

**Minutes of the August 31, 2022 West Haven City Council/ PUBLIC LANDS COMMITTEE Meeting – 2<sup>nd</sup> Flr., Harriet North Court Room, West Haven City Hall**

The West Haven City Council/ PUBLIC LANDS COMMITTEE Meeting was held on Wednesday, August 31, 2022 at 6:00 p.m. in the Harriet North Court Room on the 2<sup>nd</sup> floor, West Haven City Hall.

**Pledge of Allegiance**

**Roll Call** Members Present were Gary Donovan, Colleen O'Connor (late 6:05p.m.), Ronald Quagliani, Bridgette Hoskie, Meli Garthwait, (late 6:07p.m.) Sarah Ackbarali, Mitchell Gallignano, Robbin Watt Hamilton, Katherine Tucker (late 6:46p.m.), Victor Borrás, Robert Bruneau, Steven Johnstone and Peter Massaro. Also present Mayor Nancy R. Rossi.

The Clerk read the call of the Meeting.

**PUBLIC LANDS COMMITTEE: Councilman Donovan, Chairman, Council members: Robbin Watt Hamilton, Ronald Quagliani, Robert Bruneau and Colleen O'Connor**

RECEIVED  
TOWN AND CITY CLERK  
OF WEST HAVEN  
2022 SEP -6 AM 9:24  
Patricia C. Horvath  
TOWN AND CITY CLERK

Public Lands called to order at 6:02 p.m.

**EXECUTIVE SESSION: 6:03pm**

Councilman Donovan made a **MOTION** to enter into Executive Session which was **SECONDED** by Councilwoman Hamilton. All in favor. **MOTION passed UNANIMOUSLY**

Discussion with Lee Tiernan, Corporation Counsel regarding the terms of the leasing contract of the West Haven Pump House Parcel on Kelsey Ave. (for parking purposes) and 6 Rock St., West Haven (Conference Center) between the City of West Haven and Rock Street Brewery, LLC.

**OUT OF EXECUTIVE SESSION AT 8:24 P.M.**

**BACK IN REGULAR SESSION AT 8:24 P.M.**

**Communication J:** from the August 22, 2022 Agenda, from Lee Tiernan, Corporation Counsel, regarding approval of Leasing West Haven Pump House Parcel on Kelsey Ave (for Parking purposes) and 6 Rock St. West Haven (Conference Center) to Rock Street Brewery LLC.

Councilman Donovan presented a **MOTION to recommend approval to the entire Council of Communication J from the August 22, 2022 Agenda (as Amended)** which was **SECONDED** by Councilman Bruneau. All in favor. **MOTION passed UNANIMOUSLY.**

Councilman Donovan, Chairman of the Public Lands Committee read the below recommended Resolution into the record:

**WHEREAS**, The City of West Haven seeks private assistance to monetize the City owned Parcel known as Parcel L or 6 Rock Street;

**WHEREAS**, The City of West Haven used the RFP process to seek and identify appropriate Developers;

**WHEREAS**, A private developer desires to invest \$20 million dollars in a long-term Brewery operation;

**WHEREAS**, The City of West Haven, desires to have public access to a Savin Rock Museum at no cost to the City of West Haven;

**WHEREAS**, The City of West Haven desires to retain; ownership of parcel L or 6 Rock Street;

**RESOLVED:**

That the City Council of the City of West Haven hereby approves execution of ground lease contracts between the City of West Haven and Rock Street Brewery, LLC. (Lessor), subject to the following conditions:

1. Lessor will be provided 30 non-resident parking stickers at a cost of \$1,500.00 per year for 10 years. The Lessor will then purchase the stickers at the rate then established. Lessor can opt out of this arrangement if he produces a comparable or equivalent parking spaces or arrangements with a private entity.
2. Subject to final Corporation Counsel Office review and approval.
3. Approval is subject to a requirement that Lessor shall return to the City Council a written report every 90 days until the Brewery opens for business concerning its' due diligence, progress and mandated action and to provide Lessor time to secure additional parking from private sources.
4. Lessor shall present to the City Council a Memorandum of Lease between it and New England Brewing Company (NEBCO) signed by both parties prior to opening, that shall be for a duration of at least 20 years.
5. Lessor and NEBCO shall commit in writing to a hiring and purchasing practice that maximizes a diverse workforce and West Haven residents and West Haven vendors.
6. Lessor shall post with an agreed Escrow Agent, a \$50,000.00 performance deposit, refundable upon opening of the Brewery to protect the City. This shall be deposited with the City of West Haven pursuant to the default provisions of the Lease.

**FURTHER RESOLVED**, that Nancy R. Rossi, as Mayor of The City of West Haven, is authorized and directed to execute and deliver any and all documents related to this Resolution on behalf of the City of West Haven and to do and perform all acts and things which she deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

**ADJOURNMENT**

Councilman Quagliani made a **MOTION** to Adjourn which was **SECONDED** by Councilman Donovan. All were in favor. Meeting was Adjourned at 8:31p.m.

**ATTEST:**

**Peter Massaro**  
Chairman, City Council

**Stacy Riccio, Clerk**  
City Council

**Diane Ascenzia**  
Administrative Assistant

**These minutes are subject to City Council approval**