

## CITY COUNCIL AGENDA

January 27, 2025

City Council Chambers

Pledge of Allegiance

3<sup>rd</sup> Floor City Hall

Roll Call – Council Clerk

### Public Hearing

**6:55 p.m. -Finance Committee- Communication D**, from the January 13, 2025 agenda, from Michael Gormany, Finance Director, regarding an ordinance authoring the issuance of \$26,289,900 bonds plus additional financing costs of the City of West Haven to meet certain fiscal 2023/2024 and 2024/2025 capital budget appropriations and the making of temporary borrowings for such purposes.

### 7:00p.m. PUBLIC SESSION

#### \*Public Comment Procedures

- There will be a five (5) minutes per person Public speaking allowed until such time as the Chair is satisfied that ample opportunity for all wishing to address the Council has been provided or until continuance of the session would compromise the responsible conduct of the Regular Council Meeting.
- There is a one-time speaking rule.
- Please wait to be recognized, approach the podium, and give your name and address.
- Please address the Council with your concern.
- Speakers, meeting attendees, and members are expected to observe proper decorum at all times.
- The use of profane, abusive, or disparaging language directed at the members of the City Council, City Officials, City employee, or members of the general public will not be tolerated.

### 7:05p.m. REGULAR COUNCIL MEETING

#### I. APPROVAL OF MINUTES:

Approval of minutes of Regular Meeting from January 13, 2025.

#### II. COMMUNICATIONS:

**Communication A:** from the Tax Collector regarding Overpayments of refunds for January 2025.

**Communication B:** from the Tax Collector regarding Overpayments of refunds for January 2025.

**Communication C:** from Mayor Dorinda Borer regarding a request to refer the proposal from Ideal Group, LLC ("Ideal"), for the redevelopment of Stiles School, to the West Haven Planning and Zoning Commission.

#### III. COMMITTEE MEETINGS:

#### Council-as-a-Whole

1. Chief Terenzio-Allingtown Fire Department, Community Risk Reduction Program update.

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OF WEST HAVEN.  
2025 JAN 23 PM 3:44  
(TOWN AND CITY CLERK)

**FINANCE COMMITTEE, Councilwoman Ackbarali, Chairwoman-** Committee members; Councilman Vargo, Councilman Laucks, Councilwoman Tucker and Councilman Johnstone

**FINANCE UPDATES**

- 1. MARB Meeting update.

**Communication D**, from the January 13, 2025 agenda, from Michael Gormany, Finance Director, regarding an ordinance authoring the issuance of \$26,289,900 bonds plus additional financing costs of the City of West Haven to meet certain fiscal 2023/2024 and 2024/2025 capital budget appropriations and the making of temporary borrowings for such purposes.

**PUBLIC LANDS COMMITTEE, Councilman Donovan, Chairman** -Committee members: Councilman Laucks, Councilwoman Callahan, Councilman Vargo and Councilman Johnstone

**Communication C:** from Mayor Dorinda Borer regarding a request to refer the proposal from Ideal Group, LLC (“Ideal”) for the redevelopment of Stiles School to the West Haven Planning and Zoning Commission.

**IV: UNFINISHED BUSINESS**

- 1. Update regarding Lake Street project.

**V. COMMITTEE REPORTS**

**Clerk to read Communication A into record. Tax Refunds.**

**FINANCE COMMITTEE, Councilwoman Ackbarali, Chairwoman-** Committee members; Councilman Vargo, Councilman Laucks, Councilwoman Tucker and Councilman Johnstone

**Communication D**, from the January 13, 2025 agenda, from Michael Gormany, Finance Director, regarding an ordinance authoring the issuance of \$26,289,900 bonds plus additional financing costs of the City of West Haven to meet certain fiscal 2023/2024 and 2024/2025 capital budget appropriations and the making of temporary borrowings for such purposes.

**PUBLIC LANDS COMMITTEE, Councilman Donovan, Chairman** -Committee members: Councilman Laucks, Councilwoman Callahan, Councilman Vargo and Councilman Johnstone

**Communication C:** from Mayor Dorinda Borer regarding a request to refer the proposal from Ideal Group, LLC (“Ideal”) for the redevelopment of Stiles School to the West Haven Planning and Zoning Commission.

**VI. COUNCIL LIAISON REPORTS**

**VII. NEW BUSINESS**

**VIII. ADJOURNMENT**

Nicholas Pascale  
Chairman of the Council

Stacy Riccio  
Clerk of the Council

Carlotta M. Serrini  
City Council Administrator

**Minutes of the January 13, 2025 Regular Meeting of the West Haven City Council in the Council Chambers 3<sup>rd</sup> floor, West Haven City Hall**

The Regular Meeting of the West Haven City Council was held on Monday, January 13, 2025 at 7:00p.m. in the City Council Chambers 3<sup>rd</sup> floor. Chairman Pascale called the meeting to order at 7:00 p.m.

**Pledge of Allegiance**

**Roll Call:** Council Members Present: Nicholas Pascale, Edward McMillian, Gary Donovan, Christopher Vargo, Jr., Dawn Callahan, Meli Garthwait, Brian Laucks, Ruby Melton, Katherine Tucker, and Anne Heffernan. Absent: Sarah Ackbarali, Kathleen Mueller and Steven Johnstone. Also present: Mayor Dorinda Borer, Neil Cavallaro, Superintendent-West Haven Board of Education, Jeff Grandy, Steve Fontana, Economic Development Director, Nicole Timiac (of Starlift) and Michael Gormany, Finance Director.

**7:04p.m 7:07p.m. Public Session**

**See Video on the City's website for comments.**

**Chairman Pascale called the Regular Meeting to order at 7:07 p.m.**

**I. APPROVAL OF MINUTES:**

Councilman Donovan made a **MOTION to APPROVE** the Regular Meeting minutes from the December 9, 2024, meeting, which was **SECONDED** by Councilwoman Heffernan. All in favor. **MOTION passed UNANIMOUSLY.**

Councilman Vargo made a **MOTION to AMEND** Communication D1 and D2 on the January 13, 2025 agenda. Communication D1 will be eliminated and Communication D2 will be "Communication D", which was **SECONDED** by Councilman Donovan. Councilman Laucks abstained. All in favor. **MOTION passed UNANIMOUSLY.**

Chairman Pascale **APPOINTS** Councilwoman Meli Garthwait to all Committees for minority representation.

**II. COMMUNICATIONS:**

**Communication A:** from the Tax Collector regarding Overpayment of refunds for December 2024.

**Communication B:** from Chief Joseph Perno regarding Animal Shelter donations.

**Communication C:** from Michael Ajello, Deputy Corporation Counsel, regarding a West Haven Community Block Grant Application for \$5,150 for respite care for disabled children and siblings during parent support group meetings.

**Communication D:** from Michael Gormany, Finance Director, regarding an ordinance authorizing the issuance of \$26,289,900 bonds plus additional financing costs of the City of West Haven to meet certain fiscal 2023/2024 and 2024/2025 capital budget appropriations and the making of temporary borrowings for such purposes.

**Communication E:** from Mayor Dorinda Borer regarding a resolution authorizing the City of West Haven to enter into a Real Property Tax Incentive Agreement with Starlift Equipment Company, Inc.

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OF WEST HAVEN  
2025 JAN 24 PM 3:35  
TOWN AND CITY CLERK

**Communication F:** from Mayor Dorinda Borer regarding the appointment of Dominic Broccoli to the Senior Citizen Commission for a term of one (1) year.

### **III. COMMITTEE MEETINGS:**

**Finance Committee called to order at 7:11 p.m.**

**FINANCE COMMITTEE, Councilman Vargo, Chairman-** Committee members; Councilwoman Ackbarali (absent), Councilman Laucks, Councilwoman Tucker, Councilman Johnstone (absent), and Councilwoman Garthwait

### **FINANCE UPDATES**

1. YTD Budget Review – Michael Gormany, Finance Director-Mr. Gormany provided updates regarding collections monitoring, trending on par with last fiscal year at a 98% collection rate with a forecasted surplus for this fiscal year. Allentown Fire Department is trending on budget. **See remarks on the City's website.**
2. MARB Meeting update-No scheduled meeting for January, but a Special Meeting has been scheduled for January 27, 2025 due to the bonding required for a February 2025 completion. **See remarks on the City's website.**

**Communication B:** Councilwoman Garthwait presented a **MOTION** to recommend the approval to the entire Council regarding Animal Shelter donations which was **SECONDED** by Councilman Laucks. All in favor. **MOTION passed UNANIMOUSLY viva voce.**

**Communication C:** Councilwoman Garthwait presented a **MOTION** to recommend the approval to the entire Council regarding a West Haven Community Block Grant Application for \$5,150 for respite care for disabled children and siblings during parent support group meetings. which was **SECONDED** by Councilman Laucks. All in favor. **MOTION passed UNANIMOUSLY viva voce.**

**Communication D:** from Michael Gormany, Finance Director, regarding an ordinance authoring the issuance of \$26,289,900 bonds plus additional financing costs of the City of West Haven to meet certain fiscal 2023/2024 and 2024/2025 capital budget appropriations and the making of temporary borrowings for such purposes. **Public Hearing to be scheduled for January 27, 2025 at 6:55 p.m.**

**Finance Committee closed at 8:32 p.m.**

**Personnel & Civil Service Committee called to order at 8:32 p.m.**

**PERSONNEL & CIVIL SERVICE: Councilwoman Melton, Chairwoman-** Committee members: Councilman Laucks, Councilman Vargo, Councilman Donovan, Councilman Johnstone (absent) and Councilwoman Garthwait

**Communication F:** Councilwoman Garthwait and Councilman Vargo presented a **MOTION** to recommend the approval to the entire Council regarding the appointment of Dominic Broccoli to the Senior Citizen Commission for a term of one (1) year which was **SECONDED** by Councilman Laucks. All in favor. **MOTION passed UNANIMOUSLY viva voce.**

**Personnel & Civil Service Committee closed at 8:36 p.m.**



**Tax Deferral Committee called to order at 8:37 p.m.**

**TAX DEFERRAL: Councilman Donovan, Chairman-** Committee members: Councilwoman Heffernan, Councilman Johnstone (absent), Councilwoman Melton, Councilwoman Callahan, and Councilwoman Garthwait

**Communication E:** Councilwoman Melton presented a **MOTION** to recommend the approval to the entire Council regarding a resolution authorizing the City of West Haven to enter into a Real Property Tax Incentive Agreement with Starlift Equipment Company, Inc. which was **SECONDED** by Councilwoman Heffernan. All in favor. **MOTION passed UNANIMOUSLY viva voce.**

**Tax Deferral Committee closed at 8:44 p.m.**

**IV: UNFINISHED BUSINESS:**

None.

**V. COMMITTEE REPORTS-8:44 p.m.**

**Clerk to read Communication A into record**

**FINANCE COMMITTEE, Councilman Vargo, Chairman-** members; Councilwoman Ackbarali (absent), Councilman Laucks, Councilwoman Tucker, Councilman Johnstone (absent), and Councilwoman Garthwait

**Communication B:** from Chief Joseph Perno regarding Animal Shelter donations. Councilman Vargo made a **MOTION to APPROVE** which was which was **SECONDED** by Councilwoman Tucker. All in favor. **MOTION passed UNANIMOUSLY.**

**Resolved:** The West Haven Police Department has received the following donations totaling **\$ 1,732.75** to the Animal Shelter. Per Connecticut Statutes 7-148(c) (3) (A&B) and General Order 98-04, we are forwarding these donations for approval. The City Council approved the following motion at a regular meeting held on January 13, 2025.

**RESOLVED:** The City Council of the City of West Haven hereby approves the Animal Shelter Donations to be deposited into the Animal Shelter Donations account # 10100000-28285.

| <u>Name</u>                     | <u>Check Number</u> | <u>Amount</u> |
|---------------------------------|---------------------|---------------|
| 1. Robert L McBride             | 1148                | \$50.00       |
| 2. Money Order                  | 19-692269323        | \$10.00       |
| 3. Angela Russo                 | 662                 | \$100.00      |
| 4. Maryann Luczak               | 5336                | \$300.00      |
| 5. Paul S Palumbo               | 4061                | \$20.00       |
| 6. Nancy B Dautel               | 431                 | \$30.00       |
| 7. Karen Ligammari              | 178                 | \$25.00       |
| 8. Daniel B. Drummond           | 654                 | \$200.00      |
| 9. Do Good Feel Good, Inc.      | 1019                | \$150.00      |
| 10. Angela Russo                | 684                 | \$100.00      |
| 11. Linda M Kaminsky            | 5455                | \$25.00       |
| 12. Assetmark                   | 1343106             | \$300.00      |
| 13. First Congregational Church | 114501              | \$422.75      |

**Communication C:** from Michael Ajello, Deputy Corporation Counsel, regarding a West Haven Community Block Grant Application for \$5,150 for respite care for disabled children and siblings during parent support group meetings. Councilman Vargo made a **MOTION to APPROVE** which was which was **SECONDED** by Councilwoman Heffernan. All in favor. **MOTION passed UNANIMOUSLY.**

**WHEREAS:** The City of West Haven Community Development Administration has grant funds available for its 51<sup>st</sup> Program Year [July 1, 2025-June 30, 2026] F.Y. 25-26 through the Community Development Block Grant Program of the U.S. Department of Housing and Urban Development; and

**WHEREAS:** The West Haven Youth and Family Services desires to apply for a portion of such funds; in particular \$5,150.00 for its Parent Support Groups Respite Care for special needs children and siblings.

**NOW THEREFORE BE IT RESOLVED:** That Diane Dietman, as Director of Youth and Family Services 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.

**See remarks on the City's website**

**Communication D:** from Michael Gormany, Finance Director, regarding an ordinance authoring the issuance of \$26,289,900 bonds plus additional financing costs of the City of West Haven to meet certain fiscal 2023/2024 and 2024/2025 capital budget appropriations and the making of temporary borrowings for such purposes. **Public Hearing to be scheduled for January 27, 2025 at 6:55 p.m. First Read done by Chairman Vargo.**

**PERSONNEL & CIVIL SERVICE: Councilwoman Melton, Chairwoman- Committee members: Councilman Laucks, Councilman Vargo, Councilman Donovan, Councilman Johnstone (absent) and Councilwoman Garthwait**

**Communication F:** from Mayor Dorinda Borer regarding the appointment of Dominic Broccoli to the Senior Citizen Commission for a term of one (1) year. Councilwoman Melton made a **MOTION to APPROVE** which was which was **SECONDED** by Councilwoman Garthwait. All in favor. **MOTION passed UNANIMOUSLY.**

**RESOLVED:** That the City Council of the City of West Haven hereby approves the appointment of Dominic Broccoli to the West Haven Senior Citizen Commission for a term of one (1) ear to commence on the date of the passage of this resolution.

**TAX DEFERRAL: Councilman Donovan, Chairman- Committee members: Councilwoman Heffernan, Councilman Johnstone (absent), Councilwoman Melton, Councilwoman Callahan and Councilwoman Garthwait**

**Communication E:** from Mayor Dorinda Borer regarding a resolution authorizing the City of West Haven to enter into a Real Property Tax Incentive Agreement with Starlift Equipment Company, Inc.

Councilman Donovan made a **MOTION to APPROVE** which was which was **SECONDED** by Councilwoman Heffernan. All in favor. **MOTION passed UNANIMOUSLY.**

**WHEREAS:** The City of West Haven wishes to encourage industrial/commercial development, promote real property Grand List growth, expand local job opportunities, and stimulate economic activity for the benefit of the residents of the City, and

**WHEREAS:** To support such efforts the State of Connecticut, under Connecticut General Statutes Section 12-65b, authorizes municipalities to enter into real property tax incentive agreements that defer real property taxes on improvements made by property owners who redevelop eligible properties, and

**WHEREAS:** The proposed tax incentive agreement will support commercial development at 829 First Avenue, West Haven, CT with a 5000 square foot addition to an existing commercial and industrial building.

**THEREFORE, BE IT RESOLVED:** That the City Council of the City of West Haven hereby approves and authorizes the City to enter into a Real Property Tax Incentive Agreement with Starlift Equipment Company, which will freeze the real property's current assessed value for the Grand List of October 1, 2024. Thereafter, the property's assessment based upon the improvements that Starlift Equipment Company makes thereon will be phased-in according to the following schedule: 2025 Grand List Year – current assessment plus thirty-three percent (33%) of the assessed value of the improvements; 2026 Grand List Year – current assessment plus sixty-seven percent (67%) of the assessed value of the new improvements; 2027 Grand List year – current assessment plus 100% of the assessed value of the new improvements.

**BE IT FURTHER RESOLVED:** That the agreement shall become null and void should Starlift Equipment Company sell the property within the phase-in period; upon delinquency in the payment of real estate taxes due; and upon unreasonable delay in the completion of the planned improvements. This agreement will apply to real property only and shall not affect the assessment of personal property.

**BE IT FURTHER RESOLVED:** That Dorinda Borer, 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 necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents.

## **VI. COUNCIL LIAISON REPORTS**

Councilwoman Tucker read an update from the November meeting of the Opioid Settlement Committee. Councilwoman Heffernan provided an update on the Allingtown Library project, the Black building has been purchased with ARPA funds. Councilwoman Melton reported that Restaurant Week is being organized and will take place April 8<sup>th</sup> through April 11<sup>th</sup>. Councilman Vargo shared that the Church on the Green hosted a Black Coalition Celebration in honor of Dr. Martin Luther King, Jr. There is a Rotary Club dinner scheduled for February 15<sup>th</sup>. Councilwoman Garthwait reported that \$1,140.00 was collected along with pet food on December 21<sup>st</sup> for the Animal Shelter. She thanked

Councilwoman Ruby Melton, Michelle Caprio, Paul Mulligan and Cathy Herbert. She asked for volunteers for the January 18<sup>th</sup> bottle sort event. Councilwoman Callahan asked for an update on the overnight warming shelter at 689 Campbell Avenue, Mayor Borer said it was a great success. The Mayor would like to allocate a small portion of the grant money for bus passes. Also, people may donate individually wrapped packages of food. **See remarks on City's website.**

## **VII. NEW BUSINESS**

Councilman Vargo made a **MOTION to APPROVE** the applications of Community Development Block Grant Program of the U.S. Department of Housing and Urban Development funds for the 51<sup>st</sup> Program Year [July 1, 2025-June 30, 2026] F.Y. 25-26 of WHINC consisting of \$7,200.00 for its Spanish Speaking Sibshop at WHINC (formally known as West Haven Clinic); \$8,500 for its WHINC Social Club for disabled teens and young adults; and \$10,050.00 its WHINC Support Program for Families of Children with Special Needs which was which was **SECONDED** by Councilwoman Tucker. All in favor. **MOTION passed UNANIMOUSLY.**

**WHEREAS:** The City of West Haven Community Development Administration has grant funds available for its 51<sup>st</sup> Program Year [July 1, 2025-June 30, 2026] F.Y. 25-26 through the Community Development Block Grant Program of the U.S. Department of Housing and Urban Development; and

**WHEREAS:** The West Haven Youth and Family Services desires to apply for a portion of such funds; in particular \$7,200.00 for its Spanish Speaking Sibshop at WHINC (formally known as West Haven Clinic).

**NOW THEREFORE BE IT RESOLVED:** That Diane Dietman, as Director of Youth and Family Services 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.

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**WHEREAS:** The West Haven Youth and Family Services desires to apply for a portion of such funds; in particular \$8,500 for its WHINC Social Club for disabled teens and young adults.

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**WHEREAS:** The City of West Haven Community Development Administration has grant funds available for its



51<sup>st</sup> Program Year [July 1, 2025-June 30, 2026] F.Y. 25-26 through the Community Development Block Grant Program of the U.S. Department of Housing and Urban Development; and

**WHEREAS:** The West Haven Youth and Family Services desires to apply for a portion of such funds; in particular \$10,050.00 its WHINC Support Program for Families of Children with Special Needs.

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Councilman Vargo thanked Mayor Borer regarding the Church Steeple project. Councilwoman Tucker announced a Black Heritage Celebration on February 26<sup>th</sup> in the Harriet North Room at 11:00 a.m., with a reception following in the lower level of City Hall. Mayor Borer spoke about the IT system breach and how the city mitigated it by shutting everything down, rebuilding all the systems. The forensic team is still completing their report which will be forthcoming. A flood hardening wall surrounding the Water Pollution Plant will be constructed (cost \$10,000,000.00). Bids for Downtown area planting (due 1/16), Masonic Temple due 1/17), North End Field (due 1/21) and erosion and sand management, will be in soon. GPS has been installed in City vehicles to track fuel consumption, driver performance, speeding, etc. taking effective January 2<sup>nd</sup>. A report is expected in February on the Lake Street project with 20% of the design now completed. The Debonair project is progressing and has passed the Zoning Board of Appeals and Planning and Zoning. The Kelsey (Conference Center) project is also progressing. An engineering report is pending on The Stiles School project. All City officials and employees have been assigned phot ID badges as new security measure implemented by the City of West Haven. As of December 31<sup>st</sup>, the City has complied with all ARPA obligations. A 1.8 million grant application is in for a Community Investment Fund to upgrade the area around the VA Hospital. Work on new tennis courts and pickle ball courts has begun. The City has hired John Carrano as Commissioner of Human Resources and has extended offers to the key positions of Health Director, Assistant Engineer and Community Development Administration Manager. **See remarks on City's website.**

#### **VIII. ADJOURNMENT**

Councilwoman Callahan made a **MOTION to ADJOURN** which was **SECONDED** by Councilwoman Heffernan. All in favor. **MOTION passed UNANIMOUSLY.**

**The City Council meeting was ADJOURNED at 9:39 p.m.**

**Nicholas Pascale**  
**Chairman of the Council**

**Stacy Riccio**  
**Clerk of the Council**

**Carlotta M. Serrini**  
**City Council Administrator**

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

# COMMUNICATION A

## Department of Revenue Collection

City of West Haven  
355 Main Street  
West Haven, Connecticut 06516

**Dorinda Borer**  
*Mayor*

**Eric Murillo**  
*Tax Collector*



To: Nicholas Pascale  
Chairman, City Council

From: Eric Murillo  
Tax Collector

Rachel A-Massih  
Tax Manager

Re: Overpayment of Taxes – Tax Refunds

Attached is a list(s) of refunds, for January 2025, which require council approval.  
Any additional information can be supplied upon request.

Thank you.

West Haven Tax Office  
RAM/TL

**ACCOUNT: OVERPAYMENTS**[illegible]

## Department of Revenue Collection

City of West Haven  
355 Main Street  
West Haven, Connecticut 06516



**Dorinda Borer**  
*Mayor*

**Eric Murillo**  
*Tax Collector*

To: Nicholas Pascale  
Chairman, City Council

From: Eric Murillo  
Tax Collector

Rachel A-Massih  
Tax Manager

Re: Overpayment of Taxes – Tax Refunds

Attached is a list(s) of refunds, for January 2025, which require council approval.  
Any additional information can be supplied upon request.

Thank you.

West Haven Tax Office  
RAM/TL

**CITY OF WEST HAVEN  
TAX COLLECTOR'S REFUND REPORT**

**ACCOUNT: OVERPAYMENTS**

**MONTH OF: JAN 2025**

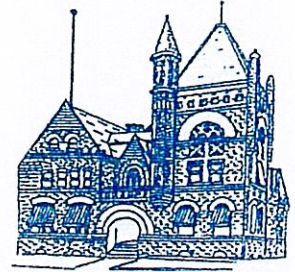
[illegible]



Dorinda Borer  
*Mayor*

## Office of the Mayor

City of West Haven  
355 Main Street  
West Haven, Connecticut 06516



City Hall  
1896-1968

January 21, 2025

Mr. Nicholas Pascale  
Chairman, West Haven City Council  
355 Main Street, 3<sup>rd</sup> Floor  
West Haven, CT 06516

Dear Mr. Pascale,

I am pleased to submit for the West Haven City Council's consideration a request regarding Ideal Group, LLC ("Ideal") who is the successful bidder to redevelop the former Edgar C. Stiles School (the "Stiles School"), located at 575 Main Street (a/k/a 561 Main Street). This project will return this historic community asset to productive use by rehabilitating it and converting it into a residential building with roughly thirty (30) apartments.

Following a competitive evaluation process this past summer that included a public Request for Proposals, a site tour, and bidder interviews, my administration selected Ideal, a redeveloper that specializes in transforming beautiful and historic older buildings, to redevelop the Stiles School into a small apartment building called "Style on Stiles." Its proposal involves renovating the interior of the Stiles School into approximately thirty (30) apartments. Please see the attached project summary from the company for more information on it and its transformational plan.

Thank you for considering this request at your earliest convenience. Please let me know if you or your colleagues have any questions or need further information from me or any members of my administration prior to considering this request. In the meantime, I respectfully would ask that you promptly refer this request to the West Haven Planning & Zoning Commission for an advisory report which I understand you will need, pursuant to Connecticut General Statutes Section 8-24, to consider fully my request at an upcoming City Council meeting.

Sincerely,

Dorinda Borer

Att.

Cc: Paul Dorsi, Corporation Counsel  
Stephen Fontana, Director of Economic Development  
file





STYL  
on  
STILL

West Haven, CT











## Art & Technology - a New Way of living

Dear West Haven Council Members, City Officials, and Community at large,

We are pleased to present our best offer to purchase the vacant Edgar Stiles School to transform it into a hub of activity comprising residences, a gym, an entertainment center, a parking lot, and a playground to be shared by the residents and the public.

Our approach to development is to preserve and honor a valued asset of a city or town and transform it into a new building that the local community would use and enjoy for the next 50 years.





While reimagining the building for a new use, the original architectural details will be restored, and modern contemporary features will be seamlessly integrated to highlight the contrast between a revered past and the promising future reuse of a noble structure.

The common areas will boast vibrant painted surfaces, adding a pop of color and modern flair to the old school corridors where children used to roam between classes. A gym with locker rooms and an Entertaining Room will keep the tradition of a public building open to the community at large.

Each classroom will be converted into an apartment preserving the large windows, the high ceilings, and the spatial generosity of a room designed for a different use. Modern kitchens and bathrooms will be integrated inside the same space.

We believe at this point that the school structure may be able to handle an additional floor, recessed from the facades, which will allow us to create a total of roughly thirty one- and two-bedroom units. We are in the process of confirming this concept now and expect to have a definitive answer shortly.

Finally, the 5 + acre site can accommodate parking beyond the need of the residents, a playground, a dog park, and eventually a path to link the site with the train station.





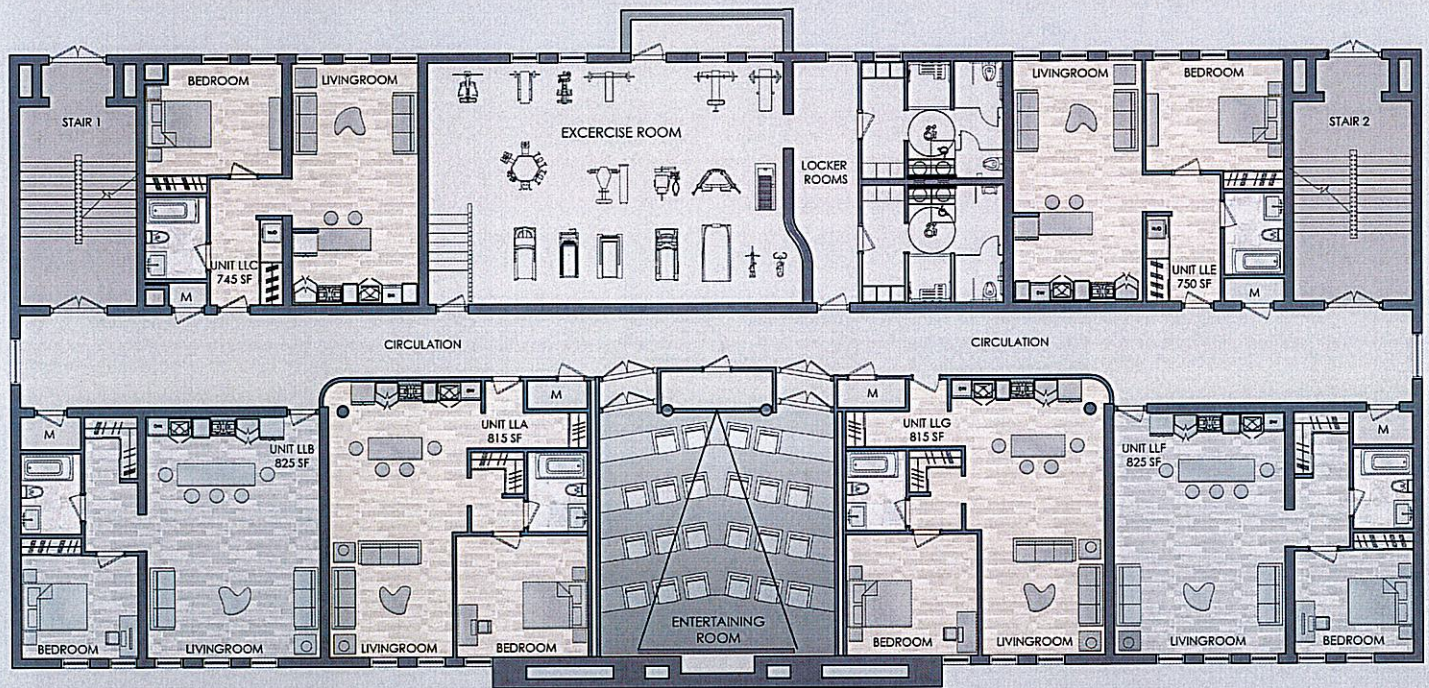
# Preliminary Schedule

| Start Date |                    | Jan 12, 2025 |         |         |                  |              |         |         |                        |         |                        |         |         |         |         |         |         |         |         |         |         |         |  |  |  |  |
|------------|--------------------|--------------|---------|---------|------------------|--------------|---------|---------|------------------------|---------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--|--|--|--|
| Month      | 1                  | 2            | 3       | 4       | 5                | 6            | 7       | 8       | 9                      | 10      | 11                     | 12      | 13      | 14      | 15      | 16      | 17      | 18      | 19      | 20      | 21      | 22      |  |  |  |  |
|            | Jan '25            | Feb '25      | Mar '25 | Apr '25 | May '25          | Jun '25      | Jul '25 | Aug '25 | Sep '25                | Oct '25 | Nov '25                | Dec '25 | Jan '26 | Feb '26 | Mar '26 | Apr '26 | May '26 | Jun '26 | Jul '26 | Aug '26 | Sep '26 | Oct '26 |  |  |  |  |
| OPTION A   | AWARD              |              |         |         |                  |              |         |         |                        |         |                        |         |         |         |         |         |         |         |         |         |         |         |  |  |  |  |
|            | P&Z COMM.          |              |         |         |                  |              |         |         |                        |         |                        |         |         |         |         |         |         |         |         |         |         |         |  |  |  |  |
|            | SITE PLAN          |              |         |         | CONST. DOCUMENTS |              |         |         |                        |         |                        |         |         |         |         |         |         |         |         |         |         |         |  |  |  |  |
|            |                    |              |         |         |                  | HAZ-MAT REM. |         |         |                        |         |                        |         |         |         |         |         |         |         |         |         |         |         |  |  |  |  |
| OPTION B   | STRUCT. ASSESSMENT |              |         |         |                  |              |         |         | CONSTRUCTION 12 MONTHS |         |                        |         |         |         |         |         |         |         |         |         |         |         |  |  |  |  |
|            |                    |              |         |         | CONST. DOCUMENTS |              |         |         |                        |         |                        |         |         |         |         |         |         |         |         |         |         |         |  |  |  |  |
|            |                    |              |         |         |                  |              |         |         | NEW STRUCTURE          |         |                        |         |         |         |         |         |         |         |         |         |         |         |  |  |  |  |
|            |                    |              |         |         |                  |              |         |         |                        |         | CONSTRUCTION 12 MONTHS |         |         |         |         |         |         |         |         |         |         |         |  |  |  |  |

\*Dates are preliminary and subject to change following the city schedules for zoning & building department approvals. The project will be self-funded. No third party financial approvals are necessary.

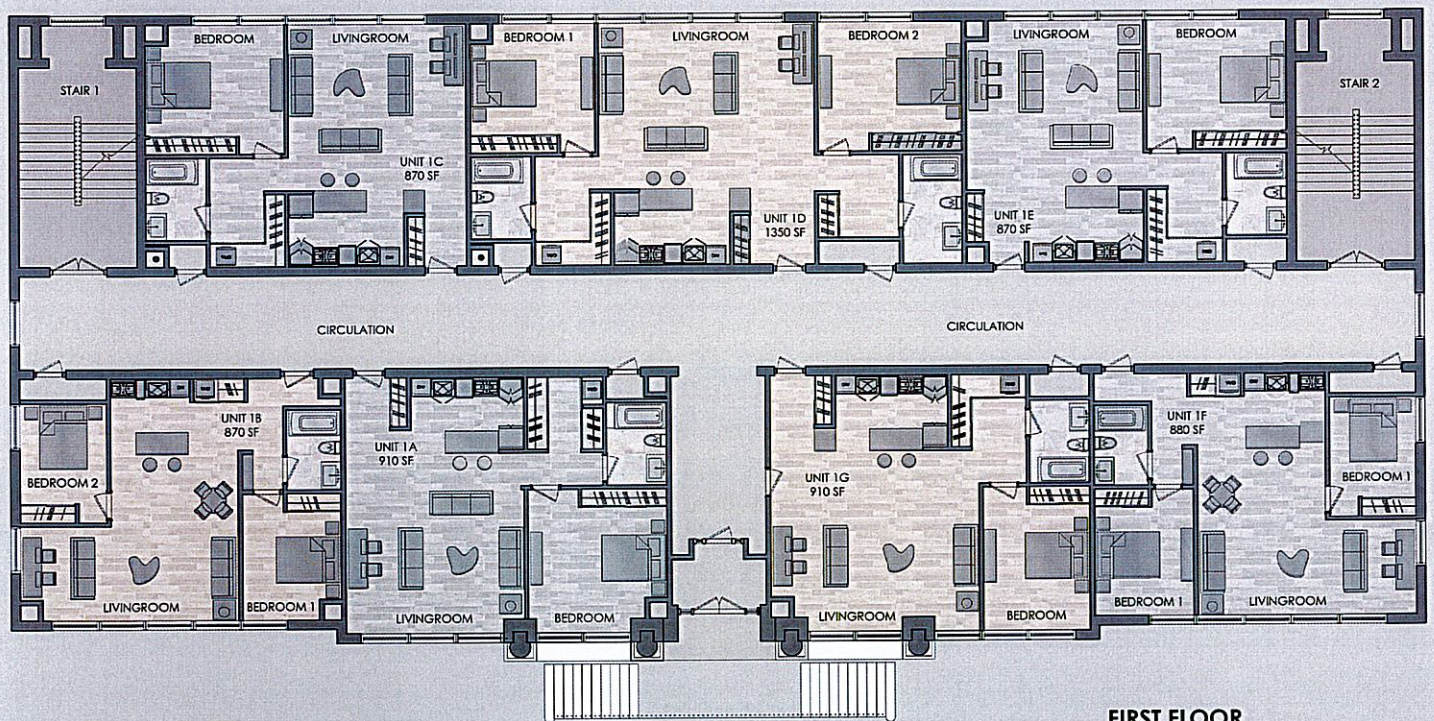






**LOWER LEVEL**  
6 (SIX) 1 BEDROOM UNIT  
MEDIA ROOM  
GYM & LOCKER ROOM

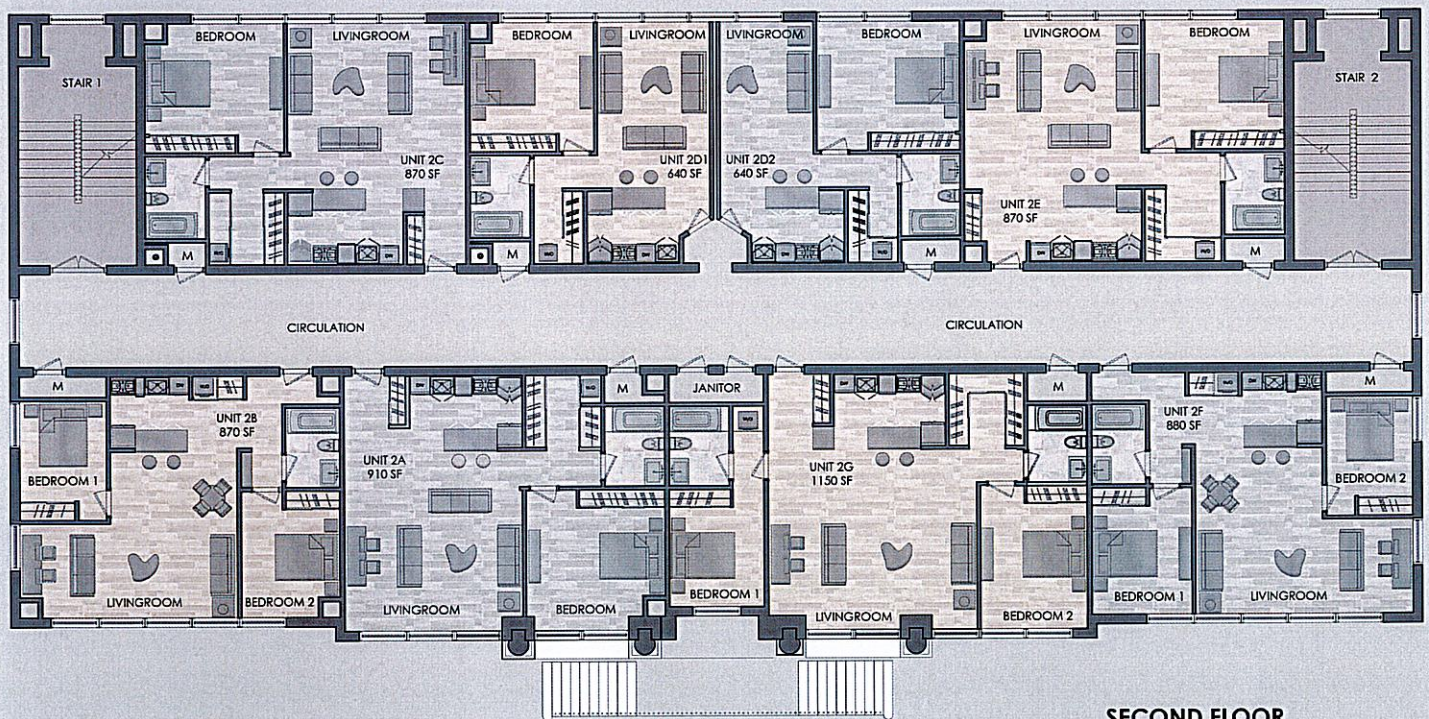




**FIRST FLOOR**  
3 (THREE) 2 BEDROOM UNIT  
4 (FOUR) 1 BEDROOM UNIT

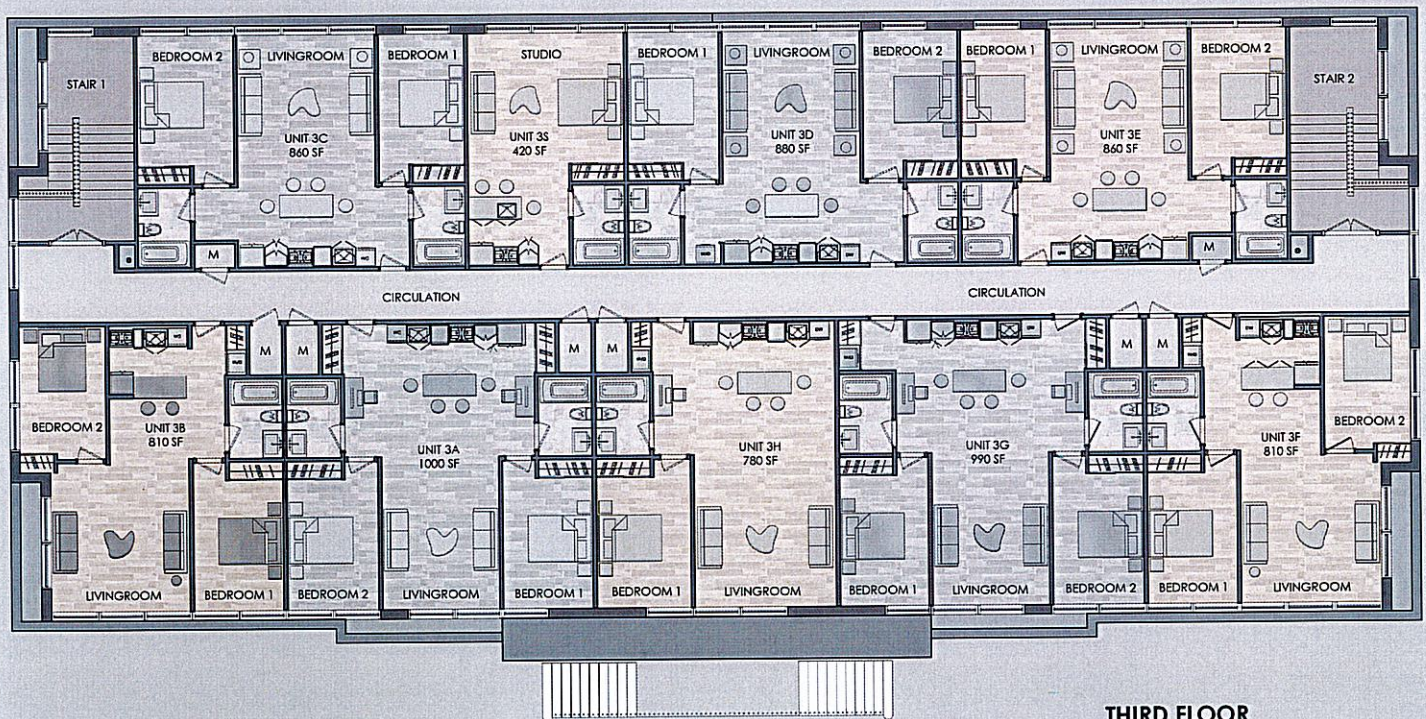






**SECOND FLOOR**  
 3 (THREE) 2 BEDROOM UNIT  
 5 (FIVE) 1 BEDROOM UNIT





**THIRD FLOOR**

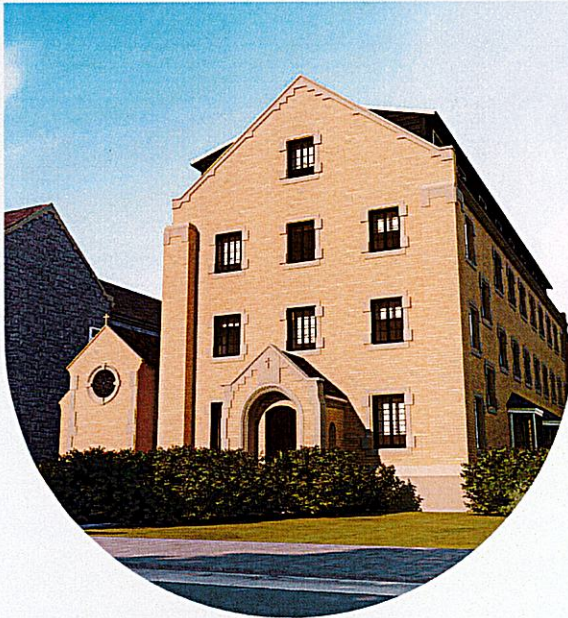
7 (SEVEN) 2 BEDROOM UNIT  
1 (ONE) 1 BEDROOM UNIT  
1 (ONE) STUDIO







## Recent Projects



### **The McKinley**

349-351 McKinley Ave., New Haven, CT

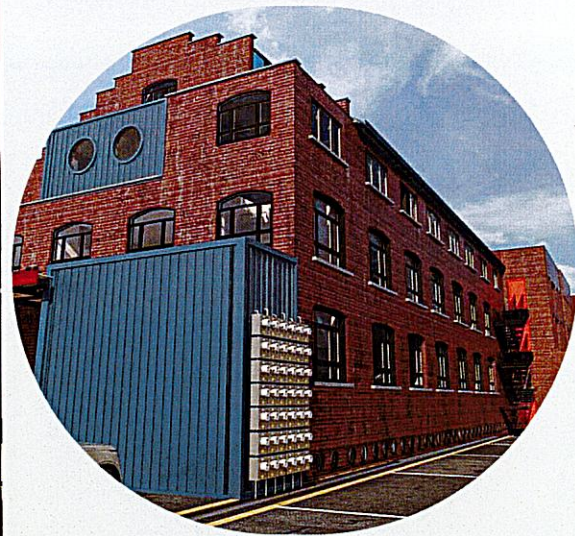
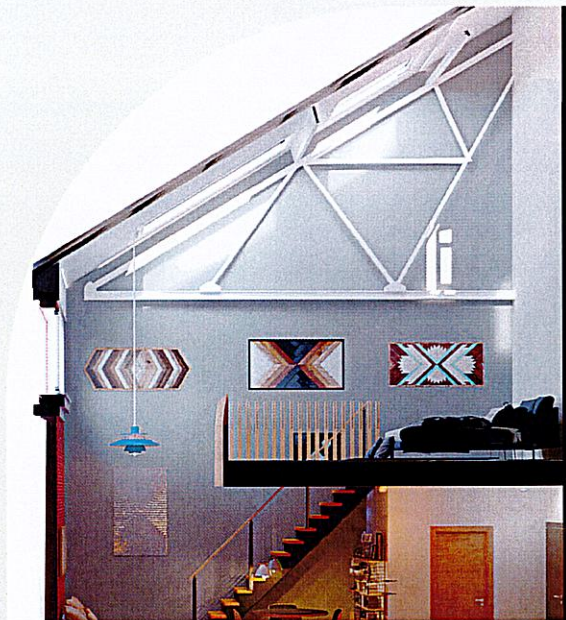
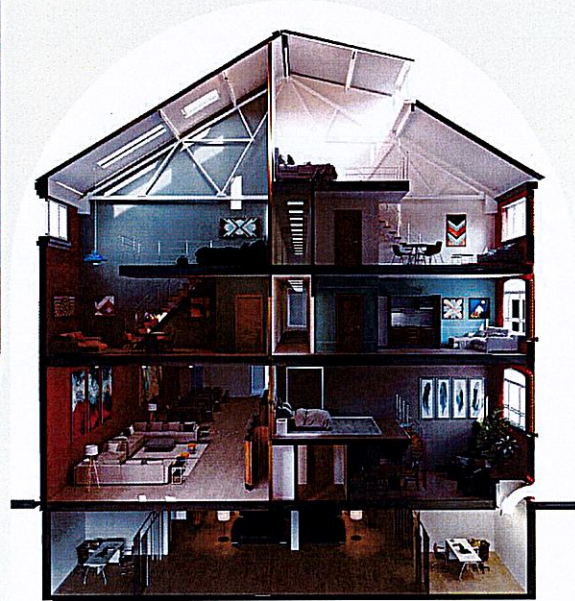
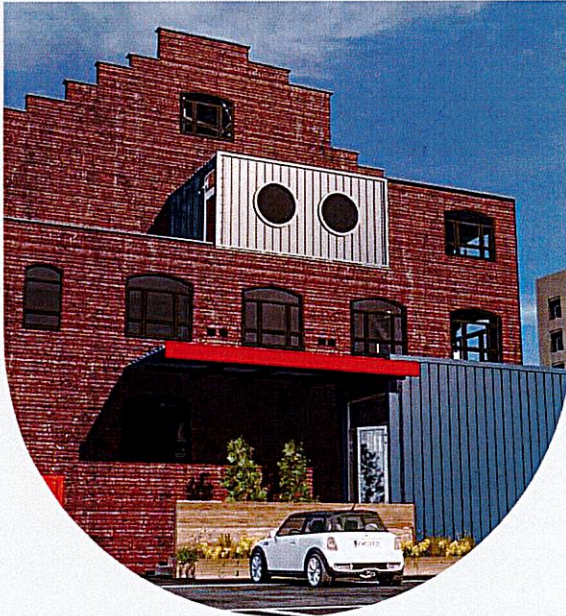
#### **Under Construction**

6 luxury rental flats, 4 walk-ups





## Recent Projects



### The Commercial

339 Main St., Middletown, CT

#### Under Construction

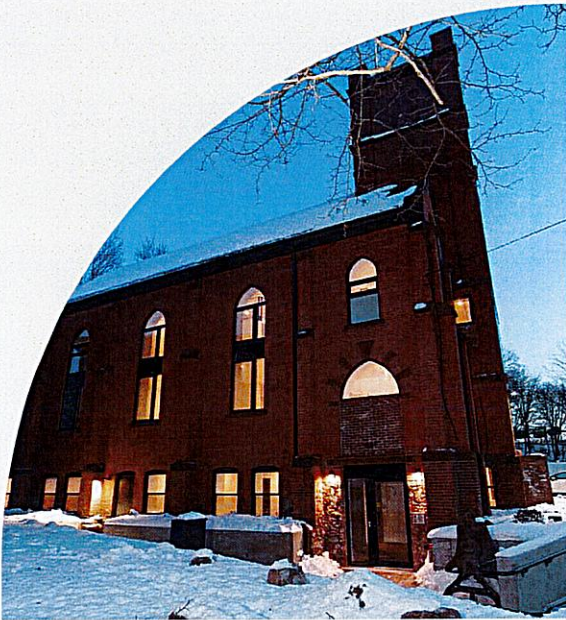
42 one, two, and three bedrooms residences  
in the historical YMCA headquarters







## Recent Projects



### **The Church on State**

855 State St., New Haven, CT

**Completed 2018**

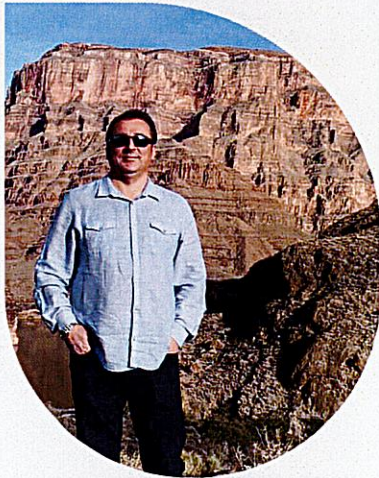
12 townhouses in a historical church







## The Development Team



### **Gentjan & Florjan Shehaj**

#### Co-CEOs

Since 2011, Gentjan and Florjan Shehaj have built an impressive portfolio in property investment, development, and management, specializing in a diverse range of residential properties. Their expertise extends beyond real estate; they have also successfully operated Energy Spray Systems since 2009, a prominent subcontracting firm in the Tri-State area.



The Shehaj Brothers' extensive experience includes contributing to the construction of luxury apartments, commercial spaces, and industrial buildings. This broad involvement highlights their proficiency in both development and management across various property types. Together with Fernando, they are aiming to develop a highly desirable luxury complex in the West Haven market, underscoring their commitment to excellence and innovation in real estate.

As Co-Owners of Energy Spray Systems and their personal development ventures, Gentjan and Florjan are deeply involved in every aspect of their projects, including project management, estimating, scheduling, and procurement. Their expertise, primarily acquired through hands-on experience, positions them as leading authorities in Thermal Protection Systems.





## The Development Team



### **Fernando Pastor**

Designer | Project Manager

Fernando Pastor is an Argentine architect based in New Haven who brings over 35 years of experience in educational, residential, and community projects. His extensive portfolio includes office towers, performing arts centers, high-end and low-income housing, public and private schools, and laboratories, providing him with a deep understanding of contemporary architectural challenges.

Since founding SEEDnh, Fernando has focused on repurposing existing buildings into high-end rental apartments and commercial spaces in New Haven, Middletown, and Milford. SEEDnh is currently overseeing the renovation of a convent into 10 luxury rental units in New Haven and transforming the old YMCA building in Middletown into 42 rental apartments. Previously, he managed the conversion of a 1957 convalescent home into 40 rental units in Bridgeport.

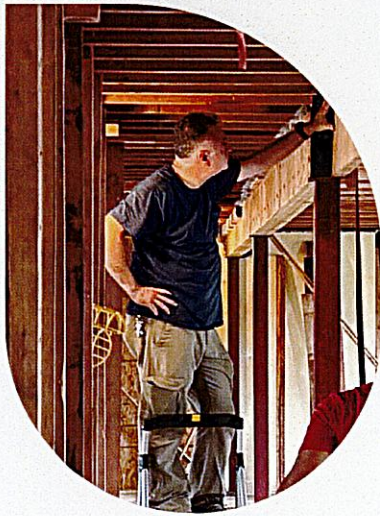
Fernando's career includes roles as the Architect of Record for Cesar Pelli's Banco República office tower in Buenos Aires and contributions to projects like the BankBoston Headquarters, Goldman Sachs Headquarters, and the Performing Arts Center in Downtown Miami. With Newman Architects, he repurposed an office building in Hartford and led projects in Guadalajara and Litchfield. At Svigals + Partners, he worked on the Discovery Magnet Elementary School and other educational facilities.







## The Development Team



### **Artan Dibra**

#### **Project Manager**

Artan began his career in Albania, acquiring extensive experience in various construction roles.

After relocating to the US, he worked as a General Contractor for high-end construction projects in Manhattan, quickly advancing to manage his own initiatives. Among his notable achievements was the development of a duplex in Ansonia, NY.

In 2009, he joined Florjan and Gentjan as a Project Manager when they launched their business.

Since 2016, Artan has been instrumental in acquiring, developing, and managing properties for the Shehaj brothers. He is currently in charge of managing and coordinating the trades and subcontractors for the McKinley Ave Convent conversion designed and co-managed by SEEDnh.







## Contact Information

### **Florjan Shehaj**

CEO

(203) 536-3388

florjanshehaj@icloud.com

### **Fernando Pastor**

Designer | Project Manager

(203)-640-7327

fernandompastor@gmail.com







COMMUNICATION



## Office of the Finance Director

City of West Haven  
355 Main Street  
West Haven, Connecticut 06516

Tuesday, January 7, 2025

City Council  
355 Main Street  
West Haven, CT 06516

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To Honorable City Council Members

Attached, please find two matters being submitted, seeking City approval:

1. An ordinance to redesignate funding previously adopted in the FY 2024-2025 capital improvement plan for the Board of Education.
2. Drafts of the City's bond ordinance and bond ordinance summary for the 2023-2024 and 2024-2025 capital plans.

### Board of Education Project Redesignation

The Board of Education is seeking approval to redesignate previously approved projects in the fiscal year 2024-2025 capital plan. The Board of Education approved the redesignation at their regular meeting held on November 18, 2024. The redesignated funding will help the Board of Education complete much needed repairs in schools and invest in Technology upgrades. The Board of Education is looking to redesignate the following projects:

#### Council Approved Project

Bailey Middle School-Domestic Piping  
Carrigan Intermediate School-Asbestos/Flooring  
Carrigan Intermediate School-Windows/Doors

#### Council Approved Budget

\$85,000  
\$500,000  
\$695,000  
-----  
\$1,280,000

#### Requested Amended/New Project

District-Wide HVAC  
Technology

#### Proposed Redesignation

\$280,000  
\$1,200,000  
-----  
\$1,280,000

Attached is the memorandum outlining the above actions from the Board of Education.

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# Office of the Finance Director

City of West Haven  
355 Main Street  
West Haven, Connecticut 06516

## Bonding Ordinance

The Mayor's Office and Finance Department are seeking approval from the City Council, to authorize the City of West Haven to issue bonds for capital plans 2023-2024 & 2024-2025. The Bond issuance by Department is as follows:

| <u>By Department</u>              | <u>FY 2024</u>    | <u>FY 2025</u>    |
|-----------------------------------|-------------------|-------------------|
| Board of Education                | 8,829,900         | 3,228,000         |
| Building                          | 180,000           | 180,000           |
| Information Technology            | 115,000           | 130,000           |
| Parks & Recreation                | 100,000           | 150,000           |
| Police Services                   | 634,000           | 726,000           |
| Public works                      | 2,342,000         | 3,800,000         |
| Water Pollution Control Authority | 250,000           | 5,625,000         |
|                                   | <u>12,450,900</u> | <u>13,839,000</u> |

While the resolution authorizes both fiscal years, the City intends to only borrow \$12,450,900 (FY 2024 Capital Plan) in March 2025.

## Ordinance

The Proposed Bond Ordinance provides for the following:

- Authorized bonds for certain capital projects approved and appropriated in the City's Fiscal Year 2023/2024 Capital Budget and Fiscal Year 2024/2025 Capital Budget in a maximum amount of \$26,289,900 plus costs of issuance to finance such capital projects in accordance with the requirements of Chapter 109 of the Connecticut General Statutes
- Authorizes the Mayor, the Finance Director and the Treasurer (the "Bond Committee") to sell such bonds in a competitive or negotiated offering
- Authorizes bonds to be issued pursuant to the terms of the City trust indenture
- Authorizes Bond Committee to issue bond anticipation notes for short term financing prior to the issuance of the bonds
- Authorizes the Bond Committee to take all necessary actions in connection with the issuance of the bonds, including actions relating to the tax-exempt nature of the bonds, the reimbursement of prior City capital expenditures and those needed to satisfy post-issuance disclosure obligations
- Authorizes the Mayor, the Finance Director and other duly authorized City officials to apply for grants for the capital projects





# Office of the Finance Director

City of West Haven  
355 Main Street  
West Haven, Connecticut 06516

## Borrowing

In prior years, the City was always one year behind in actual borrowing cost (i.e. borrowing for FY 2023 would occur in February 2024). While the ordinance authorizes the issuance of bonds for FY 2023/2024 & 2024/2025, The City intends to only borrow \$12,450,900 in March 2025. The borrowing of \$12.5M is in line with the five-year plan approved by the City Council and the MARB. This would also keep debt service affordable for the City and WPCA.

## Timeline For Ordinances

The City is seeking to go to market in March 2025. To meet the deadline, the City must enact the following:

- Per the City Charter, the Council can only act on these ordinances at regular meetings.
- Ordinances are to be introduced at January 13, 2025 Council meeting.
- Set a public hearing for the ordinances to be held at the next regular meeting of the City Council (January 27, 2025)
  - Within 10 working days after the January 13 Council meeting and no less than 5 days prior to the public hearing, Council Clerk must publish notice of the public hearing in the newspaper.
- If approved on January 27, 2025, bond ordinance is submitted to the Municipal Accountability Review Board (MARB) for approval.
  - Presumably heard at their February 2025 meeting
- Market pricing by Finance Team and Advisors.

Per the City Charter, if either ordinance is amended by the City Council at the second reading (after the public hearing), we would need to start the process over again.

Michael Gormany  
Finance Director  
City of West Haven



**AN ORDINANCE AUTHORIZING THE ISSUANCE OF  
\$26,289,900 BONDS PLUS ADDITIONAL FINANCING  
COSTS OF THE CITY TO MEET CERTAIN FISCAL YEAR  
2023/2024 AND 2024/2025 CAPITAL BUDGET  
APPROPRIATIONS, AND PENDING THE ISSUANCE  
THEREOF THE MAKING OF TEMPORARY  
BORROWINGS FOR SUCH PURPOSE**

**WHEREAS**, the City Council of the City of West Haven (the “City”) has previously adopted the City’s Fiscal Year 2023/2024 Capital Budget (the “2023/2024 Capital Budget”); and

**WHEREAS**, the City desires to appropriate and finance a portion of the City’s 2023/2024 Capital Budget in an amount up to \$12,450,900 as shown on Exhibit A attached hereto; and

**WHEREAS**, the City Council has previously adopted the City’s Fiscal Year 2024/2025 Capital Budget, as amended to date (the “2024/2025 Capital Budget”); and

**WHEREAS**, the City desires to appropriate and finance a portion of the City’s 2024/2025 Capital Budget in an amount up to \$13,839,000 as shown on Exhibit A attached hereto; and

**WHEREAS**, the City Council has determined to authorize bonding for certain capital projects included in the 2023/2024 and the 2024/2025 Capital Budgets; and now therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST HAVEN:**

Section 1. The sums set opposite the capital projects hereinafter listed in Exhibit A attached hereto (as may be more fully described in the narrative description of such improvements in the 2023/2024 Capital Budget and the 2024/2025 Capital Budget of the City, hereafter the “Projects”) are hereby appropriated to meet the costs thereof or so much thereof as may be accomplished within said appropriation, and for architectural, design, engineering, hydraulic, site acquisition, development, demolition and disposal, environmental studies, surveying, infrastructure improvements, paving, material, utility charges, data systems, furniture and fixtures, equipment, testing, insurance, training, administrative, advertising, printing, legal, other consultant fees, and any appurtenances related to the Projects, as well as the cost of the establishment and maintenance of any reserve pursuant to Chapter 109, Chapter 117 and other chapters of the General Statutes of Connecticut, as amended (the “Connecticut Statutes”). Said appropriations to be inclusive of any and all Federal and State grants-in-aid thereof.

Section 2. To meet said appropriations, \$26,289,900 bonds or other obligations of the City (in the amounts set forth in Exhibit A attached hereto) plus an additional amount for all necessary and appropriate financing costs not in excess of three percent of the cost of the Projects, or so much thereof as may be necessary for said purpose (the “Bonds”), may be issued, maturing not later than the twentieth year after their date, or such later date as may be allowed by law. The Bonds may be issued in one or more series as shall be determined by the Mayor, City Treasurer, and the Director of Finance (collectively, the “Bond Committee”), and the amount of Bonds of each series to be issued shall be fixed by a majority of the Bond Committee. The Bonds shall be issued in an amount up to the City’s share of the cost of the Projects determined after considering the estimated amount of any State and Federal grants in aid for the Projects, or



the actual amount thereof if such amount is ascertainable, and the anticipated times of receipt thereof, provided that the total amount of Bonds to be issued shall not be less than an amount which will provide funds sufficient, with other funds available for such purpose, to pay the principal of and the interest on all outstanding temporary borrowings issued in anticipation of the receipt of the proceeds of said Bonds, and any administrative, printing and legal costs of issuing the Bonds as determined by a majority of the Bond Committee. The Bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the City by the manual or facsimile signatures of a majority of the Bond Committee, bear the City seal or a facsimile thereof, be certified by a bank or trust company designated by a majority of the Bond Committee, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by a majority of the Bond Committee and be approved as to their legality by the City's bond counsel. The Bonds shall bear such rate or rates of interest as shall be determined by a majority of the Bond Committee. The Bonds shall be general obligations of the City and shall comply with all requirements of law, including any debt limit, relating to the authorization or issuance of such Bonds. The Bonds may also be secured as to both principal and interest, to the extent permitted by law, by a pledge of certain revenues or benefit assessments or both. The aggregate principal amount of the Bonds, installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such Bonds, including any repayment agreements or memoranda of understanding, or whether any of the Bonds will be issued as taxable bonds, shall be determined by a majority of the Bond Committee, in accordance with the requirements of the Connecticut Statutes.

Section 3. In connection with the issuance of any bonds or notes authorized herein (collectively, the "Obligations"), the City, as determined by a majority of the Bond Committee, may exercise any power delegated to municipalities pursuant to the Connecticut Statutes, including the authority to establish credit facilities and to enter into agreements managing interest rate risk. The City, as determined by a majority of the Bond Committee, shall have all appropriate powers under the Connecticut Statutes, including Chapter 748 (Registered Public Obligations Act), Chapter 173 (School Building Projects), Chapter 446k (Water Pollution Control) and Chapter 109 (Municipal Bond Issues), to issue, sell and deliver the Obligations and, further, shall have the full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and other applicable laws and regulations of the United States, to provide for issuance of the Obligations in tax exempt form and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the Obligations in order that the interest on the Obligations be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, and expenditure of proceeds within required time limitations. In order to meet the capital cash flow expenditure needs of the City, a majority of the Bond Committee is authorized to collectively allocate and reallocate expenditures incurred for the Projects to any bonds or notes of the City outstanding as of the date of such allocation, and the bonds or notes to which such expenditures have been allocated shall be deemed to have been issued for such purpose, including the bonds and notes herein authorized.

Section 4. Said Bonds shall be sold in a competitive offering or by negotiation as determined by a majority of the Bond Committee. If sold at competitive offering, the Bonds shall be sold by a majority of the Bond Committee at not less than par and accrued interest on the basis of the lowest net or true interest cost to the City, by sealed proposals, auction, or other comparative method. If the Bonds are sold by negotiation, the purchase contract shall be signed



by a majority of the Bond Committee. With respect to the receipt of original issuance premium or bid premium upon the sale of the bonds or notes herein authorized, the City is authorized, but not required, to apply original issuance premium and bid premium, if applicable, to fund future debt service payments on the City's bonds and notes or to fund any purpose for which bonds of the City are authorized to be issued, and such application shall reduce the amount of authorized and unissued bonds for the purpose to which the premium was applied, in the amount so applied.

Section 5. Said Bonds may be secured by the City's property taxes, including interest, penalties and related charges, pursuant to Chapter 117 and other chapters of the Connecticut Statutes, and, if deemed necessary or appropriate and in the City's best interest by a majority of the Bond Committee, the Bond Committee, on behalf of the City, is hereby authorized: (i) to establish a property tax intercept procedure and a debt service payment fund pursuant to Chapter 117 of the Connecticut Statutes, §7-560 et seq., and other Chapters of the Connecticut Statutes, on such terms as a majority of the Bond Committee deem necessary or appropriate, and (ii) to take all further actions which a majority of the Bond Committee deem necessary or appropriate to so secure the Bonds or which are contemplated by law. A majority of the Bond Committee, if they determine it to be advisable, necessary or appropriate, is authorized, on behalf of the City, to enter into an indenture of trust and/or a supplemental indenture of trust to any existing indenture of the City (collectively, the "Indenture") with a bank or trust company located within or without the State of Connecticut (the "Trustee"), and to covenant: (i) if the Bonds are issued pursuant to such Indenture that all or a portion of the City's property taxes shall be paid to the Trustee and be held in trust for the benefit of the holders of the Bonds as provided in Chapter 117 and other Chapters of the Connecticut Statutes, and (ii) the terms on which any payments or reserves securing the payment of the Bonds will be paid, and the terms of any reserve or other fund for the benefit of the holders of the Bonds; and, in any event, to amend or supplement the Indenture containing such terms and conditions as a majority of the Bond Committee shall determine to be necessary or advisable and in the best interest of the City, the execution thereof to be conclusive evidence of such determination.

Section 6. The issue of the Obligations aforesaid and of all other bonds or notes of the City heretofore authorized but not yet issued, as of the effective date of this Ordinance, would not cause the indebtedness of the City to exceed any debt limit calculated in accordance with law.

Section 7. The City is authorized to make temporary borrowings in anticipation of the receipt of the proceeds of any series of said Bonds or any anticipated amounts of State and Federal grants in aid for the Projects. Notes evidencing such borrowings shall be signed by the manual or facsimile signatures of a majority of the Bond Committee, have the seal of the City or a facsimile thereof affixed, be payable at a bank or trust company designated by a majority of the Bond Committee, be certified by a bank or trust company designated by a majority of the Bond Committee, pursuant to Section 7-373 of the Connecticut Statutes, and be approved as to their legality by the City's bond counsel. Notes shall be sold in competitive offering or by negotiation as determined by a majority of the Bond Committee. If sold in a competitive offering, the notes shall be sold by a majority of the Bond Committee at not less than par and accrued interest on the basis of the lowest net or true interest cost to the City, by sealed proposals, auction or other comparative method. If the notes are sold by negotiation, the purchase contract shall be signed by a majority of the Bond Committee. The notes shall be issued with maturity dates which comply with the provisions of the Connecticut Statutes that govern the issuance of such notes. The notes shall be general obligations of the City and shall comply with all requirements of law, including any debt limit, relating to the authorization or issuance of such notes. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and



marketing them, to the extent paid from the proceeds of such renewals or said Bonds, shall be included as a cost of the Projects. Upon the sale of said Bonds the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such temporary borrowings then outstanding or shall be deposited with a bank or trust company in trust for such purpose. The City is also authorized to issue notes in anticipation of the receipt of grants, if applicable, and a majority of the Bond Committee shall determine the terms and conditions of such issuance.

Section 8. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The City hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid 60 days prior to and after the date of passage of this Ordinance in the maximum amount and for the Projects described above with the proceeds of bonds, notes, or other obligations authorized to be issued by the City. Such obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The City hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Director of Finance or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement obligations, and to amend this declaration.

Section 9. The Director of Finance is hereby authorized to exercise all powers conferred by section 3-20e of the Connecticut Statutes with respect to secondary market disclosure and to provide annual information and notices of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds, notes or other obligations authorized by this Ordinance.

Section 10. The Mayor, the Director of Finance and any other duly authorized City or Board of Education official is authorized to seek grants and other contributions for the costs of the Projects. Any such grants or contribution received prior to the issuance of any Obligations authorized herein shall be applied to the costs of the Projects or to pay at maturity the principal of any outstanding bond anticipation note, grant anticipation note or other temporary obligation issued pursuant this Ordinance and shall reduce the amount of Obligations that can be issued pursuant to this Ordinance. If such grants and contributions are received after the issuance of any Obligations, they shall be applied to pay either non-financed portions of the Projects or debt service on the Obligations provided such application does not adversely affect the tax-exempt status of the Obligations.

Section 11. For purposes of the City's charter, this Ordinance shall be effective immediately upon the Mayor's signature.

ENACTED BY THE CITY COUNCIL ON: January \_\_\_\_, 2025

APPROVED BY THE MAYOR: \_\_\_\_\_ DATE: January \_\_\_\_, 2025



## EXHIBIT A

| <u>Project Description</u>                      | <u>2023/2024<br/>Capital Budget<br/>Bond<br/>Authorization</u> | <u>2024/2025 Capital<br/>Bond<br/>Authorization</u> | <u>Total Bond<br/>Authorization</u> |
|-------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------|-------------------------------------|
| <b><u>Public Works:</u></b>                     |                                                                |                                                     |                                     |
| DPW Passenger Vehicles                          |                                                                |                                                     |                                     |
| 243WN-2004 Crown Victoria – Zoning Coniff       | \$18,500                                                       |                                                     |                                     |
| 110WN-2005 Crown Victoria – Mayor’s Office      | <u>\$18,500</u>                                                |                                                     |                                     |
|                                                 | \$37,000                                                       |                                                     |                                     |
| 72WN-1998 Crown Victoria Pool                   |                                                                | \$35,000                                            |                                     |
| 80WN-2000 Crown Victoria – Park Rec             |                                                                | \$35,000                                            |                                     |
| 74WN-1998 Crown Victoria Pool                   |                                                                | \$35,000                                            |                                     |
| 169WN-2001 Crown Victoria                       |                                                                | \$35,000                                            |                                     |
| 79WN 1999 Crown Victoria                        |                                                                | \$35,000                                            |                                     |
| 242WN 2004 Crown Victoria – Zoning Coniff       |                                                                | \$35,000                                            |                                     |
| 110WN 2005 Crown Victoria – Mayor’s Office      |                                                                | <u>\$35,000</u>                                     |                                     |
|                                                 |                                                                | \$245,000                                           | \$282,000                           |
| DPW Light Duty Vehicles                         |                                                                |                                                     |                                     |
| 165 WN-2012 F250 Pickup w/ Plow                 | \$250,000                                                      |                                                     |                                     |
| 3WN-2016 Ford Explorer – Supervisor             | \$30,000                                                       |                                                     |                                     |
| 4WN-2013 Ford Explorer – Supervisor             | \$30,000                                                       |                                                     |                                     |
| 6WN-2017 Ford Explorer – Supervisor             | \$30,000                                                       |                                                     |                                     |
| 238WN-2002 Ford Explorer – Pool                 | \$45,000                                                       |                                                     |                                     |
| 211WN – 2008 F250 Pickup w/ Plow                | \$75,000                                                       |                                                     |                                     |
| 65WN – 2004 F250 Pickup w/ Plow/Liftgate        | \$75,000                                                       |                                                     |                                     |
| 62WN-Tree Warden-1998 Ford F-150 PU             | <u>\$55,000</u>                                                |                                                     |                                     |
|                                                 | \$590,000                                                      |                                                     |                                     |
| 187WN-2005 Ford F450 Utility w/ Crane           |                                                                | \$175,000                                           |                                     |
| 105WN-2000 F350 2WD Dump                        |                                                                | \$85,000                                            |                                     |
| 170WN-2012 Ford F250 Pick-Up w/ Plow            |                                                                | \$90,000                                            |                                     |
| 69WN-2004 F250 Pick Up w/ Plow                  |                                                                | \$75,000                                            |                                     |
| 10WN-2009 F150 Pick Up                          |                                                                | \$85,000                                            |                                     |
| 12WN-2016 Explorer AWD                          |                                                                | <u>\$40,000</u>                                     |                                     |
|                                                 |                                                                | \$550,000                                           | \$1,140,000                         |
| DPW Heavy Duty Vehicles                         |                                                                |                                                     |                                     |
| 220WN-2005 F350 DRW Dump Sand Plow              | \$130,000                                                      |                                                     |                                     |
| HWY18-2002 Freightliner Refuse                  | \$185,000                                                      |                                                     |                                     |
| HWY23-2001 Volvo Dump                           | \$200,000                                                      |                                                     |                                     |
| 175WN Bucket Truck                              | <u>\$165,000</u>                                               |                                                     |                                     |
|                                                 | \$730,000                                                      |                                                     |                                     |
| 163WN-2000 Sterling Vac Truck (LT7501) PW       |                                                                | \$580,000                                           |                                     |
| 2007 John Deere Tractor 2520W/Cab Blower Loader |                                                                | \$175,000                                           |                                     |
| 180WN-2001 GMC 6500 Utility                     |                                                                | \$85,000                                            |                                     |
| Frame Restoration – Sand Blasting Paint         |                                                                | \$125,000                                           |                                     |
| 24 Ton Construction Trailer                     |                                                                | <u>\$75,000</u>                                     |                                     |
|                                                 |                                                                | \$1,040,000                                         | \$1,770,000                         |
| DPW Equipment                                   |                                                                |                                                     |                                     |
| BAF Fans for PW Garage                          | \$100,000                                                      |                                                     |                                     |
| New Tire Machine                                | \$25,000                                                       |                                                     |                                     |
| Mower Replacements                              | \$30,000                                                       |                                                     |                                     |
| New Trailers – Parks & PW                       | <u>\$30,000</u>                                                |                                                     |                                     |
|                                                 | \$185,000                                                      |                                                     |                                     |
| Collis – New Shop Air Compressor                |                                                                | \$35,000                                            |                                     |
| 174WN-Paint Trailer Parks 1998                  |                                                                | \$10,000                                            |                                     |
| Solar High – PW                                 |                                                                | \$65,000                                            |                                     |
| 226WN-2006 Case 580 SM Backhoe-PW               |                                                                | \$245,000                                           |                                     |
| Golf Cart                                       |                                                                | <u>\$10,000</u>                                     |                                     |
|                                                 |                                                                | \$365,000                                           | \$550,000                           |
| Handicap Curb Cuts                              |                                                                | \$200,000                                           | \$200,000                           |
| Street Paving                                   | \$800,000                                                      | \$1,400,000                                         | \$2,200,000                         |
|                                                 |                                                                |                                                     |                                     |
|                                                 |                                                                |                                                     |                                     |

|                                                                                                        |                     |                     |                     |
|--------------------------------------------------------------------------------------------------------|---------------------|---------------------|---------------------|
| <b>Public Safety:</b>                                                                                  |                     |                     |                     |
| Technology – Citywide technology including but not limited to laptops, desktop, docking stations, etc. | \$60,000            | \$30,000            | \$90,000            |
| Technology – Security Cameras                                                                          | \$55,000            | \$100,000           | \$155,000           |
| Police Services – Vehicle Replacement                                                                  |                     |                     |                     |
| 2007 Crown Vic (28-WN)                                                                                 | \$64,000            |                     |                     |
| 2011 Crown Vic (29-WN)                                                                                 | \$64,000            |                     |                     |
| 2011 Crown Vic (33-WN)                                                                                 | \$64,000            |                     |                     |
| 2011 Crown Vic (34-WN)                                                                                 | \$64,000            |                     |                     |
| 2011 Crown Vic (35-WN)                                                                                 | \$64,000            |                     |                     |
| 1999 Crown Vic (71-WN)                                                                                 | \$64,000            |                     |                     |
|                                                                                                        | \$384,000           |                     |                     |
| Patrol Car Replacement                                                                                 |                     | \$71,000            |                     |
| Patrol Car Replacement                                                                                 |                     | \$71,000            |                     |
| Patrol Car Replacement                                                                                 |                     | \$71,000            |                     |
| Patrol Car Replacement                                                                                 |                     | \$71,000            |                     |
| Patrol Car Replacement                                                                                 |                     | \$71,000            |                     |
| Patrol Car Replacement                                                                                 |                     | \$71,000            |                     |
|                                                                                                        |                     | \$426,000           | \$810,000           |
| Police Services – Technology Upgrades                                                                  |                     | \$50,000            | \$50,000            |
| Police Services – Traffic Control Signal Box                                                           | \$250,000           | \$250,000           | \$500,000           |
|                                                                                                        |                     |                     |                     |
| <b>Parks and Recreation:</b>                                                                           |                     |                     |                     |
| Beach Sand Management                                                                                  | \$100,000           | \$150,000           | \$250,000           |
|                                                                                                        |                     |                     |                     |
| <b>Building:</b>                                                                                       |                     |                     |                     |
| Scanning archived files (10 years at a time)                                                           | \$180,000           | \$180,000           | \$360,000           |
|                                                                                                        |                     |                     |                     |
| <b>Water Pollution Control Authority</b>                                                               |                     |                     |                     |
| Outfall Reconstruction Total                                                                           | \$250,000           | \$1,250,000         | \$1,500,000         |
| Plant Hardening Protection – Protection from 100 Year High Tides                                       |                     | \$375,000           | \$375,000           |
| WPCA Treatment Plant – Incinerator Rebuild                                                             |                     | \$3,000,000         | \$3,000,000         |
| Odor Control at WPCP                                                                                   |                     | \$1,000,000         | \$1,000,000         |
|                                                                                                        |                     |                     |                     |
| <b>Board of Education:</b>                                                                             |                     |                     |                     |
| Maintenance Equipment – Mowers/Tractors                                                                | \$30,000            | \$30,000            | \$60,000            |
| Bennett Rink – Chiller Plant                                                                           | \$450,000           |                     | \$450,000           |
| Bennett Rink – Floor Replacement, with Piping                                                          | \$800,000           |                     | \$800,000           |
| Savin Rock – Roof Replacement (City Share)                                                             | \$350,000           | \$250,000           | \$600,000           |
| Washington School – Rebuild Project                                                                    | \$7,199,900         |                     | \$7,199,900         |
| Technology Upgrades / Infrastructure Upgrades                                                          |                     | \$200,000           | \$200,000           |
| Bennett Rink – Mechanical Equipment                                                                    |                     | \$300,000           | \$300,000           |
| District Wide Accessibility Improvements                                                               |                     | \$250,000           | \$250,000           |
| District Wide Asbestos Abatement and Removal                                                           |                     | \$1,200,000         | \$1,200,000         |
| District Wide HVAC Improvements                                                                        |                     | \$280,000           | \$280,000           |
| District Wide Code Compliance Emergency Lighting Fire Panels - Sprinklers                              |                     | \$150,000           | \$150,000           |
| District Wide Electrical Systems Upgrades                                                              |                     | \$108,000           | \$108,000           |
| District Wide Exterior Masonry Repair                                                                  |                     | \$100,000           | \$100,000           |
| District Wide Floor Cleaning Equipment Replacement                                                     |                     | \$30,000            | \$30,000            |
| Vehicle – Light Duty Maintenance Trucks Replacement                                                    |                     | \$80,000            | \$80,000            |
| District Wide Hardscape                                                                                |                     | \$250,000           | \$250,000           |
|                                                                                                        | <b>\$12,450,900</b> | <b>\$13,839,000</b> | <b>\$26,289,900</b> |



## SUMMARY

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF  
\$26,289,900 BONDS PLUS ADDITIONAL FINANCING  
COSTS OF THE CITY TO MEET CERTAIN FISCAL YEAR  
2023/2024 AND 2024/2025 CAPITAL BUDGET  
APPROPRIATIONS, AND PENDING THE ISSUANCE  
THEREOF THE MAKING OF TEMPORARY  
BORROWINGS FOR SUCH PURPOSE**

Proposed Bond Ordinance provides for the following:

- Authorized bonds for certain capital projects approved and appropriated in the City's Fiscal Year 2023/2024 Capital Budget and Fiscal Year 2024/2025 Capital Budget in a maximum amount of \$26,289,900 plus costs of issuance to finance such capital projects in accordance with the requirements of Chapter 109 of the Connecticut General Statutes
- Authorizes the Mayor, the Finance Director and the Treasurer (the "Bond Committee") to sell such bonds in a competitive or negotiated offering
- Authorizes bonds to be issued pursuant to the terms of the City trust indenture
- Authorizes Bond Committee to issue bond anticipation notes for short term financing prior to the issuance of the bonds
- Authorizes the Bond Committee to take all necessary actions in connection with the issuance of the bonds, including actions relating to the tax-exempt nature of the bonds, the reimbursement of prior City capital expenditures and those needed to satisfy post-issuance disclosure obligations
- Authorizes the Mayor, the Finance Director and other duly authorized City officials to apply for grants for the capital projects