Item 111 - Call Meeting to order
First Selectman Kurt Miller called the meeting to order at 7:03pm.

Item 112 - Pledge of Allegiance
Everyone saluted the Flag and recited the Pledge of Allegiance.

Item 113 - Public Comment
None

Item 114 - Discuss & Take Possible Action Regarding 1139 & 1147 Silvermine Road Property Transfer
Kurt Miller said that we did some transactions for this company - basic communications going back and forth between the property owner and Berchem & Moses late Friday night. Rory got an e-mail from the property owner. This 1139 and 1147 are two different parcels within what this company owns. We got the e-mail late on Friday that they need to close tomorrow because he's going on vacation for two weeks starting Thursday or Friday for two weeks and so we needed to get this resolved tonight. That is the reason for the Special Meeting with the two boards. This needs to be signed off by both the Economic Development Commission and the Board of Selectmen.

Bryan LeClerc said this goes back to 1983 there was a Land Disposition Agreement between the Economic Development Commission, the Town, and the purchaser of the property. It has certain terms and conditions and obligations of that individual as the developer of the property. It required and there WAS State money involved in the conversion of this site into an Economic Development Zone and some of the conditions include approval of transfers as well as approval of subsequent financing. You saw this matter back last year some of you may remember again Mr. DeKarz purchased the property, developed it into an industrial building, he passed away, and the business was shut down, the business just put on the market, the building was put on the market and you recorded a certificate of completion which was never in the preceding twenty years. At this point we were contacted. There's a purchaser from DeKarz of two adjoining parcels - 39 and 47 Silvermine Road - those are lots 11 and 12 of Section 2 of the Industrial Park. The purchaser is looking to expand the business in Seymour and is closing on these adjacent properties as well to make it a larger footprint for the business. This just requires the approval of both the Economic Development Commission and the Board of Selectmen because they are both the Defined Agency in the original Land Disposition Agreement from 1983.

Kurt Miller asked if we just have a motion would be to approve to property transfer for 39 and 47 Silvermine Road as recommended by Town Counsel? Brian LeClerc said there is actually a Resolution.
Brian LeClerc read the Resolution into the minutes. He said that each body would need to vote separately even though this is a joint meeting. It will be the same Resolution to approve for both.

RESOLUTION: Approval of Transfer and Financing of 39 and 47 Silvermine Road

(Lots 11 and 12 of Section 2, Silvermine Industrial Park, Seymour, CT)

WHEREAS, Helen T. DeKarz, Executrix of the Estate of Jozef DeKarz (the “Owner”) is the owner of 39 and 47 Silvermine Road Road (Lots 11 and 12 of Section 2, Silvermine Industrial Park, Seymour, CT) (the “Property”); and

WHEREAS, the Property is subject to that certain Development Agreement dated May 3, 1983 by and between the Town of Seymour (the “Town”), the Seymour Economic Development Commission (the “Commission”), the said Town’s duly authorized Development Agency (hereinafter, jointly called the “Agency”) and TIE/communications, Inc., which Development Agreement is recorded in the Seymour Town Clerk’s Office at Volume 126, Page 454 (the “Agreement”), and

WHEREAS, the Owner has requested the Agency approve the Owner’s sale and transfer of the Property (the “Sale”) to 36 Sargent Drive, LLC (the “Buyer”) in accordance with Section 5, et seq. of the Agreement and approve the Buyer’s subsequent mortgage financing (the “Financing”) of the Property with New Haven Bank (the “Bank”) in the approximate amount of $200,000.00 (the “Financing”) in accordance with Section 6, et seq., of the Agreement, and

NOW THEREFORE BE IT RESOLVED that the Agency does hereby approve and consent to the Sale of the Property by the Owner to the Buyer and approve and consent to the Financing of the Property by the Buyer with the Bank; and

BE IT FURTHER RESOLVED, that W. Kurt Miller, First Selectmen of the Town of Seymour is hereby authorized to negotiate, prepare and execute any further documents and agreements on behalf of the Agency and to do and perform all acts and things which he deems necessary or appropriate to carry out the terms of the foregoing.

Kurt Miller said we need a motion, a second, and a vote from each body. So, at this point I will entertain a motion to approve the Resolution as read from a member of the Economic Development Commission (and if you can please state your name before making the motion and seconds).

Motion: Mike Marcinek Second: Brian Sirowich

Vote: Yes = 5  No = 0  Motion passes unanimously

Now for the Board of Selectmen, I will entertain a motion to approve the Resolution as read from a member of the Board of Selectmen
Motion: Annmarie Drugonis
Second: Chris Bowen
Vote: Yes = 4  No = 0  Motion passes unanimously

Item #5 – Public Comment
None

Item #6 – Adjournment
Motion to adjourn at 7:12pm

Motion: Annmarie Drugonis
Second: Chris Bowen
Vote: 4– Yes  0 – No  0 – Abstain

Submitted by:
Monica Dimon
Recording Secretary

Reviewed by:
W.Kurt Miller
First Selectman