MINUTES
TOWN COUNCIL
REGULAR MEETING
June 2, 2025
7:00 PM - Town Hall - Council Chambers
https://youtube.com/live/NQ8GCLdlpek

1. PUBLIC HEARINGS - 6:50 PM - 2025 Neighborhood Assistance Act Proposals

The Chair called the Public Hearing to order at 7:05pm.

Present:	Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire
Absent:	John Santanella

Also present were Town Manager, Christopher Bromson; Interim Town Attorney, Tom Tyler; Assistant Town Attorney, Lawrence Widem; Assistant Town Attorney, Mark Cerrato; Economic and Community Development Specialist, Kristine Koistinen; and Town Clerk, Sheila Bailey.

The following Notice of Public Hearing was published in the Hartford Courant on Friday, May 23, 2025.

The Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut on Monday, June 2, 2025 at 6:50 pm to allow interested citizens an opportunity to express their opinion regarding the 2025 Neighborhood Assistance Act proposals.

Additional information is available by contacting the Office of Economic & Community Development.

Dated at Enfield, CT this 20th day of May 2025. Sheila M. Bailey, Enfield Town Clerk

Chair Nelson announced the ground rules.

Karen LaPlante, 166 North Maple Street
Hazardville Institute Conservancy board member Karen LaPlante explained that Connecticut corporations can pledge their tax money directly to an approved non-profit organization through the Neighborhood Assistance Act. The money goes directly to the non-profit as a donation, and the corporation is then able to use it as credit directly for their taxes due. Ms. LaPlante said it was a great program and urged Enfield corporations to pledge

and to help the non-profits who applied. The maximum amount to pledge is $150,000, and eligible non-profits would be thankful to receive any amount.

There being no other members of the public who wished to speak, the Chair closed the public hearing at 7:08pm.

2. PRAYER - Lori Unghire

A prayer was made by Councilor Unghire.

3. PLEDGE OF ALLEGIANCE

The Pledge of All

4. ROLL CALL

Present: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella (remotely until 8:55PM), Lori Unghire

Absent: None

Also present were Town Manager, Christopher Bromson; Interim Town Attorney, Tom Tyler; Assistant Town Attorney, Lawrence Widem; Assistant Town Attorney, Mark Cerrato; Director of Social Services, Cynthia Guerreri; Director of Finance, John Wilcox; and Town Clerk, Sheila Bailey.

5. FIRE EVACUATION ANNOUNCEMENT

The fire evacuation was announced.

6. MINUTES OF PRECEDING MEETINGS

- Special Meeting - May 19, 2025

MOTION #7246 by: Cynthia Mangini, seconded: Lori Unghire to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7246** adopted. Yes: Gina Cekala, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: Robert Cressotti.

- Regular Meeting - May 19, 2025

MOTION #7247 by: Robert Cressotti, seconded: Gina Cekala to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7247** adopted. Yes: Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: Gina Cekala, Robert Cressotti.

7. SPECIAL GUESTS

None.

8. PUBLIC COMMUNICATION AND PETITIONS

Chris Lange 90 South Road

Ms. Lange applauded the group of individuals who put together the Hazardville visioning meeting held last week at the Powder Mill Barn. Ms. Lange said that the Powder Mill Barn is a huge asset to Enfield. The event was well organized and very interesting. She wished there were more people in attendance to appreciate the work the group put in who are supporting the Hazardville Institute. The Hazardville Institute building started off as a library, which eventually was moved to the round building on School Street. She requested that the town start offering public tours of the two buildings.

Ms. Lange said that June is Pride Month, and there was a visibility gathering held on the front steps of Town Hall that was attended by members of the community; Lt. Governor Susan Bysiewicz, and several Councilors. She thanked those who showed up to the event. Going forward, she would like to see the Mayor and other members of the Council at such events.

Patrick Thibodeau, 20 Cora Road

Mr. Thibodeau said that NAMDAR Realty Group subdivided the Enfield Square property in 2019, thinking that it would attract new businesses looking to buy rather than lease. The Planning and Zoning Commission were bothered by the application because they were worried it would limit Enfield's ability to create a unified vision for the site. He said that the hope for the area was to mirror that of Evergreen Walk or Blue Back Square. When the PZC approved the subdivision, he was critical of the decision, but as more meetings were held, his view changed. He reported that the total amount NAMDAR received for the sale, including the surrounding buildings, was roughly $17M, meaning that they made money and the town did not.

Mr. Thibodeau was concerned that the town was providing Woodsonia too much leverage with the incremental tax, as outlined in the resolutions. Enfield residents envision a walkable, well-connected destination including retail, dining, green space, and entertainment. He asked what would happen if the vision didn't live up to the plans. He was worried giving away leverage now could result in problems for future town managers. He recommended the TIF structure be set up to be performance-based, ensuring they reach every milestone that the town sets.

Mary Ann Turner, 7 Meadow Road

Ms. Turner said that this past week Springfield, MA dumped 56M gallons of sewage into the Connecticut River. Ms. Turner said that on May 22nd she started to pay attention to what was going on and had taken pictures of the garbage and sewage in the river. She noted that the Springfield Sewer Commissioner's site is required to send out a report as soon as they start dumping, which she has copies of. She explained that in Springfield, the rainwater and sewage run together. Enfield's Council spent a lot of money making sure they had a great sewage plant, and it was disheartening to see that Massachusetts was not doing the town any favors by doing the same. She mailed EPA Director Lee Zeldin a letter after being told by a state representative that this had been happening since the 1800s. She also reached out to CT Attorney General Tong, Congressman Courtney, Senator Kissel, Mayor Nelson, Councilor Santanella and Town Manager Bromson. Since she was concerned about building luxury condos along the Connecticut River while sewage was floating by, she sent a letter to the owner of the proposed project to let them know what was going on along the shoreline.

Ms. Turner also addressed the number of cars with Massachusetts plates being garaged in Connecticut. She said one of the best ways to create revenue streams is to get the people who are not registering their cars in Enfield. She believed a program could be constructed starting with education and public awareness.

Eric Drouin, 221 Broad Brook Road
Mr. Drouin said that the new multi-use path on Town Farm Road was coming along great. Mr. Drouin mentioned that there was an incident along the road involving erratic driving, causing tire marks and dirt on the path. Unfortunately, there was another incident in the same area that resulted in a fatality when a truck and motorcycle collided. He wasn't sure who was more to blame: Grassmere Country Club for utilizing a blind drive when they have an accessible entrance on the other side, or the Town of Enfield, who allowed the situation to continue. He believed the design should have been updated in 2019 when the road was repaved.

Mary Ann Turner, 7 Meadow Road
Ms. Turner said that Enfield needed to start acting on vehicle registration abuse since CT law states that vehicles primarily used or garaged in CT be registered in the town they are located in within 90 days of moving. She believed that they needed to have an education campaign and public awareness campaign. She explained that if someone is receiving a tax bill for their home but not for a car, that should be a red flag. Materials and mailers should then be sent to homes letting the public know to register their car in the town in which they live. The next steps could be follow-up through the assessor or police department. Lastly, she believed "See Click Fix" would be a great option for reporting cars as well. Ms. Turner had also noticed that the drop-off lines at the schools had cars with MA license plates, and questioned if the students were not, in fact, from Enfield. She wanted to ensure that students living with Enfield residents who attend Enfield schools are able to remain.

She told Mayor Nelson that Economic Development is looking for something to do and asked him to keep them in mind.

Eric Drouin, 221 Broad Brook Road
Mr. Drouin said that a way to avoid having to spy on neighbors over their cars would be for the state to eliminate the auto/car tax and shift it all onto property tax.

9. COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Santanella thanked the Veteran's Council for an amazing Memorial Day Parade and was thankful the weather cooperated. Mr. Santanella agreed with Ms. Turner about the out-of-state license plates. He said it wasn't fair that people live in town, use town services, and then register their vehicles in another state. He believed his caucus was in agreement regarding moving forward to come up with a solution to recover lost revenue.

Mr. Santanella reached out to DEEP after hearing from Ms. Turner about the sewage dumping from Springfield into the river. He also spoke with Senator Kissel and representatives from Suffield and Windsor Locks who are aware of the issue and the long-standing problem with Springfield. To his knowledge, the Town Attorney has spoken with Congressman Courtney's office, who is also aware of the issue. He wanted residents to know that the sewage plant in Springfield needs to release overflow when heavy rainfall is present to prevent backups into peoples' homes and is allowed because it's a mix of rainwater and sewage. The plant has multiple valves that open into not just the Connecticut River, but the Mill River and the Chicopee River when there are extraordinary rain situations. He wants to ensure it does not become a public health issue and that it is monitored as promised. As of today, he did not have any answers but assured residents that DEEP is working diligently to get answers. It is a long-standing problem that will not be resolved overnight.

Councilor Cressotti was honored to march and attend the Memorial Day parade and celebration, and thanked Lucien LeFevre and the Veteran's Council for their work organizing. Mr. Cressotti said the primary reason for Memorial Day is remembrance.

Mr. Cressotti said the Commission on Aging had published its newest version of the 2025 Directory of Senior Citizen Services. The booklet contains pertinent information and phone numbers for seniors. He announced that the Law Enforcement Torch Run for the CT Special Olympics will start on Thursday morning, June 5th, at the Kohls plaza at 9am. The athletes from the Enfield Stars will compete in specific legs all throughout Enfield. The state games are June 6th- 8th, and Enfield has many athletes competing in swimming and track and field. Participants will also compete in soccer, tennis, and cycling. Opening ceremonies start on June 6th at 6:30 at Jess Dow Field at Southern Connecticut State University.

On Tuesday, June 3rd, at 5:30pm at Enfield High School, the annual track meet will be held with members of Enfield Stars, Best Buddies, JFK, and the High School. He attended the grand opening at ZenLeaf and wished them luck and success. He looks forward to the partnership between them and the Town of Enfield. The Adult Education graduation is Thursday night, and many Council members will be in attendance. Mr. Cressotti also stated that a number of years ago, a group run by retired CT state police officers did a presentation on vehicle registration. He remembered them having the capability to run license plate numbers and believed it may be an avenue to explore.

Councilor Mangini echoed the sentiments regarding the Memorial Day Parade. Ms. Mangini appreciated the invitation from the Veteran's Council and said the purpose of Memorial Day is to remember those who passed while serving. This was the first time in a long time that so many people showed up to watch the parade. She thanked the St. Jugan Parish Board for putting on another great fair despite the weather.

Ms. Mangini bragged about Enfield's men's lacrosse winning their division and said on Wednesday night they were going to Trumbull to participate in the championship game against St. Joseph's. She also said that June is Pride Month, and she had the opportunity to attend the opening ceremony. She stated that it was important to remember to be respectful and honor other people's beliefs. She was upset that only a few members of the Council attended the event, and though it was a small turnout, she was hopeful that people would continue to be respectful throughout the month.

Councilor Nasuta asked for an update on the audits for the town and BOE. Mr. Nasuta said that he had been receiving calls about the length of the grass at the Powder Hollow baseball fields, and he was under the assumption that the contractor had not handed the job over to the town.

Councilor Rousseau asked to be updated as to where Wilstar Circle fell on the Roads Referendum List, as he had been contacted by residents.

Councilor Unghire congratulated Kenneth Hall for attaining the level of Eagle Scout. Ms. Unghire said they had a beautiful ceremony for him, where she provided him with a proclamation on behalf of the Mayor and town.

Councilor Hendrickson stated he has received numerous complaints regarding banner signs all along Route 5, specifically on the MA line, and they seem to be increasing in number by the day. Mr. Hendrickson thanked Ms. Turner for bringing up the schools portion of the out-of-state license plates. He believed friendly reminders would be useful, just like the dog license reminder he received earlier in the day.

Councilor Ludwick provided some history of the Enfield Sewer treatment plant, stating that in prior years the state was going to shut the facility down due to the facility not being up to code because they had to take on the stress of the prisons. This caused the town to take out a high-interest loan to fix the existing plant and bring it to code. He questioned how the sewage in the river could not be causing an environmental hazard. He believed it was a federal issue that required the help of federal agencies to mitigate what was being done by a border town.

Mr. Ludwick said that Mr. Cressotti was correct in saying a company had given a presentation about license plate readers a number of years back. He did not want anyone taking pictures of someone's license plate while getting paid a commission. At the time, they were told only 40% of the pictures taken were used, leaving him to question what happened to the remaining 60%. In a time when information is hackable and cameras are everywhere, he worried about the repercussions. He agreed with Mr. Druin's idea of getting rid of car taxes altogether and only paying the sales tax for when you first purchase a vehicle.

Deputy Mayor Pyznar said that last year the North Central Chamber of Commerce held a luncheon at the Powder Mill Barn, and the structure is a treasure. To her knowledge, Jim Malley conducts walking tours of Thompsonville and Hazardville. Ms. Pyznar still stands by her comments about her vision for the mall area. The developers of the mall are giving her plans for a mixed-use area, which is part of her dream. The plan includes condos and high-end apartments, storefronts, hotels, and entertainment. Since the town does not own the mall, they cannot tell the developer which businesses can come or not.

Ms. Pyznar said that growing up, her childhood home on South River Street abutted the river. Even then, she was unable to swim in the river. They started to clean the river up as a young adult, and now she takes her boat on the river, which she enjoys. She is disheartened to learn that they are letting sewage into the river and hopes there is something they can do. Ms. Pyznar has also taken note of the number of MA license plates she sees in the drop-off and pick-up lines at her grandchildren's schools and has brought it to the attention of the Superintendent as well as the BOE Chair. While she realized grandparents from bordering towns could be doing the drop-off and pick-up, she believed the issue should be looked into.

She and Mayor Nelson had the privilege of attending the ERFC to celebrate thirty years of community support for Enfield children. She said that CEO Tracy Joseph is in the process of reinventing and reinvigorating the program by applying for grants. She was pleased with the turnout for the Memorial Day Parade and ceremony, saying the Town Green was packed. She gave a shutout to the First Readers who are having a ceremony tonight to celebrate their achievements. A state-mandated program to foster reading has been a great success and many students are learning how to read.

Mayor Nelson said that Little John from the Sign Factory had made two benches for donation to the walking path. Little John just asked that the town install the benches, and that they include a small plaque stating he donated them. Mr. Nelson believed that it would be beneficial to have a port-a-potty installed at the entrance of Ecology Drive and serve both the areas of the bike path and the dog park. He obtained a consensus to add it to a future agenda in order to approve funding for it. Mr. Nelson saw the section of the bike path that Mr. Drouin had mentioned with the dirt and tire marks, and said the intersection is very confusing. At one time, the exit for Town Farm was exactly where the bike path is today, and he believed that was causing confusion. He reached out to the CT DOT since Broad Brook Road is a state road, and he also spoke with Mr. Bromson about assuming the responsibility of installing a guard rail in that area. He suggested re-purposing the guard rails around the cameras.

Mr. Nelson said that for many years Enfield has spent millions of dollars on the sewer system. At the time, the ultimatum was to replace the sewer plant or get fined. Currently, there are feminine hygiene products and dispensers washing up along the river, which he said was unacceptable. He believed that if Enfield was letting sewage into the river, they would be fined. He asked the Town Attorney to consider what it would take to file a suit. He questioned why environmentalists were not upset about the damage the sewage was doing. He doesn't want any more excuses since they are trying to improve the riverfront.

Mr. Nelson said that the dais was not the place to make a political statement. He believed flying the Pride flag from the councilors' homes would portray a stronger message, since June was not just Pride month but also Juneteenth.

10. TOWN MANAGER REPORT AND COMMUNICATIONS

Town Manager Bromson reminded residents that the first concert of the Summer Series would be held June 3rd at 7pm at the Higgins Park bandshell. He thanked the ladies of the Garden Club for the beautiful plantings around the fountain on the Town Green and noted it made the perfect backdrop recently for pictures for a newly wedded couple.

11. TOWN ATTORNEY REPORT

Interim Town Attorney Tyler said they would be willing to review any options that were available concerning holding the City of Springfield responsible for the sewage. Mr. Tyler worried the time and money could be better spent in other areas. He said that he spoke with Mr. Bromson a few times over the weekend about the issue, and Mr. Santanella recommended they reach out to Congressman Courtney's office. Mr. Courtney has since reached out to Attorney General Tong, who he believed would be their recourse. He believed it was a federal issue since it was a navigable waterway, and the federal government would be their best avenue to tackle the situation.

Mr. Tyler said that the Massachusetts Department of Environmental Protection through the Board of Health will hold a Public Hearing on Friday, June 13th at 4pm concerning the Deer Park Recycling Project, which he plans on attending on behalf of the town. Assistant Town Attorney Widem researched some of the issues that were mentioned regarding solar and soil testing and would be willing to give a presentation on his findings at a later date. Mayor Nelson suggested Mr. Widem attend the next General Governance meeting, and if needed, they could hold a Special Meeting.

12. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Nasuta said that during the Joint Facilities meeting they discussed the roof projects and said that the Parkman roof was approved by the state and will receive 70.71% reimbursement. There will be two additional parts that need to be completed, and they will be going to bid soon. The Alcorn roof reimbursement was denied by the state because there is not enough education taking place within the building. They were instructed to put that project out to bid, which will happen at the end of June. The applications for the Stowe and Crandall roofs will be submitted to the state by the end of the year. He was unsure of the timeline for the Parkman roof completion.

Deputy Mayor Pyznar stated that during the Social Services Subcommittee meeting they made some cuts because it was a difficult budget year. Ms. Pyznar said that part of her job is to report back to the caucus and explain where the money is spent.

Councilor Rousseau announced that they wanted to meet with Leasure Services to iron out issues regarding signage at the pickleball courts at Mark Twain. They would like the signs to include ground rules and etiquette and have petitioned the DPW in the past but have not had any resolution.

13. UNFINISHED BUSINESS

A. **Resolution to Appropriate Funds for Social Services Grants to Outside Agencies Supporting Enfield Residents - $98,500 (Tabled 5/19/25)**

MOTION by: Michael Ludwick, seconded: Marie Pyznar to remove the item from the table. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim

Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

RESOLUTION #7248 by: Cynthia Mangini, seconded: Robert Cressotti.

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: **GENERAL FUND - REVENUES**

Appropriated Fund Balance	10040000	499000	$98,500

TO: **GENERAL FUND - NON-DEPARTMENTAL CHARGES - TRANSFERS OUT AND CONTINGENCIES**

Transfers to Social Services	10800092	593020	*$98,500*

FROM: **SOCIAL SERVICES - COMMUNITY INITIATIVES**

General Fund Transfers In	22046164	480001	$98,500

TO: **SOCIAL SERVICES - COMMUNITY INITIATIVES**

Network Against Domestic Abuse	22046164	589200	$17,000
Amplify Inc	22046164	589201	$ 3,000
Educ Resources for Children	22046164	589202	$13,000
Enfield Food Shelf	22046164	589203	$17,000
KITE	22046164	589204	$12,000
Enfield People for People	22046164	589207	$13,000
Enfield Homefront Team	22046164	589209	$ 8,500
Loaves and Fishes	22046164	589210	$15,000

I hereby certify that the above-stated funds are available as of May 14, 2025, by John A. Wilcox, Director of Finance

AMENDMENT #1 by: Bob Hendrickson, seconded: Marie Pyznar to remove the section stating "from the General Fund to Network, Abuse, Amplify etc.," until they are able to set a date for a special meeting where they will have an interview process with the nonprofits and Social Services Director Cynthia Guerreri to decide the amounts. Mayor Nelson said that they would like to make sure that the money goes into the proper accounts. Councilor Santanella clarified the amendment to strike everything *"From: Social Services - Community Initiatives down through To: Social Services Community Initiatives".* Mr. Nelson confirmed that the money would be appropriated but the individual amounts would not.

Upon a **SHOW OF HANDS** vote, the Chair declared the **AMENDMENT #1** adopted. Yes: Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: Gina Cekala, Robert Cressotti, Cynthia Mangini, John Santanella Abstain: None.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7248** adopted as amended. Yes: Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: Gina Cekala, Robert Cressotti, Cynthia Mangini, John Santanella Abstain: None.

14. NEW BUSINESS

A. Consent Agenda

1. **Resolution to Transfer Funds within FRC Grant: $5,000**

MOTION #7249 by: Michael Ludwick, seconded: Cynthia Mangini.

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made.

FROM: FRC Grant

Certified Salaries	22046144 511100	$5000

TO: FRC Grant

Professional Development	22046144- 532200	$1000
Other Professional Services	22046144- 533900	$4000

I hereby certify that the above-stated funds are available as of May 30, 2025, by John A. Wilcox, Director of Finance

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7249** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

B. Appointment(s)–Town Council Appointed

1. **Inland Wetlands and Watercourses Agency -** The Term of Office of Kelly Hemmeler (R) Expires 6/30/2025. Reappointment Would be Until 6/30/2029.

NOMINATION #7250 by: Michael Ludwick

MOTION by: Bob Hendrickson, seconded: Michael Ludwick to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7250** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared the appointment made.

2. **Inland Wetlands and Watercourses Agency -** The Term of Office of Virginia Higley (D) Expires on 6/30/2025. Reappointment Would be Until 6/30/2029.

NOMINATION #7251 by: Cynthia Mangini

MOTION by: Michael Ludwick, seconded: Bob Hendrickson to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION 7251#** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared the appointment made.

3. **Inland Wetlands and Watercourses Agency -** The Term of Office of Christopher Renaud (D) Expires 6/30/2025. Reappointment Would be Until 6/30/2029.

NOMINATION #7252 by: Cynthia Mangini

MOTION by: Bob Hendrickson, seconded: Robert Cressotti to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken

Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7252** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared the appointment made.

C. **Resolution to Approve Amendment to Tax Assessment Agreement with Woodsonia Acquisitions, LLC**

RESOLUTION #7253 by: Gina Cekala, seconded: Marie Pyznar.

NOW THEREFORE BE IT RESOLVED, that the Town Manager, Christopher W. Bromson, or his designee, is empowered to enter into the Amendment to Tax Assessment Agreement, attached hereto, in the name and on behalf of the Town of Enfield.

Mayor Nelson explained that this is an extension of the tax assessment agreement with Woodsonia and the Town of Enfield. Originally, they had asked for two years, but due to the delay with the State of Connecticut, they were willing to give an extension of one year.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7253** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: Michael Ludwick Abstain: None.

D. **Resolution to Approve Second Amendment to Cost-Sharing Agreement with Woodsonia Acquisitions, LLC**

RESOLUTION #7254 by: Cynthia Mangini, seconded: Gina Cekala.

NOW THEREFORE BE IT RESOLVED, that the Town Manager, Christopher W. Bromson, or his designee, is empowered to enter into the Second Amendment to Cost-Sharing Agreement, attached hereto, in the name and on behalf of the Town of Enfield

Mayor Nelson said that due to a certain lease at the mall, the Town of Enfield decided to match $500,000 with Woodsonia for costs associated with starting the project. If Woodsonia does not go through with the project, the Town of Enfield would forfeit the money. The lease in question was being difficult and could possibly cost more. The funds of $500,000 would go to Woodsonia for all leases associated with the property. He recommended an amendment stating the Town of Enfield would match Woodsonia, dollar for dollar, up to $500,000, which they would owe back to the town *for the Sears lease only*.

Deputy Mayor Pyznar stated that there should also be an amendment to the last bullet, stating that it should read "Sears only", not "obligated to pay the existing tenants in the mall, including Sears". Mayor Nelson clarified that the statement must stay, but it would be amended to state that they would be obligated to pay the Town of Enfield back, dollar for dollar, what was given to them for the Sears lease. Councilor Ludwick believed that it needed to be added to the proposed amendment, which Assistant Town Attorney Cerrato agreed. He would work with the Town Attorney to draft the amendment, using the verbiage and guidelines the Council agreed upon. Mr. Tyler believed the wording should reflect $1M and not $500,000. If the cost of buying Sears was less than $1M, Woodsonia and the town would split that amount and Woodsonia would owe the town the difference to reach $500,000.

Councilor Cekala suggested an amendment which would allow time to iron out the details. Mr. Tyler said that as long as it included the intent of the amendment, it would be fine. She said the wording needed to be specific about the amount "being up to $1M with the Town of Enfield only paying 50%." She believed stating that the town would only pay up to $500,000 was cleaner. Mr. Bromson assured it would be sent to the Council for review.

AMENDMENT #1 by: Gina Cekala, seconded: Bob Hendrickson to amend **RESOLUTION #7254** to read "**NOW THEREFORE BE IT RESOLVED,** that the Town Manager, Christopher W. Bromson, or his designee, is empowered to enter into the Second Amendment to Cost-Sharing Agreement, attached hereto, as amended by the Town Attorney's office and approved by the Town Manager in the name and on behalf of the Town of Enfield.

Upon a **SHOW OF HANDS** vote, the Chair declared the **AMENDMENT #1** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7254** adopted as amended. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

E. **Resolution to Approve a Modification of the Credit Enhancement Agreement with Woodsonia Acquisitions, LLC**

RESOLUTION #7255 by: Marie Pyznar, seconded: Cynthia Mangini.

BE IT RESOLVED; the Enfield Town Council authorizes the Town Manager to modify the Credit Enhancement Agreement with Woodsonia Acquisitions, LLC so that the town will refund 100% of any taxes deposited into the TIF Fund up to $19,500,000, and 50% of any taxes deposited in the TIF Fund in excess of $19,500,000 up to $23,500,000. The town will retain any amounts paid into the TIF in excess of $23,500,000.

BE FURTHER RESOLVED; the Credit Enhancement Agreement will begin in the fiscal year following the completion of the tax abatement agreement and expire after the earliest of 10 years or the refunding of $23,500,000 from the TIF Fund.

Finance Director John Wilcox explained that the town has established an assessed value for properties for the base year within the TIF district. All the parcels within that district equal $12.85M. All the tax on the $12.85M always goes into the General Fund. The tax on any increase in value is split into the General Fund and the TIF fund. In this agreement, Woodsonia is asking for a 100% refund of the portion that goes into the TIF fund. The town would get the benefit of all the taxes on the original assessed value, at 50% of the increase. During the discussions, Woodsonia capped that amount at 100% of the $19.5M with any remaining split 50/50 up to $4M, creating a total cap of $23.5M. This would be over the course of ten years.

Mr. Wilcox said that the original agreement was at 100% for the first year, with a 2% decrease every year. The proposed agreement would be 100% every year. Councilor Ludwick thought the new agreement was too generous. He believed that there was a resolution passed where they could not go over 50% when they first established the TIF district. Mr. Wilcox said that the Master Plan dictates how much goes to the TIF district and General fund. The policy that coincides with that states there can be Credit Enhancement Agreements, and he was not aware of any limitations on the amount of the credit enhancement agreement. The TIF Committee generally looks to use no more than 50% of the amount that goes into the TIF district.

Councilor Hendrickson asked if the dollar amounts the town was projected to lose was included, and Mr. Wilcox said there are many variables in the equation. His original figures were from last spring and were before they had the 2025 and 2026 mill rates. He made adjustments to the current schedule based on the current mill rate of 31.5, which was adopted for FY 2026. He said the other large variable is what the assessed value of the property ends up being. The projected $15M that would be returned to Woodsonia over ten years was based on the original assessed value estimate of $91M.

Mr. Bromson stated that the matter had been discussed back and forth a number of times, and each time he asked if Mr. Wilcox was in support of each modification. He said that if Mr. Wilcox was not in agreement, then he would not be either. While he realizes it is ultimately a Council decision, they both believe that this is in the best interest of the town. Mr. Wilcox said he was in support of the agreement, and that when he is entertaining tax abatements and agreements, he seeks to make sure the town will always end up in a better financial situation than when it started. With the new agreement, he believed the town would collect more in taxes over the first ten years than with the mall just continuing to deteriorate over the same ten-year period. He said the town stood to gain a lot of money by entering into the agreement, even though some would go towards the TIF district.

Mayor Nelson explained that the town was not giving up anything, but in fact making money. It would not cost taxpayers to enter into this agreement and would hopefully prevent continued tax increases over the next fifty years. The town would only be losing a part of what the increase could be if the deal goes through. If the deal does not go through, the town will lose because the owners would look for an appeal on the tax assessment.

It was Mr. Tyler's understanding that Woodsonia was seeking financing, and in order to close they needed the Credit Enhancement Agreement paperwork. Mr. Tyler explained that the agreement was originally drafted by Matt Ritter of Shipman and Goodwin, who believes the agreement is in the best interest of the town. Mayor Nelson chose not to discuss this in Executive Session so that residents could hear the potential possibilities of the increase in new revenue for the town. He hoped this was the end of negotiating with Woodsonia. He believed the town went above and beyond to invest in this project, and that was due to the desire to revitalize of the center of Enfield. Although it is a large project, he is in support of the modification.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7255** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: Michael Ludwick Abstain: None.

F. **Resolution Regarding Hernandez v. Enfield Board of Education, et al**
RESOLUTION #7256 by: Cynthia Mangini, seconded: Marie Pyznar.

RESOLVED, the Enfield Town Council hereby approves and accepts the agreement reducing the attorneys’ fees and litigation expenses from $1,024,945.80 to $685,000 *in Sarah Hernandez v. Enfield Board of Education and the Town of Enfield*, Civil Action No.: 3:19-CV-01907-SRU.

BE FURTHER RESOLVED, that the Enfield Town Council does hereby authorize the Interim Town Attorney, or his designee, to execute on behalf of the Town and Board of Education the documents required to resolve the issue of attorneys’ fees and litigation expenses in the above-referenced case.

Mayor Nelson thanked Mr. Tyler and his staff for the $300,000 reduction in legal fees. Mr. Tyler said the case originally started over six years ago involving a claim by Sarah Hernandez that a BOE member violated their rights under the Americans with Disabilities Act by not accommodating her disability. In January 2024, it went to trial, and in June 2024 a jury verdict was rendered for the plaintiff, and she was awarded $10. Though she was awarded $10, it allowed her to seek attorney's fees and court costs for the lawyers to prosecute the claim. While that was pending, she applied for and was awarded injunctive relief against the Town of Enfield. This required the BOE to create policies and procedures in order to accommodate individuals with disabilities, which included members of the Board. Former Town Attorney Jim Tallberg handled the first part of the injunctive. This was an isolated incident for which the Town of Enfield now needs to pay.

Mr. Tyler and his staff reviewed the fee totals and found them to be excessive for a community of this size. The money could be better spent on helping reduce class sizes or to maintain roads. After reviewing the judge's twelve-page decision, they discovered a defect. A footnote in the document showed the twelve factors used in determining his decision to award attorney's fees. One of the factors stated that the lawyers should get more money because it was an undesirable case, and he was concerned they weren't getting paid enough. This factor was not enough of a reason to compare undesirability to the amount of money you can make on a case. On that basis, they hired Wes Horton who agreed with their stance. They filed a Notice of Intent to Appeal with the Second Circuit Court of Appeals in New York City, where there was a mediation hearing last Thursday. At the hearing there was a reduction to around $865,000 based on the footnote. Additionally, there was interest due on the $1,025,000 that was being eliminated. The gross reduction to the current amount was $340,000. They did have to pay Wes Horton's bill. He urged the Council to accept the resolution. He thanked the Council for having faith in the Town Attorney's office to try another avenue for an appeal.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7256** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

G. **Resolution Authorizing the Submission of Proposals to the State of Connecticut for the 2025 Neighborhood Assistance Act**

RESOLUTION #7257 by: Cynthia Mangini, seconded: Marie Pyznar.

BE IT RESOLVED, the Enfield Town Manager or their designee is hereby authorized to submit the three proposals for The Hazardville Institute Conservancy Society, Inc.; Enfield Food Shelf, Inc.; and Enfield People for People, Inc. (Enfield Safe Harbor Warming Center) to the State of Connecticut Department of Revenue Services under the provision of the "Neighborhood Assistance Act", and to approve any donations received as a result of this submission.

Councilor Hendrickson wanted clarification whether this was just an application for a corporate tax credit that the town needed to sign off on. Economic and Community Development Specialist Kristy Koistinen confirmed that the town is the administrative intermediary. The non-profit gives the town their proposal, which is given to the Council for review. If approved, the proposal is forwarded to the Department of Revenue Services for review. Around mid-August, the town is notified which proposals are approved and for what dollar amount. The non-profits are then responsible for soliciting contributions from corporations, and those participating corporations receive a credit on their taxes due to the State.

Mayor Nelson stated that he is okay with the first two applications, but not the last one, because the last one is for a warming center for North Central Connecticut, and he has not seen any contributions from the surrounding towns. Councilor Mangini stated that if Enfield has the capability to take in less fortunate individuals on an emergency basis, then we are fortunate and privileged to do so. Ms. Pyznar wanted to clarify that this has nothing to do with taxpayer dollars. These are private corporation dollars the business pays directly to the non-profits. The businesses make a contribution, and their contribution is returned as a tax credit from the State of Connecticut. The Hazardville Institute's contributions are at a 100% credit, while the warming center and the food shelf are at a 60% tax credit.

Mayor Nelson called for a motion to amend the resolution to vote on the applications individually.
AMENDMENT #1 by: Bob Hendrickson, seconded: Michael Ludwick Upon a **SHOW OF HANDS** vote, the Chair declared the **AMENDMENT #1** adopted. Yes: Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: Gina Cekala, Robert Cressotti, Cynthia Mangini Abstain: None.

- Hazardville Institute Conservatory Society Inc. - Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: Gina Cekala, Robert Cressotti, Cynthia Mangini Abstain: None.

- Enfield Food Shelf Inc. - Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael

Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

- Enfield People for People Inc. (Enfield Safe Harbor Warming Center) - Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** failed. Yes: Gina Cekala, Robert Cressotti, Cynthia Mangini, Marie Pyznar, No: Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Jeff Rousseau, Lori Unghire None Abstain: None.

Mr. Nelson confirmed that the following vote will be on the resolution as amended, without the Enfield Safe Harbor Warming Center.

BE IT RESOLVED, the Enfield Town Manager or their designee is hereby authorized to submit two proposals for The Hazardville Institute Conservancy Society, Inc.; and the Enfield Food Shelf, Inc. to the State of Connecticut Department of Revenue Services under the provision of the "Neighborhood Assistance Act", and to approve any donations received as a result of this submission.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7257** adopted as amended. Yes: Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: Gina Cekala, Robert Cressotti, Cynthia Mangini Abstain: None.

H. **Resolution Authorizing the Sale of 1 Knox Street**

RESOLUTION #7258 by: Marie Pyznar, seconded: Bob Hendrickson.

BE IT RESOLVED, the Town Manager, or their designee, is authorized to sign the Real Estate Purchase & Sale Agreement and any other documents, on behalf of the Town of Enfield, for the sale of 1 Knox Street to Juan J. Gonzalez, subject to review and approval by the Town Attorney.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7258** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None. .

I. **Resolution Authorizing the Sale of Nathan Hale**

RESOLUTION #7259 by: Marie Pyznar, seconded: Bob Hendrickson.

BE IT RESOLVED, the Town Manager, or their designee, is authorized to sign the Real Estate Purchase & Sale Agreement and any other documents, on behalf of the Town of Enfield, for the sale of 5 Taylor Road and the abutting parcel located at Map 110 and Lot 0003 to Our Town Home Buyers LLC, subject to review and approval by the Town Attorney.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7259** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

J. **Resolution Authorizing the Town to Submit a Community Investment Fund (CIF) Application for Planning Funds**

RESOLUTION #7260 by: Marie Pyznar, seconded: Cynthia Mangini.

WHEREAS, pursuant to C.G.S. Section 32-285a, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Enfield make an application to the State for $ 250,000 in order to undertake Planning for Town Owned Historic Buildings and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL,

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. 32-285a

2. That the filing of an application for State financial assistance by Town of Enfield in an amount not to exceed $250,000 is hereby approved and that Town Manager, Christopher W. Bromson, or his designee, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of Town of Enfield.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7260** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

K. **Resolution Authorizing the Town to Submit a Community Investment Fund (CIF) Application for the Hazardville Institute**

MOTION by: Marie Pyznar, seconded: Bob Hendrickson to waive the reading. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

RESOLUTION #7261 by: Marie Pyznar, seconded: Bob Hendrickson.

WHEREAS, pursuant to C.G.S. Section 32-285a, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Enfield make an application to the State for an amount not to exceed $4,000,000 in order to undertake the Hazardville Institute and Parking Lot and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL,

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. 32-285a

2. That the filing of an application for State financial assistance by Town of Enfield in an amount not to exceed $4,000,000 is hereby approved and that Town Manager, Christopher W. Bromson, or his designee, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of Town of Enfield.

Mayor Nelson explained that the town authorized two CIF applications, one for Hazardville Institute and the other for the planning grant. They would not be authorizing any other CIF applications at this time. He asked the State Representatives and Senator to support these applications only; anything else would be against what the Town of Enfield was asking. He was under the impression that one of the State Representatives felt they did not need the Council's consensus to sign on to another CIF application. Councilor Cekala clarified that only part of the Council was authorizing two CIF applications. She said that while the Mayor may only support the two CIF projects, others may be in support of more projects or applications.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7261** adopted. Yes: Gina Cekala, Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: Robert Cressotti, Cynthia Mangini Abstain: None.

L. **Resolution Authorizing the Town Manager to Enter into a Three-Year lease with Lenovo Financial Services**

MOTION by: Marie Pyznar, seconded: Bob Hendrickson to waive the reading of the full resolution. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

RESOLUTION #7262 by: Marie Pyznar, seconded: Bob Hendrickson.

WHEREAS, the Information Technology Department has determined that contracting to lease technology equipment for the support of Enfield Public Schools, Municipality, and Public Safety entities is in the best interest of the Town; and

WHEREAS, a technology lease for the town will allow for the procurement of hardware required to operate and manage Public Schools, Municipal and Public Safety information; and

WHEREAS, The Enfield Town Council deems a multi-year lease of technology equipment for Public Schools, Municipality and Public Safety to be in the best interest of the Town.

NOW THEREFORE BE IT RESOLVED, that the Town Council authorizes the Town Manager to enter into a three-year lease for technology equipment with the selected vendor and is authorized to execute all documents as required.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7262** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

M. **Resolution to Settle Property Tax Assessment Appeal for 91 Simon Road**

RESOLUTION #7263 by: Gina Cekala, seconded: Marie Pyznar.

RESOLVED, that the Enfield Town Council does hereby authorize the Interim Town Attorney, or his designee, to settle the outstanding tax assessment appeal in the following action: *C.D.W. Inc. v. Town of Enfield*, Docket Number HHB-CV-24-6086955-S, per the terms of the Stipulation attached hereto.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7263** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

N. **Resolution Authorizing the Town Manager to Sign an Easement from the Town to the State of Connecticut for Property on Asnuntuck Street/Main Street**

RESOLUTION #7264 by: Marie Pyznar, seconded: Bob Hendrickson.

BE IT RESOLVED that Christopher W. Bromson, Town Manager, or his designee, is authorized to sign the attached easement from the Town of Enfield to the State of Connecticut.

Upon a **ROLL CALL** vote, the Chair declared **MOTION #7264** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: None.

15. ITEMS FOR DISCUSSION

- **Community Development Block Grant Program Income Reuse**

Mayor Nelson stated that the caucus decided the money should stay where it is, because the First-Time Homebuyers and Housing Rehabilitation Program are great programs for Enfield residents. These programs supply loans to homeowners who experience tough times for repairs and money to support first-time homebuyers in purchasing homes in Thompsonville and North Thompsonville. He believed the town needed to do a better job of getting these programs into the hands of residents who need them. Mr. Bromson said that he would work with Economic and Community Development Director Aaron Marcavitch and Community Development Specialist Kristy Koistinen to push the programs through social media and the town's website.

Ms. Koistinen explained the income requirements for the programs and said that the funding comes from grants from CT Department of Housing. Once a property is sold that utilized funds from the Housing Rehabilitation Loan or First-Time Homebuyer Loan programs, the funds are then paid back to the town and dispersed to the appropriate pool for reuse. The program manager's contract expired, which has caused a hold on the program because Enfield does not have the capacity to run the program in-house. It has also been difficult to find bidders and contractors. The town goes with the lowest responsible bidder, and they have found it difficult to have someone do the walk-throughs in the last 4–5 projects. Due to two irresponsible bidders, the last project needed to be canceled because the owner did not want to continue with it. Ms. Koistinen has done presentations at the Senior Center and library trying to promote these projects, but the interest in them is low. They did have a few emergency projects in the winter due to burst water heaters.

Ms. Koistinen said that the First Time Homebuyer program came back around 2019, taking the focus off just Thompsonville, and explained that it was a forgivable loan, and other areas of Enfield are available. They were getting a rather large number of applications until Covid happened in 2020 and the housing market exploded. It has been fairly difficult for low to moderate-income residents to buy a home. The $10,000 can be used for closing costs or down payment, as it specifically started as gap funding for those two things. Since the funds go towards low-to moderate-income residents, the biggest thing they look at is the debt-to-income ratio. It is based on HUD requirements and is $70K for a one-person household, $81K for a two-person household, $90K for a three-person household, and $100K for a four-person household. Each person, whether a baby or child, is included as the number of individuals in a household. The last application they received was in May 2023, which got approved in July 2023. She explained that Department of Housing would like them to spend down the funds, or ultimately, they will be asked to return the funds. Since the programs are difficult to push, she believes the money could be better utilized in other areas, as it's a "use it or lose it" type of situation. There are no waiting lists for the two programs, and she explained that she has not had inquiries about the programs in over a year. The funds could be used as part of the commercial facade revitalization in Thompsonville. It would be a way to spend down the DOH funding while being able to see the funds working pretty quickly.

Mayor Nelson said there were few programs for homeowners and that businesses already had TIF funding as an option. He believed that homeowners who fall on hard times should have the option of contacting the town for some type of assistance. Councilor Ludwick asked if they could reach out to the Housing Authority to see if the funding could be used for people who make a little more money while staying within the guidelines of the program to ensure young families can remain in town. Ms. Koistinen explained that the guidelines set by HUD are so strict it remains difficult to find eligible residents to take advantage of the program. She had noticed that the income requirements set by HUD had drastically increased but still remain restrictive. Mayor Nelson believed that the housing market would start to shift, and the First-Time Homebuyer program would become lucrative again. He said the program was too valuable to residents to shift the funds to businesses.

A copy of the presentation is appended to these minutes.

16. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

None.

17. PUBLIC COMMUNICATIONS/APPLIES ONLY IF PRIOR TO 11:00 p.m.

Gretchen Pfiefer-Hall, 4 Somers Road

Ms. Pfiefer-Hall asked for the status of the Volunteer Tax Credit. Ms. Pfiefer-Hall responded to Councilor Hendrickson's comment about flags on the streets, saying they are popping up all over. She said that when she drove through Thompsonville, she noticed that there were many cars with Massachusetts license plates. She believed them to be renters who live in Enfield but don't bother to register their vehicles in Connecticut. She agreed with Mr. Tyler about contacting Attorney General Tong regarding the sewage issue in the Connecticut River. She believed our state representatives and state senator should also be advocating on behalf of Enfield. It was brought to her attention by Karen LaPlante that the Connecticut River Conservancy is a great resource for advocacy and would work with the State of Massachusetts to create a new stormwater and sewer plan.

Ms. Pfiefer-Hall believed another option for the trail bike path guardrail, would be to create bollards to prevent vehicles from driving on the paths. It would also aid in landscaping. She thanked the Council for approving their application for the Neighborhood Assistance Act program and the CIF grant. She felt as though the non-profits had been pitted against each other, and they were all encouraged to apply for the Neighborhood Assistance Act. All the non-profits work hard and know how difficult it is to raise money.

18. COUNCILOR COMMUNICATIONS

None.

19. ADJOURNMENT

MOTION by: Cynthia Mangini, seconded: Marie Pyznar to adjourn.
Upon a **SHOW OF HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 9:40pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council

AMENDMENT TO TAX ASSESSMENT AGREEMENT

THIS AMENDMENT TO TAX ASSESSMENT AGREEMENT ("Amendment"), made and entered into this ______ day of April, 2025, is by and between **WOODSONIA ACQUISITIONS, LLC,** a Nebraska limited liability company ("**WOODSONIA**"), having an office and principal place of business in the City of Elkhorn, County of Douglas, State of Nebraska, and the **TOWN OF ENFIELD**, a municipal corporation located in the County of Hartford and State of Connecticut (the "**TOWN**"), acting herein by Christopher W. Bromson, its Town Manager, hereunto duly authorized.

W I T N E S S E T H

WHEREAS, Woodsonia and the Town entered into a Tax Assessment Agreement dated as of July 19, 2024 ("Agreement") wherein the assessment of the Project (as defined in the Agreement) was fixed by agreement of the parties; and

WHEREAS, the parties desire to revise the Fixed Assessment Period and other corresponding provisions as set forth in the Agreement.

NOW THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. Fixed Assessment Period.
    a. Subsection 1.A. of the Agreement is hereby amended as follows: The fixed assessment period shall cover ten (10) consecutive Town fiscal years (July 1 through June 30) commencing on July 1, 2026 and ending June 30, 2036 (the "Fixed Assessment Period"). The assessed valuation for the PROJECT shall be fixed in the amount of $7,500,000 (the "Fixed Assessed Value") for the Grand Lists of October 1, 2025, October 1, 2026, October 1, 2027, October 1, 2028, October 1, 2029, October 1, 2030, October 1, 2031, October 1, 2032, October 1, 2033, and October 1, 2034.
    b. Subsection 1.B. of the Agreement is amended as follows: Commencing with the Grand List of October 1, 2035 and every Grand List thereafter, the assessed valuation shall be one hundred percent (100%) of the customary valuation as prescribed by CGS §12-62, as revised.

2. Penalty
    a. Subsection 2.B. (i). The date is changed from July 1, 2026 to July 1, 2027.
    b. Subsection 2.B. (ii). The date is changed from July 1, 2028 to July 1, 2029.
    c. Subsection 2.B. (iii). The date is changed from July 1, 2030 to July 1, 2031.
    d. Subsection 2.B. (iv). The date is changed from July 1, 2030 to July 1, 2031.
    e. Subsection 2.B. (v). The date is changed from July 1, 2030 to July 1, 2031.
3. Appeals. The first sentence of this section is amended as follows: WOODSONIA waives any right to appeal the Fixed Assessed Value pursuant to CGS §§12-53a, 12-111, 12-117a, 12-118, 12-119 or 12-12lbb, as revised, for the Grand Lists of October 1, 2025, October 1, 2026, October 1, 2027, October 1, 2028, October 1, 2029, October 1, 2030, October 1, 2031, October 1, 2032, October 1, 2033 and October 1, 2034 or until this Agreement becomes null and void as herein provided.
4. Ratification. As modified by this Amendment, the Agreement is hereby ratified and confirmed and shall remain in full force and effect.

(Signatures on following page)

IN WITNESS WHEREOF, the parties have executed this Tax Assessment Agreement and affixed their seals hereto, as of the date first above mentioned.

Signed and delivered in the presence of: TOWN OF ENFIELD

____________________________ By: ______________________________

Christopher W. Bromson
Town Manager

____

State of Connecticut)
) ss. Enfield
County of Hartford)

On this the _______ day of April, 2025, before me, the undersigned officer, personally appeared Christopher W. Bromson, Town Manager of the Town of Enfield, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said Town of Enfield, before me.

____
Notary Public

Signed and delivered in the presence of: WOODSONIA ACQUISITIONS, LLC

____________________________ By: ______________________________

Drew Snyder
Manager

____

State of Nebraska)
) ss. _________
County of Douglas)

On this the _____ day of _____________, 2025, before me, the undersigned officer, personally appeared Drew Snyder, Manager of Woodsonia Acquisitions, LLC, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed and the free act and deed of said company, before me.

____
Notary Public

Town of Enfield
Mall Properties
Projected Taxes - Based on Original Program - No Delay in Start Date
FY 2026 to 2035

Fiscal Year	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**Total**
Projected Tax Wiith Fixed Assessed Value											
Fixed Assessed Value	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	
Mill Rate	31.50	32.13	32.77	33.43	34.10	34.78	35.48	36.19	36.91	37.65	
Projected Taxes	$ 236,250	$ 240,975	$ 245,775	$ 250,725	$ 255,750	$ 260,850	$ 266,100	$ 271,425	$ 276,825	$ 282,375	$ 2,587,050
Projected Tax With No Abatement											
Assessed Value	$ 12,271,268	$ 12,271,268	$ 12,271,268	$ 18,875,000	$ 18,875,000	$ 53,849,476	$ 72,249,476	$ 91,000,000	$ 91,000,000	$ 91,000,000	
Mill Rate	31.50	32.13	32.77	33.43	34.10	34.78	35.48	36.19	36.91	37.65	
Projected Taxes	$ 386,545	$ 394,276	$ 402,129	$ 630,991	$ 643,638	$ 1,872,885	$ 2,563,411	$ 3,293,290	$ 3,358,810	$ 3,426,150	$ 16,972,125
Woodsonia Benefit	$ 150,295	$ 153,301	$ 156,354	$ 380,266	$ 387,888	$ 1,612,035	$ 2,297,311	$ 3,021,865	$ 3,081,985	$ 3,143,775	$ 14,385,075

Town of Enfield
Mall Properties
Projected Taxes - Abatement Program - Start 7/1/2026 - 1 Year Delay
FY 2027 to 2036

Fiscal Year	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Total**
Projected Tax Wiith Fixed Assessed Value											
Fixed Assessed Value	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	
Mill Rate	32.13	32.77	33.43	34.10	34.78	35.48	36.19	36.91	37.65	38.40	
Projected Taxes	$ 240,975	$ 245,775	$ 250,725	$ 255,750	$ 260,850	$ 266,100	$ 271,425	$ 276,825	$ 282,375	$ 288,000	$ 2,638,800
Projected Tax With No Abatement											
Assessed Value	$ 12,271,268	$ 12,271,268	$ 18,875,000	$ 18,875,000	$ 53,849,476	$ 72,249,476	$ 91,000,000	$ 91,000,000	$ 91,000,000	$ 91,000,000	
Mill Rate	32.13	32.77	33.43	34.10	34.78	35.48	36.19	36.91	37.65	38.40	
Projected Taxes	$ 394,276	$ 402,129	$ 630,991	$ 643,638	$ 1,872,885	$ 2,563,411	$ 3,293,290	$ 3,358,810	$ 3,426,150	$ 3,494,400	$ 20,079,980
Woodsonia Benefit	$ 153,301	$ 156,354	$ 380,266	$ 387,888	$ 1,612,035	$ 2,297,311	$ 3,021,865	$ 3,081,985	$ 3,143,775	$ 3,206,400	$ 17,441,180

Town of Enfield
Mall Properties
Projected Taxes - Abatement Program - Start 7/1/2027 - 2 Year Delay
FY 2028 to 2037

Fiscal Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Total
Fixed Assessed Value											
Fixed Assessed Value	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	
Mill Rate	32.77	33.43	34.10	34.78	35.48	36.19	36.91	37.65	38.40	39.17	
Projected Taxes	$ 245,775	$ 250,725	$ 255,750	$ 260,850	$ 266,100	$ 271,425	$ 276,825	$ 282,375	$ 288,000	$ 293,775	$ 2,691,600
Assessed Value	$ 12,271,268	$ 18,875,000	$ 18,875,000	$ 53,849,476	$ 72,249,476	$ 91,000,000	$ 91,000,000	$ 91,000,000	$ 91,000,000	$ 91,000,000	
Mill Rate	32.77	33.43	34.10	34.78	35.48	36.19	36.91	37.65	38.40	39.17	
Projected Taxes	$ 402,129	$ 630,991	$ 643,638	$ 1,872,885	$ 2,563,411	$ 3,293,290	$ 3,358,810	$ 3,426,150	$ 3,494,400	$ 3,564,470	$ 23,250,174
	$ 156,354	$ 380,266	$ 387,888	$ 1,612,035	$ 2,297,311	$ 3,021,865	$ 3,081,985	$ 3,143,775	$ 3,206,400	$ 3,270,695	$ 20,558,574

SECOND AMENDMENT TO COST-SHARING AGREEMENT

THIS SECOND AMENDMENT TO COST-SHARING AGREEMENT (this "**Amendment**") is made and entered into as of _______________, 2025 (the "**Effective Date**"), by and between the **TOWN OF ENFIELD**, a municipal corporation in the State of Connecticut (the "**Town**"), and **WOODSONIA ACQUISITIONS, LLC**, a Nebraska limited liability company ("**Woodsonia**").

RECITALS

WHEREAS, the Town and Woodsonia entered into that certain Cost-Sharing Agreement dated July 19, 2024 (the "**Original Agreement**"), as amended by that certain Amendment to Cost-Sharing Agreement dated as of January 12, 2025 (the "**First Amendment**" and together with the Original Agreement, the "**Agreement**"), with respect to certain obligations of the Parties pertaining to certain real property located in Hartford County, Connecticut, as more particularly described as the "**Property**" in the Agreement; and

WHEREAS, the Town and Woodsonia desire to amend the Agreement upon the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the foregoing recitals, the terms, provisions, agreements, and covenants contained in this Amendment, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the Parties and intending to be legally bound hereby, the Parties agree as follows:

1. **Deposit**. The first sentence of Subsection 3(b) of the Original Agreement is hereby amended such that in the event Woodsonia acquires fee simple title to the Property pursuant to the Purchase Agreement and obtains approval of all applicable municipal land use applications for the Project, Woodsonia shall not be obligated to reimburse the Town for the Town's share of the Deposit, subject to Woodsonia's obligation to provide to the Town documentation evidencing that Woodsonia has paid, or is obligated to pay, amounts totaling at least Five Hundred Thousand and No/100 Dollars ($500,000.00) for lease buy-out and lease termination fees to tenants of the Property pursuant to leases existing as of the Effective Date, which lease terminations are necessary in order for the Project to move forward.

2. **Miscellaneous**.

(a) All capitalized terms as used herein shall have the same meaning set forth in the Agreement, except as otherwise specifically provided herein.

(b) Except as specifically amended pursuant to the terms of this Amendment, the terms and conditions of the Agreement shall remain unmodified and in full force and effect. In the event of any inconsistencies between the terms of this Amendment and any terms of the Agreement, the terms of this Amendment shall govern and prevail.

(c) This Amendment, together with the Agreement, contains the entire agreement between the Parties relating to the subject matters contained herein. Any prior representations or statements concerning the subject matters herein shall be of no force or effect. This Amendment shall be construed as a whole and in accordance with its fair meaning. Headings are for convenience only and shall not be used in construing meaning.

(d) This Amendment may be executed in any number of counterparts, and by electronic transmission, each of which shall be deemed an original and together of which shall constitute one and the same instrument.

[Remainder of page left blank intentionally. Signatures on following page.]

IN WITNESS WHEREOF, the Parties have caused this Amendment to be duly executed as of the Effective Date.

TOWN:

TOWN OF ENFIELD,
a political subdivision in the State of Connecticut

By: ____
Christopher W. Bromson, Town Manager

WOODSONIA:

WOODSONIA ACQUISITIONS, LLC,
a Nebraska limited liability company

By: ____
Drew Snyder, Manager

[Signature Page to Second Amendment to Cost-Sharing Agreement]

DOCKET NO.: HHB-CV24-6086955-S	:	SUPERIOR COURT
C.D.W. INC.	:	J.D. OF NEW BRITAIN
VS.	:	AT NEW BRITAIN
TOWN OF ENFIELD	:	JUNE ___, 2025

STIPULATION FOR JUDGMENT

1. The parties hereto stipulate and agree that the P.A. 490 Farmland Designation shall be reinstated to the property located at 91 Simon Road (Map 069, Block ---, Lot 296) in the Town of Enfield (the "Property) effective with the October 1, 2023 and October 1, 2024 Grand Lists subject to this appeal.

2. The parties further stipulate that the assessed and fair market values of the land and improvements shall be reduced on the October 1, 2023 and October 1, 2024 Grand Lists, as follows:

	ORIGINAL-2023 & 2024 GRAND LISTS			REDUCED- 2023 & 2024 GRAND LISTS	
	Assessed Value (70%)	FMV (100%)	|	Assessed Value (70%)	FMV (100%)
Total	**$374,500.00**	**$534.900.00**	|	**$189,810.00**	**$271,157.14**

3. The parties further stipulate and agree that the reduced fair market and assessed values for the Property set forth above are the same values outlined in the decisions of the Enfield Board of Assessment Appeals' granting Plaintiff's previous appeals of the October 1, 2021 and October 1, 2022 Grand Lists, during which the Board of Assessment Appeals had determined that the former Town Assessor Todd Helems had wrongfully removed the P.A. 490 Farmland Designation from the Property.

4. The parties further stipulate and agree that the reduced fair market and assessed value for the Property set forth above shall not change until the Town of Enfield's next town-wide revaluation except for such changes as are permitted by law in the event of demolition, destruction or new construction occurring after the date of this stipulation.

Tartsinis Law Office LLC
122 Prospect Hill Road · Suite 24 · East Windsor Connecticut 06088
Tel: 860.370.9759 Fax: 860.370.9769 Email: tartsinislaw@ gmail.com Juris No. 434425

5. The parties further stipulate and agree that all tax overpayments resulting from the assessment reduction set forth above shall be issued as a credit to be applied starting with the tax installment for the Property due on July 1, 2025, and on subsequent tax bills until exhausted.

6. The parties further stipulate and agree that no costs or interest are awarded to either party.

7. The parties further stipulate and agree that the Plaintiff as property owner will file an updated M-29 Farmland Classification form with the Town of Enfield Assessor's office between September 1, 2025 – October 31, 2025, for informational purposes only.

THE PLAINTIFF - C.D.W. Inc.

/s/417005/ - Despina C. Tartsinis

Despina C. Tartsinis, Esq. - *Her Attorney*
Tartsinis Law Office LLC
122 Prospect Hill Road, Suite 24
East Windsor CT 06088
Tel: 860-370-9759 Juris No. 434425
Email: tartsinislaw@gmail.com

CONNECTICUT

CTDOT
CONNECTICUT TRANSPORTATION

OWNER: Town of Enfield

PROPERTY FILE NO. 320-005-025

ADDRESS: 1 Asnuntuck Street/Main Street

TOWN: Enfield

Pursuant to Connecticut General Statute(s) and as required for New Haven-Hartford-Springfield Rail Corridor, the Commissioner of Transportation finds it necessary to acquire from you the following property rights as described on the attached map; as dated March 2025.

Compensation payable to you for the proposed acquisition and all legal damages to any remainder is as follows:

Value of easement to be acquired:	$ 367.09
Improvements: (Contributory Value *)	$ 500.00
Total Compensation	$ 875.00 (Rounded)

Building, structure and other improvements: *Bushes & Trees

Tenant owned improvements not covered in offer: N/A

The above represents an offer of just compensation for the property rights as developed by the Division of Rights of Way. Should you wish to accept this offer, please review and execute page two of this offer letter.

If you have any questions regarding this matter, please contact Reinalish Cotto at the telephone number or address shown below.

Very truly yours,

CSmith

Christina L. Smith
Transportation Principal Property Agent
Acquisition/Relocation Section
Division of Rights of Way
Bureau of Engineering and Construction

Attachment: Taking Map

2800 Berlin Turnpike
P.O. Box 317546
Newington, CT 06131-7546
860-594-2436

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Property File No.: **320-005-025**

Owner Name: **Town of Enfield**

Acceptance Agreement

It is understood that you agree to the State's offer in the amount of $875.00. The following shall apply:

- The above award is in full settlement for all real property rights acquired and constitutes a full and final payment for any and all loss of value caused by this acquisition. *Construction Easements only – Should the use of the area exceed the intended timeframe, you may be eligible for additional compensation. You must notify this office in writing to begin the formal review process.
- This acquisition is in accordance with C.G.S. Sec.13a-73(c), 13a-98e, 13b-36(a) & 13a-79; as applicable.
- This agreement is subject to final approval(s) in accordance with C.G.S. Sec. 13a-73(h)
- Pending the delivery of good and sufficient title, an Immediate Right of Entry is hereby granted to the State of Connecticut, and/or its agents to proceed with the construction of the subject project.
- Payment(s) will be made by check issued from the Treasurer of the State of Connecticut to the property owner and/or mortgagee (if applicable) at the time of closing.
- The owner agrees to assist in the securing of good and sufficient title and agrees to convey the same by instrument prepared by the Department.

____
Owner's Legal Signature Date

____
Owner's Legal Signature Date

____
Christina L. Smith, Principal Property Agent Date

____
State Properties Review Board Date

FOR INTERNAL USE ONLY

Invoice Date: __________ **Invoice #:** ______________ **CORE P.O. #:** __________ **CORE Receipt #:** __________

Payee: (Name & Address)

Town of Enfield

820 Enfield Street

Enfield, CT 06082

Payee's FEIN/SSN:

Invoice Amount:

$875.00

Property Location:

1 Asnuntuck Street/Main Street, Enfield, CT 06082

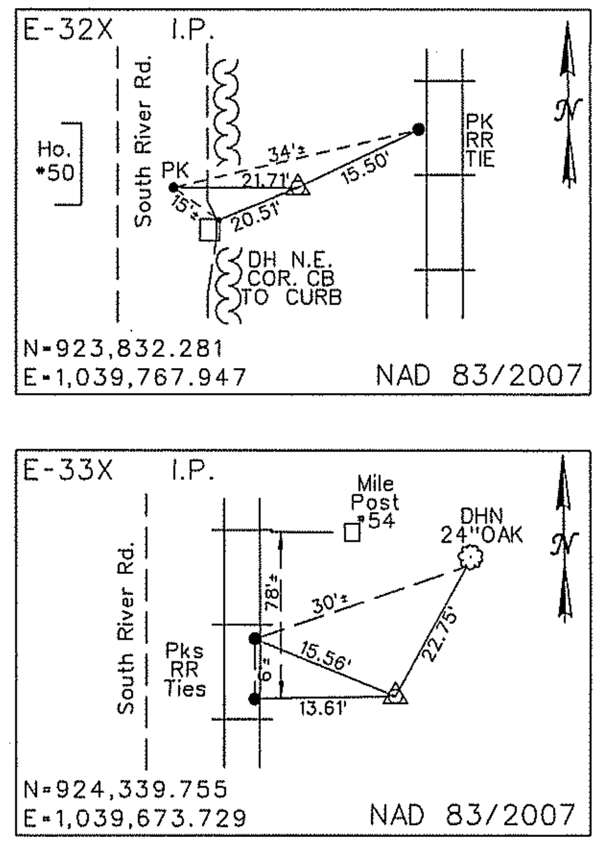
Coded By: ____ **Reviewed By:** ____ **Date:** ________

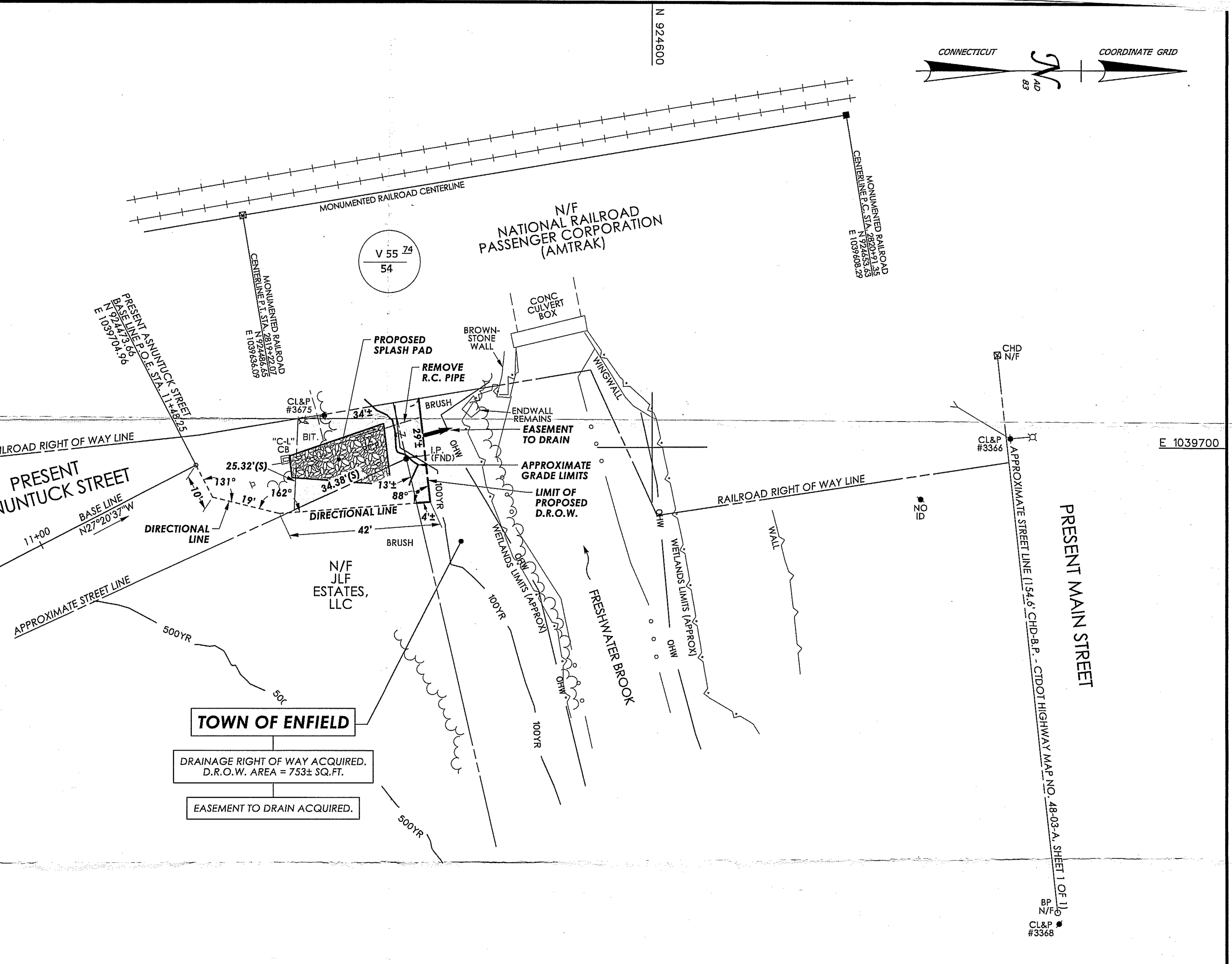
FUND	SID	Dept ID	Project No. DOTXXXXXXXXRW	Activity	Source Type	Account	Parcel No.	Detail Amount
13033	43667	DOT57125	DOT03200005RW	RW0000	RW201	55470	025	$875.00

RECEIVED CHECK NO. ________________ **DATE** ____________________

IN THE AMOUNT OF $ ________________

IN PAYMENT OF ABOVE. **BY** ____________________





REFERENCES:

1. *GENERAL LOCATION SURVEY PROVIDED BY CTDOT DISTRICT 1. PROJECT NO. 320-005, CADD FILE: SHEET102.DGN*
2. *CTDOT CONSTRUCTION PROJECT NO. 320-005, ENTITLED: "NEW HAVEN-HARTFORD-SPRINGFIELD RAIL CORRIDOR"*
3. *CTDOT RIGHT OF WAY MAP NO. 48-03-A, SHEET 1 OF 1*
4. *RAILROAD VALUATION MAP 55-74-54*
5. *VOL. 1447, PG. 238 (TAX COLLECTION DEED)*
6. *VOL. 169, PG. 188 (Q.C.)*
7. *MAP ENTITLED: "PLOT NO. 3, PROPERTY OF BIGELOW-SANFORD CARPET COMPANY, INC., MAIN STREET, THOMPSONVILLE - ENFIELD, CONN.", SCALE: 1 INCH = 20 FEET, DATED: MAY, 1958 (MAP VOL. 6, PG. 252 E.L.R.)*
8. *MAP ENTITLED: "PLOT NO. 28, PROPERTY OF BIGELOW-SANFORD CARPET COMPANY, INC., ASNUNTUCK STREET, THOMPSONVILLE - ENFIELD, CONN.", SCALE: 1 INCH = 20 FEET, DATED: JUNE, 1958 (MAP VOL. 6, PG. 216A E.L.R.)*

NOTES:

1. *THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AS AMENDED OCTOBER 26, 2018. IT IS A RIGHT OF WAY SURVEY AND IS INTENDED TO DEPICT THE LIMITS OF THE PROPERTY TRANSACTION FOR THE PROJECT REFERENCED HEREON. THE BASE LINE FROM WHICH THIS PROPERTY TRANSACTION IS REFERENCED CONFORMS TO CLASS A-2 HORIZONTAL ACCURACY.*
2. *THE FEATURES DEPICTED ARE THE RESULT OF THE GENERAL LOCATION SURVEY FOR THE PROJECT OR AS REFERENCED HEREON.*
3. *THE PROPERTY AND STREET LINES DEPICTED CONFORM TO CLASS D ACCURACY. THEY HAVE BEEN COMPILED FROM VARIOUS SOURCES AND ARE NOT TO BE CONSTRUED AS NECESSARILY BEING THE RESULT OF A FIELD SURVEY, NOR DO THEY REPRESENT A PROPERTY/BOUNDARY OPINION.*

Cooper, Kenneth
Digitally signed by Cooper, Kenneth
Date: 2025.02.27

DRAWN BY	KJC
DATE	12-31-2024
CHECKED BY	JMJ
DATE	01-14-2025

0 20' 40'
SCALE IN FEET

DATE	REVISION	REQ. BY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PLS #18823

VOID WITHOUT LIVE SIGNATURE AND EMBOSSED SEAL

TOWN NO. 48

PROJECT NO. 320-005 — CHRISTINE E. AUBREY, P.L.S.

SERIAL NO. 25 — TITLE *TRANSPORTATION PRINCIPAL ENGINEER*

SHEET 1 OF 1 — DATE

RIGHT OF WAY SURVEY

TOWN OF ENFIELD

MAP SHOWING EASEMENT ACQUIRED FROM

TOWN OF ENFIELD

BY

THE STATE OF CONNECTICUT

DEPARTMENT OF TRANSPORTATION

NEW HAVEN-HARTFORD-SPRINGFIELD RAIL CORRIDOR

SCALE 1"=20' — MARCH 2025

JAMES A. FALLON, P.E.

CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

File: C:\Users\cooperkj\State of Connecticut\0170-2296 - Design (1)\500_Pre-Design\540_Property_Maps\0320-0005\SV_CS_320_005_025_PM_ORD.dgn

Town of Enfield CONNECTICUT
Economic & Community Development
860-253-6390 | kkoistinen@enfield.org

Item for Discussion:
Community Development Block Grant Program Income Reuse

Background

- The Office of Economic & Community Development has administered the Housing Rehabilitation and First Time Homebuyer Loan Programs through grant funding received from the Community Development Block Grant from the CT Department of Housing (DOH).
- These programs offer deferred loans to low to moderate income residents that are paid back to the Town once the owner sells the property or changes title.
- The funds that are paid back to the Town are referred to as program income by DOH and can be reissued as new loans to residents, as a revolving loan fund.
- These loan programs have generated a current available program income balance of about $237,824 (Housing Rehabilitation $175,104 and First Time Homebuyer $62,720).
- The Housing Rehabilitation Loan Program has provided an average of one or two loans per year over the last decade, some years receiving zero applications.
- Since reinstating the First Time Homebuyer Loan Program in 2019, there have been eight loans provided with the most recent loan issued in 2021. We have not received any application since then.
- Staff have held public presentations at the library and senior center promoting these programs with little interest.
- With the lack of interest in these programs and DOHs push for towns to spend down their program income, staff contacted DOH to request reprogramming these funds for a new commercial facade loan program for the Thompsonville/North Thompsonville census tracts 4806 and possibly 4805.
- The Town must submit a formal request which DOH must review, including an approved Town Council resolution.

Anticipated Schedule

If the Town Council agrees to move forward with this reuse request, the schedule would follow:

- Wednesday, June 4, 2025 - Public Notice to be posted in the Journal Inquirer (requesting comments from the public)
- Monday, June 16, 2025 – Town Council reviews resolution to submit reuse request at their Regular Meeting
- Thursday, June 19, 2025 - Deadline for public comments
- Week of June 23, 2025 – Staff submits reuse request to DOH
- Summer 2025 – DOH reviews request
- Fall 2025 – Staff should hear if request was approved and if so, staff can open the program and begin accepting applications

- While awaiting public comments, staff will continue preparing guidelines and procedures for this potential façade program.
- It is requested that all interested commercial property owners in the Thompsonville area send in a letter of interest for this program and/or anyone that feels this would be a beneficial program to the area should send in a letter of support to include with our reuse request.

Letters of interest and support can be mailed or hand delivered to
the following address by June 20, 2025:

Enfield Town Hall
Attn: Economic & Community Development (1st Floor)
820 Enfield Street
Enfield, CT 06082

See Page 23

CDBG Program Income Reuse

Thompsonville Commercial Facade Program

Town of Enfield Connecticut
Economic & Community Development

1

Current Use of CDBG Program Income

CDBG – Community Development Block Grant funding received from CT Department of Housing

Program Income – Funds paid back to the Town from previous loans through these programs since inception

Housing Rehabilitation Loan Program

Current Available Funding: $175,104

Project Manager's contract expired, program currently on hold as we reevaluate

Difficult to find responsible bidders - Projects are advertised to over 1,000 contractors through DAS website but we usually only receive 2-3 bids

Last application received: June 2024
Last approved loan: June 2024

First Time Homebuyer Loan Program

Current Available Funding: $62,720

Program designed to be gap funding up to $10,000 for closing costs/down payment

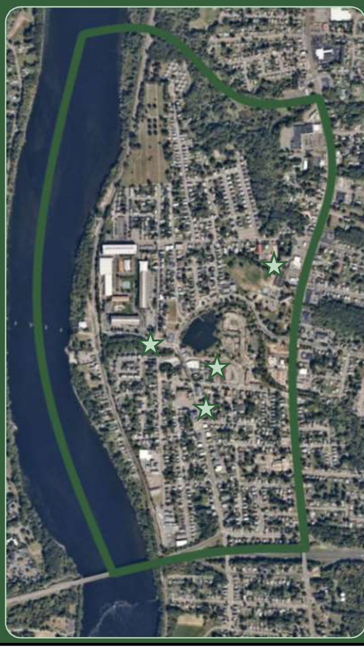
Current housing market has made home buying difficult and applicants do not necessarily align with eligibility requirements

Last application received: May 2023
Last approved loan: July 2023

Total current funding available for reuse: $237,824

2

Thompsonville – Census Tract 4806



3

Anticipated Schedule

With consensus from the Town Council to move forward after current discussion:

Wednesday, June 4, 2025	Required public notice to be posted in the Journal Inquirer (requesting comments and concerns from the public)
Monday, June 16, 2025	Town Council reviews resolution at Regular Meeting
Thursday, June 19, 2025	Deadline for public comments
Week of June 23, 2025	Staff to submit reuse request to DOH
Summer 2025	DOH reviews request
Fall 2025 (if not sooner)	If request is approved, staff can start accepting applications

4

Refreshing the Gateway to Connecticut

(860) 253-6390 | kkoistinen@enfield.org
Office Economic & Community Development (1st Floor)
820 Enfield Street, Enfield, CT 06082

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