

TOWN OF STONINGTON
SPECIAL TOWN MEETING
August 9, 2021

A Special Town Meeting of the Town of Stonington was called to order at 7:00 p.m. on August 9, 2021 at the Stonington High School auditorium by First Selectman Danielle Chesebrough. Also, in attendance were Selectwomen June Strunk and Deborah Downie. Town Attorney Thomas Londregan was also present.

First Selectman Chesebrough asked all to stand for the Pledge of Allegiance. First Selectman Chesebrough then asked for nominations for Moderator. Selectwoman Deborah Downie nominated Theodore Ladwig and being properly seconded by Linda Camelio, Mr. Ladwig was unanimously elected Moderator of the meeting. Town Clerk, Cynthia Ladwig served as Clerk.

The Moderator asked for a motion to dispense with the reading of the Call recorded immediately preceding this page. Hearing no objection, the Moderator recognized First Selectman Chesebrough to read the first resolution on the Call.

BE IT HEREBY RESOLVED BY THE LEGAL VOTERS OF THE TOWN OF STONINGTON, IN LAWFUL MEETING DULY ASSEMBLED:

To consider and vote on a resolution, pursuant to Section 12-65b of the Connecticut General Statutes, to enter into a property tax assessment agreement with COGGSWELL REDEVELOPMENT, LLC, a Connecticut limited liability company, fixing the assessment for the development of property at 27 West Broad Street and 15 Coggswell Street, Pawcatuck, Connecticut. Such agreement shall not exceed ten years. (Agreement is attached for the record.)

PROPERTY FIXED ASSESSMENT AGREEMENT

THIS PROPERTY FIXED ASSESSMENT AGREEMENT (this "Agreement") dated as of this ___ day of _____, 2021, between the **Town of Stonington** (the "Town") a body corporate and politic, constituting a public instrumentality and political subdivision of the State of Connecticut, and **Coggswell Redevelopment LLC**, (the "Owner") a Connecticut limited liability company having a mailing address of One Washington Mall, Suite 500, Boston, Massachusetts, the future owner of certain real property known as the Campbell Grain Mill located at 27 West Broad Street and 15 Coggswell Street, Pawcatuck, Connecticut.

WITNESSETH:

WHEREAS, §12-65b of the Connecticut General Statutes authorizes a municipality, by affirmative vote of its legislative body, to enter into a written agreement with a party owning or proposing to acquire an interest in, or leasing, real property within such municipality, fixing the assessment of real property and all improvements thereon or therein, and the improvements are for residential use; and

WHEREAS, the Owner proposes to purchase and develop real property located at 27 West Broad Street and 15 Coggswell Street within the Town (hereinafter "Property") and, together with financial contributions from the State of Connecticut, improve said property at an approximate cost of \$32,000,000 and to use the said property as improved for residential use, specifically an 82-unit mixed income rental housing project (the "Project"), which will qualify as an affordable housing project pursuant to §8-30g of the Connecticut General Statutes; and

WHEREAS, the parties acknowledge that this agreement and the fixed assessment applies to Property and all improvements that are constructed thereon or therein; and

WHEREAS, said improvements are economically feasible only if a fixed amount of real property taxes is agreed upon for a period of ten years; and

WHEREAS, it is in the best interest of the Town and its taxpayers that the Owner make such acquisition and improvements; and

WHEREAS, in order to induce the Owner to improve said Property and make such improvements within its borders, the Town, at a Town Meeting held on _____, 2021, adopted a resolution approving the fix assessment program described herein, a copy of which is attached hereto as Exhibit A.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements herein set forth, the parties hereto agree as follows:

1. The Property. This Agreement affects and pertains to the Property to be owned under the name of Coggswell Redevelopment LLC and all improvements thereon or therein or to be constructed thereon or therein.

2. Improvements. The Owner agrees that they will make improvements thereon or therein and that the proposed use of the Property is for residential housing. The Town agrees that the Owner's use of the Property meets the requirements of §12-65b of the Connecticut General Statutes.

3. Fixed Assessment. For the period of ten (10) years (which shall commence as described in Paragraph 4 below), the total fixed assessment of the Property and all improvements shall be as follows:

Years	Total Fixed Assessment
1-10	\$2,054,915.00

The Resolution being properly seconded, the Moderator recognized First Selectman Chesebrough to make a brief opening statement. The Moderator then recognized Coggswell Redevelopment, LLC (Adam Stein and Matthew Robayna) for their presentation. Three letters of support from the Stonington Economic Development Commission, the United Way and the Greater Mystic Chamber of Commerce were read into the record by the First Selectman and the Selectwoman.

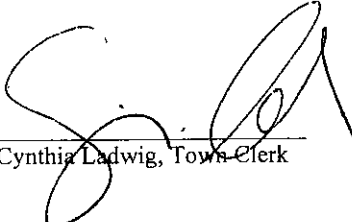
The Moderator then opened the floor to discussion. Speaking against the resolution were Janice Mink, Leslie Driscoll, Jane Hefel, Pat Hambly, Tracy and Jared Swain, Fred Wagner, Jean Fiore, Steven Capizzano, Jonathan Gibson, Paul Sartor and Dr. John Flaherty. Speaking in favor of the resolution were Kevin Bowdler, Elsie Bisset, Chuck Sheehan, Elda Chesebrough, Rob Simmons, Patricia Morris and Selectwomen June Strunk and Deborah Downie. Matt Beaudoin owner of Mystic Knot also commented on the resolution.

Hearing no further discussion, the Moderator called for a vote on the resolution. Mr. Ladwig asked for a show of hands and to count off. The resolution passed Yes – 71, No – 36.

Since there was no further business on the Call, the Moderator asked for a motion to adjourn. Motion was made and seconded, the Moderator declared the meeting adjourned at 8:51 p.m.

/s/ Cynthia Ladwig
Clerk of the meeting

Received for record this 10th day of August, 2021.


Cynthia Ladwig, Town Clerk