our tax base and create job opportunities for the residents of East Haven. They made it clear to the company that any job opportunities that come available through this disposition approved by the Council will be given to qualified East Haven residents first, then after that they can go out and search for others as they see fit. Carrano has a history of 35 years in business in the iron working field. They have clients such as Yale New Haven Hospital, Yale University, AT&T/Frontier. The property is located in an L-3 zone which is light industrial. Carrano Railing meets that requirement with no further zone change or variance required. Looking at a cost analysis, the building has been vacant for the last

three years which is an approximate cost to the Town of \$34,000 give or take. This is standard with buildings that are vacant; they are not generating any jobs or taxes. With this property back on the grand list with the rehabilitation that is anticipated for this structure, we are looking at approximately \$12,000-\$12,500 per year in new revenue collected by the Town. The purchase price of the property is \$230,000. Carrano agreed to a \$50,000 deposit down if it is approved by the Council and they would close within a reasonable amount of time. They would be moving their business from New Haven to East Haven. He will address any questions the Council may have.

Council comment:

- Councilman Joseph Badamo asks if there is any money from the State to raise the property up.
- Mr. Brancati says not that particular property. We applied under Sandy Relief funds for money to raise the intersection of Coe Ave/Short Beach Rd. It will allow emergency vehicles to get down to the beach area and rescue people. We applied for the grant and have preliminary approval for \$1,240,000 to raise the road approximately 4ft. which will divert the water away from the road and emergency vehicles can get through to the beach area. He has an environmental impact statement that has to be completed in the next couple months. But the funding we will receive does not directly impact this property.
- Councilman Badamo asks where the water is going to go. Will it still get in there?
- Mr. Brancati says the water will not get in there anymore, and we have been assured there will be no more water on the road if it is raised 4ft. He is going to wait for the engineers to do their studies to determine where the divergence of the water will be sent. There will no longer be a vehicle that can't pass through there.
- Councilman Nicholas Palladino asks Town Attorney Joseph Zullo if it is legal to put it in the contract that if they are going to hire, they have to give priority to East Haven residents.
- Attorney Zullo says the short answer is yes.
- Mr. Brancati says that all of the agreements in New Haven state that first priority of jobs go to people within the Town that the development is taking place. They have to be qualified, there has to be some base of qualifications. If they are trainable, they are given first priority.
- Councilman Palladino says New Haven is a city which is very different from a town. They have a larger population so they would likely have different standards. He doesn't see how the Town of East Haven, a small Town can allow a company to come in with a stipulation that when they hire, they need to get qualified people from within Town first. It doesn't sound proper to him.

- Attorney Zullo explains that whenever a business comes into Town, we always try to encourage them to hire within East Haven. A lot of times our contracts will include language that the business will use best efforts to employ East Haven residents. It's not a quota but it is just to encourage using best efforts.
- Councilman Palladino says if they don't, there is nothing we can do.
- Attorney Zullo says no.
- Councilman Palladino says he just wanted to make sure it is understood that we can't force someone to hire our citizens. He agrees and encourages the other.
- Councilman Anthony Mansi asks if they are just moving here, are they actually hiring.
- Mr. Brancati says not only are they moving, they are starting a new division. The small facility they currently occupy in New Haven does not provide the space they need. There is a new requirement on multistory buildings; that rails be put on and Carrano will be manufacturing those rails. They are anchored to the roofs of the buildings. All of the employees/workers are mandated to strap onto something on the roof so they can't fall off the building. They will now be manufacturing the anchors and the rails as part of their new line of business.
- Councilman Mansi asks how many people they will need for this.
- Mr. Brancati said they are thinking 3 or 4 new people for that division.
- Councilman Butler III says based on the new information of raising the road, when we advertised this piece of property it tended to flood there quite often. He is thinking it may be more attractive now, could we have gotten more money now on the sale of the building.
- Mr. Brancati says this was brought to his attention prior to the meeting and he did talk to an appraiser and Mike Milici (Town Assessor) as well. By raising the road, we are providing what is sort of our expectation of someone who lives on or travels that road. We are not doing anything out of the ordinary, we are providing a standard, which is accepted and expected by the people. Raising the road will in no way, increase values of any property in that area at all.
- Town Assessor Mike Milici explains to the Council that he left them a form, which gives a financial overview of the state of the property as well as additional information about their employees and expansion. As far as the value of the property, most of those properties, in particular Riteaid and the shopping center are income driven. There is no evidence that a higher rent can be provided because it will no longer flood. It is better aesthetically and for travel, but he sees no other evidence that the property will increase in value as a result of this.
- Councilman Santino says he is looking at it the other way. For this property, when it rains they have to go through Morris Cove to get there. There has always been water there.

- Councilman Paul Thompson Jr. says one word flies out at him here, and that is says possible expansion. Is he guaranteeing that he is going to expand?
- Mr. Brancati says the building right now works for him, a linear 3,300 square feet. Metal work is being done in one way and out the other. When he starts the fabrication of these roof rails, he asked if he could put an addition on to the left side of the building so the materials can flow in on the right side, come through and maintain a linear facility. He wants to add 20-30ft to the left side of the building just for material flow to a loading dock, which is then shipped from that side. There is a concrete patio there now which is the area where he will put the addition.
- Councilman Badamo asks if after all of the work is done, this is going to work.
- Mr. Brancati says as far as his expectations, he is pretty confident that the building layout will work out, the location works for him. They spent some time reviewing what he needed, Carrano walked through the building with them and was confident it works well for his operation.
- Councilman Fred Parlato says we are missing a bit of history of Coe Avenue. Years ago, it didn't exist. The end of Hemingway Avenue was the Town dump. You had to go up Short Beach Rd and come by Hill Street. Where the boat storage building is now, they had to put foundation on reinforced concrete to support it. That was an open watercourse years ago and when Coe Avenue was built, just as you go past the Short Beach Road intersection, on the left hand side no matter what time of day you go by, there is a creek with water in it. For anyone who wants to relocate there, we should grab them. Years ago that area was swamps and forest, and it still is now. To get someone to come into a building already there, that we bought and maybe shouldn't have, if we built a firehouse there originally we couldn't get a fire truck in it. According to FEMA standards the lot wasn't big enough. He doubts very much we would get any state permits to do filling back there because it is wetlands and super storm sandy brought it right out. It is not a place for large development. The property for sale at the intersection has been for sale for quite a while because of the physical characteristics of the property. This property is history, let's put it behind us, put it on the tax rolls and collect some taxes on it.

Public comment:

- Paul Thompson-233 Mansfield Grove Rd, East Haven- Mr. Thompson says that he was part of the Council when this property was purchased. This property was purchased because there was an opportunity for a \$5,000,000 grant for a reconstructed firehouse. The other options on the table were \$1.3 and \$1.1 million for other property, which thankfully we didn't because they never got the grant. He understands we would like it on the tax rolls but he would like to

think we have some hindsight here. Maybe there are opportunities for another grant. At the time they were talking about an ambulance service which would bring a fair amount of tax revenue to the Town, potentially \$1,000,000/yr. The Fire Department at that time thought they could use that piece, he spoke with Chief Jackson himself. Of course if the new property were developed there, they would have to meet FEMA standards. At that time, there was no grant for the road and now we have one. There is no guarantee we will get a grant but it may be worthwhile hanging onto it. He also thinks the property is worth more money, similar buildings are \$400,000. It seems like we don't have the hindsight to look at the assets we have down the road and say we have to do something eventually with the Momauguin firehouse which is in disrepair, the Main Street firehouse is getting small. That was the intention to combine the Momauguin and utilize this one at no cost to the taxpayers and have a great facility. We do have the land and he thought maybe we could hold onto it a little longer at least until the road is raised.

- Dan McCann-137 Mansfield Grove Road, East Haven CT- Mr. McCann asks how much we bought this for originally and how much we are selling it for.
- Councilman Santino says it was bought \$395,000 and selling price of \$230,000.
- Mr. McCann asks about the material there, are they storing it there or will it just be transported in and out? Will it be staying at the location? Will anything be out in the public?
- Mr. Brancati says there will be internal storage, some beams/steel.
- Mr. Milici says it will not have an outdoor junkyard appearance.
- Mr. McCann asks how many employees they have to which Mr. Brancati says he believes there are 3 or 4 employees now and they are looking to hire 3 or 4 more.

Item #5

Adjournment of Public Hearing #2.

Councilman Santino makes a motion.

Councilman Robert Sand seconds the motion.

Voice vote: all in favor-none oppose-none abstain. Motion carries.

Item #6

Hearing Committee report to the full Town Council and recommendation of action on Public Hearings #1 and #2.

Councilman Santino makes a motion.

Councilman Ken McKay seconds the motion.

Roll call vote: all in favor-none oppose-none abstain. Motion carries.

Item #7

Adjournment of Hearing Committee.

Vice Chairman Robert Parente makes a motion.

Councilman McKay seconds the motion.

Voice vote: all in favor-none oppose-none abstain. Motion carries.

Meeting is adjourned at 7:33PM.

Respectfully Submitted,

Danelle Feeley, Clerk, East Haven Legislative Town Council