

TOWN OF CROMWELL
BOARD OF SELECTMEN
SPECIAL MEETING
JOINT MEETING WITH BOARD OF FINANCE
WEDNESDAY, JANUARY 18, 2012
7:00 P.M. TOWN HALL ROOM 224/5

MINUTES

Present: First Selectman M. Terry, Deputy First Selectman R. Newton, A. Halibozek, F. Emanuele, E. Faienza, A. Waters, A. Spotts

Absent:

Also Present: Director of Finance M. Sylvester, Economic Development Consultant C. Stevenson, Town Attorney M. Borea, Board of Finance Members; Chairman L. Caruso, J. Corlis, J. Neto, J. Henehan, M. Gengler and A. Thomas, Public and Press

A. CALL TO ORDER

First Selectman Terry introduced the members of the Board of Selectmen and called the meeting to order at 7:00 p.m.

B. CITIZEN COMMENTS

1. P. Keithan, Iron Gate Lane -Member of the CWPCA-stated his opinion on what should be done with the property. He believes that there aren't going to collect anything so they should just move forward. The town will eventually get their money back.
2. D. Nobile, Hillside Road - Chairman of EDC-spoke regarding the history of the property and the Economic Development Commission wholeheartedly supports going ahead with this project.
3. Attorney Michael O'Connell -representing the Cappola Family -Stated his client's intentions regarding Alcap Ridge.
4. R. Cappola, Glastonbury CT -Northeast Quality Service -Stated that his company is located in Middletown where they presently lease 35,000 square feet and employ 35 people. They are interested in the Alcap Ridge property for their Assembly and Manufacturing Company.
5. C. Stevenson, Economic Development Consultant -Informed the boards that Mr. Verderame was present but would not speak on the advice of his counsel. Cromwell's Attorney M. Borea will present the information that was provided by Mr. Verderame's attorney.

C. Discussion and action regarding outstanding taxes - 14 Alcap Ridge.

First Selectman Mertie Terry provided a chronological overview of the situation based on research she had done with Tax Collector Doug Sienna's assistance, (attached to minutes). Attorney Morris Borea addressed the Boards with regard to the Town's legal

position on the property. The Town has been discussing a sale of tax liens with Mr. Carl Verderame but a second interested party, Mr. Ralph Cappola with Northeast Quality Service LLC, recently came forward. Mr. Borea stated the Town had three options 1) to continue solely with Mr. Verderame, 2) to consider offers by both Mr. Verderame and Mr. Cappola, or 3) to go out for public sale.

Members from the Board of Selectmen and Board of Finance spoke regarding the property. Questions were raised regarding the Town's legal responsibilities and remediation requirements. Mr. Borea stated the Town has no legal obligation to Mr. Verderame at this point and can negotiate with all interested parties. Remediation is dictated by the CT DEEP and a remedial action plan (RAP) is in place.

First Selectman Terry requested the Boards to offer a consensus on the direction the Town should take on this issue. Both Boards agreed that the Town should review both proposals, with Mr. Borea to make a comparison of the differences between the two.

First Selectman Terry stated she would take all the comments offered at the meeting under advisement and she appreciated the Boards' participation.

Chairman Loraine Caruso stated this was an important decision and the Town needed to move with caution and speed.

D. ADJOURNMENT

Motion made by E. Faienza seconded by R. Newton and *unanimously carried* to adjourn the Special Meeting at 8:10 p.m.

Respectfully submitted,

Re Matus
Secretary

Mertie L. Terry
First Selectman