

March 30, 2016

A Special Meeting of the West Haven City Council was held on Wednesday, March 30, 2016 in the Auditorium of West Haven High School, 1 McDonough Plaza, West Haven.

Present were Council Members O'Brien, Aldrich, Ruickoldt Stacy Riccio, Watt, Morrissey, Russell, Ronan, Forsyth, Martone, Quagliani, David Riccio and Councilman Eberle. Mayor O'Brien was also present.

After the Pledge of Allegiance the Special Meeting was called to order at 6:05 p.m.

The Clerk of the Council read the call of the Special Meeting:

"In accordance with Rule #11 of the Rules Governing the actions of the City Council, Mayor O'Brien as called a Special Meeting of the West Haven City Council to be held at 6:00 pm on Wednesday, March 30, 2016, in the Auditorium of West Haven High School, 1 McDonough Plaza.

The purpose of this Special Meeting is as follows:

A. Presentations regarding the proposed acquisition of the following properties located in West Haven Connecticut by purchase or by eminent domain:

Center Street (Assessor's Map 44 Lot 198)
423 First Avenue
349 First Avenue
341 First Avenue
60 Elm Street (aka 60-62 Elm Street)
21 Richards Place
395 First Avenue
38 Elm Street

B. Action by the West Haven City Council, pursuant to Connecticut General Statute Section 8-193, for consideration and approval of the proposed acquisition by the West Haven Redevelopment Agency of the following properties located in West Haven Connecticut by purchase or by eminent domain:

Center Street (Assessor's Map 44 Lot 198)
423 First Avenue
349 First Avenue

341 First Avenue
60 Elm Street (aka 60-62 Elm Street)
21 Richards Place
395 First Avenue
38 Elm Street.”

Public Speak Session: 6:10 P.M.

Chairman O'Brien went through the sign up list for public speakers and then asked anyone else from the public who would like to speak to come forward.

(See Tape for Public Comments)

COUNCILMAN DAVID RICCIO LEFT THE MEETING

Public Session Closed 7:25 P.M.

Chairman O'Brien asked Attorney O'Connor and The Haven Group Executive Vice President Matt Armstrong to present to the City Council the development plan. (PowerPoint Attached)

Chairman O'Brien called for the Clerk to read the motion before the City Council.

Clerk :

“WHEREAS, The West Haven City Council is considering the acquisition by purchase or by eminent domain of the following properties located within the area of the duly adopted Haven South Municipal Development Plan dated May 2015 (the “MDP”) in accordance with the provisions of the MDP. Properties under consideration for acquisition are:

Center Street (Assessor's Map 44 Lot 198)
423 First Avenue
349 First Avenue
341 First Avenue
60 Elm Street (aka 60-62 Elm Street)
21 Richards Place
395 First Avenue
38 Elm Street; and

WHEREAS, in accordance with Chapter 132 of the Connecticut General Statutes, the West Haven Redevelopment Agency held a duly noticed public hearing on March 23, 2016 to consider the proposed acquisition of the real properties listed below by purchase or by eminent domain:

Center Street (Assessor's Map 44 Lot 198)
423 First Avenue
349 First Avenue
341 First Avenue
60 Elm Street (aka 60-62 Elm Street)
21 Richards Place
395 First Avenue
38 Elm Street; and

WHEREAS, the West Haven Redevelopment Agency at a duly noticed Special Meeting held on March 23, 2016 voted to refer the proposed acquisition of the real properties listed below by purchase or by eminent domain to the West Haven City Council for its approval in accordance with Connecticut General Statute 8-193:

Center Street (Assessor's Map 44 Lot 198)
423 First Avenue
349 First Avenue
341 First Avenue
60 Elm Street (aka 60-62 Elm Street)
21 Richards Place
395 First Avenue
38 Elm Street; and

WHEREAS, the West Haven City Council has (I) considered the benefits to the public and any private entity that will result from the redevelopment project and determined that the public benefits outweigh any private benefits, (II) determined that the current use of the real properties listed below cannot be feasibly integrated into the overall redevelopment plan, and (III) determined that the acquisition of the real properties listed below by eminent domain is reasonably necessary to successfully achieve the objectives of the redevelopment plan:

Center Street (Assessor's Map 44 Lot 198)
423 First Avenue
349 First Avenue
341 First Avenue

60 Elm Street (aka 60-62 Elm Street)
21 Richards Place
395 First Avenue
38 Elm Street

NOW, THEREFORE BE IT RESOLVED that the West Haven City Council does hereby approve the proposed acquisition by purchase or by eminent domain of the real properties listed below:

Center Street (Assessor's Map 44 Lot 198)
423 First Avenue
349 First Avenue
341 First Avenue
60 Elm Street (aka 60-62 Elm Street)
21 Richards Place
395 First Avenue
38 Elm Street"

Chairman O'Brien asked for a MOTION for discussion and APPROVAL which was made by Councilman Ronan, SECONDED by Councilman Watt.

Council Members had a Q&A with Attorney O'Connor and made comments about the project.

(See Tape)

Chairman O' Brien called for a ROLL CALL VOTE from the City Council Members on the MOTION to APPROVE:

The Clerk Called the Roll:

Councilman Aldrich – Yea
Councilman Ruickoldt – Yea
Councilman Eberle – Yea
Councilwoman Riccio – Yea
Councilman Watt – Yea
Councilman Russell – Yea
Councilwoman Morrissey – Yea
Councilman Ronan- Yea
Councilwoman Martone – Yea
Councilman Riccio – Absent

Councilman Quagliani – Yea
Councilman Forsyth – Yea

On A Vote of 12 yea, 1 absent, the MOTION PASSED unanimously.

Chairman O' Brien asked for a MOTION to adjourn which was made by Councilman Ruickoldt and SECONDED by Councilman Ronan.

ADJOURNMENT: 9:03 P.M.

ATTEST: Michael DiMassa, Clerk of the Council

BY: Michael DiMassa, Clerk of the Council

These minutes are subject to City Council approval.