

**Minutes of the August 31, 2022 Special Meeting of the City Council – Harriet North Court Room, West Haven City Hall**

The Special Meeting of the West Haven City Council was held on Wednesday August 31, 2022 at 6:30 p.m. in the Harriet North Court Room on the 2<sup>nd</sup> floor of West Haven City Hall.

**Pledge of Allegiance**

**Roll Call** Members Present were Gary Donovan, Colleen O'Connor, Ronald Quagliani, Bridgette Hoskie, Meli Garthwait, Sarah Ackbarali, Mitchell Galignano, Robbin Watt Hamilton, Katherine Tucker, Victor Borras, Robert Bruneau, Steven Johnstone and Peter Massaro. Also present Mayor Nancy R. Rossi

The Clerk read the call of the Meeting.

Chairman Massaro called the meeting to order at 8:32 p.m.

Chairman Massaro asked the Council for their view on the Communication J: 6 Rock St Brewery. See YouTube for comments.

**8:51 p.m. – 9:00 p.m. PUBLIC SESSION**

See YouTube Livestream for Public Comments

**COMMITTEE REPORTS:**

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

Public Lands called to order at 9:00 p.m.

**Communication J:** from the August 22, 2022 Agenda, from Lee Tiernan, Corporation Counsel, regarding approval of Leasing 6 Rock St. West Haven (Conference Center) to Rock Street Brewery LLC.

Councilman Donovan made a **MOTION to APPROVE** which was **SECONDED** by Councilman Galignano. All in favor. **MOTION passed UNANIMOUSLY** via Roll Call Vote (see below)

**RESOLUTION:**

**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;

RECEIVED  
TOWN AND CITY CLERK  
OF WEST HAVEN  
2022 SEP -6 AM 9:23  
John C. Horvath  
TOWN AND CITY CLERK

**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.

ROLL CALL:

Councilman Donovan	Yes
Councilwoman O'Connor	Yes
Councilman Quagliani	Yes
Councilwoman Hoskie	Yes
Councilwoman Garthwait	Yes
Councilwoman Ackbarali	Yes
Councilman Gallignano	Yes
Councilwoman Hamilton	Yes
Councilwoman Tucker	Yes
Councilman Borrás	Yes
Councilman Bruneau	Yes
Councilman Johnstone	Yes
Chairman Massaro	Yes

**ADJOURNMENT**

Councilman Johnston made a **MOTION** to Adjourn which was **SECONDED** by Councilwoman Hamilton. All were in favor. Meeting was Adjourned at 9:22 p.m.

**ATTEST:**

**Peter Massaro**  
Chairman, City Council

**Stacy Riccio, Clerk**  
City Council

**Diane Ascenzia**  
Administrative Assistant

These minutes are subject to City Council approval