

**TOWN OF CROMWELL - BOARD OF FINANCE  
SPECIAL MEETING  
THURSDAY, SEPTEMBER 29, 2011  
CROMWELL TOWN HALL, ROOM 224/5  
7:30 p.m.**

**Minutes**

Present: Chairman Ed Maley, Jr., Loraine Caruso, Joe Corlis, Jack Henehan, Michael Gengler, Julius Neto

Also Present: First Selectman John Flanders, Finance Director Marianne Sylvester

A) CALL TO ORDER: Chairman Maley called the meeting to order at 7:30pm.

B) SEAT ALTERNATES: none

C) APPROVAL OF AGENDA

A **motion** was made by Loraine Caruso and **seconded** by Julius Neto to approve the agenda. *All were in favor; the motion was passed.*

D) APPROVAL OF MINUTES OF PREVIOUS MEETINGS

1) Regular Meeting, August 25, 2011

A **motion** was made by Loraine Caruso and **seconded** by Joe Corlis to amend the minutes of August 25, 2011 to note that Michael Gengler was absent not Jack Henehan. Anywhere the minutes say Michael Gengler it should say Jack Henehan. *All were in favor; the motion was passed.*

E) CITIZENS COMMENTS: none

F) REPORT OF THE FIRST SELECTMAN

First Selectman John Flanders said that the road projects are progressing and should be complete in about 4 weeks. He reported that there was about \$16,000 in overtime due to Hurricane Irene but FEMA funds are available and they are applying for them. Chairman Maley asked if he knew what the public's loss was and Mr. Flanders said he did not know but the town had no loss.

G) BUDGET REPORT

1) CNR account status report

Marianne Sylvester reviewed the report which is marked Draft because it has not been audited yet. She said there is a balance of about \$96,000. Chairman Maley questioned the \$300,000 for Board of Education and Ms. Sylvester said they will be done with boiler project by end of October and it will come in around \$275,000. She said there are no substantial changes to the budget that she knows about. Michael Gengler asked about the storage shed and Ms. Sylvester said they are looking for an appropriate area and said that a PO has not reached her desk yet.

H) REPORT OF THE TAX COLLECTOR - Chairman Maley said that he was going to meet with the Finance Director and Tax Collector together so they can review the tax reports and determine where the differences in the reports are.

I) OLD BUSINESS: none

J) NEW BUSINESS

A **motion** was made by Joseph Corlis and **seconded** by Loraine Caruso to open the discussion for the appropriation of \$9,126 for the partial refund of purchase price for property along North Road.

- 1) Approve supplemental appropriation of \$9,126 from General Fund balance for partial refund of purchase price for property along North Road as requested by Reed Builders and approved by the Board of Selectmen.

There was some general discussion about the purchase of this land adjacent to North Road by Reed Builders, LLC in 2009. The purchase price was \$15,000 and since the town actually owned only a portion of this piece of property the refund price was based on the percentage of property the town actually did own. This equals 61% of the purchase price.

A **motion** was made Loraine Caruso and **seconded** by Julius Neto to appropriate \$9.126 from the general fund for partial refund to Reed Builders, LLC for property along North Road. *All were in favor; the motion was passed.*

A **motion** was made by Loraine Caruso and **seconded** by Jack Henehan to open discussion to reduce appropriation within the CNR fund for Revaluation by \$40,000. *All were in favor; the motion was passed.*

- 2) Reduce appropriation within the CNR Fund for Revaluation by \$40,000.

The estimates for the October 2012 Reevaluation came in \$40,000 less than expected.

A **motion** was made by Julius Neto and **seconded** by Jack Henehan to reduce the CNR fund by \$40,000. *All were in favor; the motion was passed.*

A **motion** was made by Loraine Caruso and **seconded** by Jack Henehan to open discussion to appropriate \$40,000 within the CNR fund for Tax Collector's request for new software and computer upgrades. *All were in favor; the motion was passed.*

- 3) Appropriate \$40,000 within the CNR Fund for Tax Collector's request for new software and computer upgrades.

Sharon Ramsay, Tax Collector said they are looking to spend \$40,000 for new software upgrades. Julius Neto asked her how many quotes they received for this project. Ms. Ramsey said 3. Michael Gengler asked Ms. Ramsay how many towns in Connecticut use Vision. Charles O'Shea from Vision joined Ms. Ramsay and said they have contracts with 124 towns in Connecticut and have been in business since 1975. Julies Neto asked how much of this money was for software and what are the yearly administration fees. Ms. Ramsay said that the \$40,000 is for all software and that the fee per year is about \$6,000 which is more than we are paying now. Chairman Maley asked Ms. Ramsey why

the quote is for \$47,000. Ms. Ramsay said that \$4,000 for both the Assessor and Collectors annual maintenance won't be collected the first year. Loraine Caruso asked how long the contract was for and Ms. Ramsey said it is yearly like we have now.

A **motion** was made by Jack Henehan and **seconded** by Julius Neto to appropriate \$40,000 within the CNR fund for the Tax Collector's new software and computer upgrades. *All were in favor; the motion was passed.*

- 4) Appropriate \$38,500 within the CNR Fund for the 2011-12 DUI Law Enforcement Grant.

Chairman Maley said that this is a grant so we are getting back about 75% of the money. The total expenditure ends up being around \$10,000.

A **motion** was made by Loraine Caruso and **seconded** by Julius Neto to appropriate \$38,500 within the CNR Fund for the 2011-12 DUI Enforcement Grant. *All were in favor; the motion was passed.*

- 5) Discussion regarding 14 Alcap Ridge.

First Selectman John Flanders told the Board that there would be a presentation regarding the negotiations for 14 Alcap Ridge. He told the Board that they may want to enter into an Executive Session after the presentation if they feel they would like to discuss the presentation amongst themselves.

Craig Stevenson, Economic Developer for Cromwell began a presentation displayed on an overhead projector for the Board and members of the Board of Selectman. Mr. Stevenson said that 14 Alcap Ridge is the largest industrial building in Cromwell. Bonded Technologies used to own it prior to going bankrupt and had many years of back taxes prior to the bankruptcy. He said the building has 3 distinct sections. He said that the building has many environmental contamination issues and it will take years before a no action letter is issued since the DEP would monitor the site for years before it can determine it free of contaminants. He said the interested party is Central Connecticut Contracting. Carl Verderame of 114 County Road in Southington came forward and said he is the owner of this business. Mr. Verderame said they have 2 similar building in Southington and Wallingford and broke those buildings up into smaller units. This is similar to what they would plan on doing at 14 Alcap Ridge. He said they also use a subcontractor called B2 Construction. He said they would begin the project by securing the building by making it weather tight. They would clean up and update all of the HVAC, electrical and plumbing. He said the front façade will change and they will fix the parking lot. He said they would then start leasing smaller spaces. Mr. Verderame said they have a budget of 1.6 million which does not include constructing the smaller spaces. Mr. Stevenson said they are asking the town for the sale of tax lien for \$100,000 and tax abatement for 5 years by reducing the assessment to \$1.00. This will give them time to clean the building up and lease the sections out. As each section is filled up the tax abatement is phased out. Chairman Maley asked the Board if they had any comments or questions.

Mr. Corlis asked what they are doing about the contamination. Mr. Stevenson said that Safeway is responsible for this and they have agreed to clean up all hazardous materials in the building. They do have a mitigation plan with DEP. Chairman Maley asked when does year one of the abatement begin. Mr. Stevenson said if the deal was finalized very soon than it would be on the grand list next year so October 1, 2012. Chairman Maley said than the 5 years would be over on October 1, 2017. He asked if the contract would require the completion of the rehab within the 5 years. Mr. Verderame said that

seemed Ok to put into the contract but he would have to check with his legal counsel. Mr. Maley asked if the guarantee of additional interior renovations with tenants would be in writing and Mr. Verderame said they can't guarantee they will find tenants. He did say that he has done the research and is confident that they will find tenants. Mr. Stevenson said that based on inquiries he has received he also is confident they will be able to fill the spaces.

There was general discussion with the Board of Selectman and the Board of Finance about the receiving the final draft proposal for review to ensure that it meets the expectations of everyone here. There was a question if the company would submit a bond and Mr. Verderame said he would not submit a bond for \$1.6million. Chairman Maley asked Mr. Verderame what assurances he can give the town that he will complete the project as promised and put the \$1.6m into the building. Mr. Verderame said he would check with his attorney to see what they can put in writing.

There was also a brief discussion about whether the Board should go into Executive Session and it was decided not to be necessary.

a) Executive Session

K) BOARD OF EDUCATION- LIASON REPORT

Joe Corlis said that at the last meeting several parents got up to thank the Board of Education for implementing a new rule in the schools that no food can be bought in to be shared among students.

L) CHAIRMAN'S COMMENTS - none

M) VICE CHAIRMAN'S COMMENTS

Lorraine Caruso thanked Ms. Sylvester for the new name plates.

N) GOOD AND WELFARE

Michael Gengler said that an email went out inviting people to the dedication and ribbon cutting of the new solar panels installed at Edna C. Stevens and the Middle School. He is hoping for a good turnout.

O) ADJOURNMENT

A **motion** was made by Lorraine Caruso and **seconded** by Jack Henehan to adjourn at 8:51pm. *All were in favor; the motion was passed.*

Respectfully Submitted,

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Linda Imme  
Recording Clerk