

**BOARD OF ALDERMEN  
SPECIAL MEETING  
OCTOBER 23, 2006**

The Board of Aldermen of the City of Milford held a Special Meeting on Monday, October 23, 2006 in City Hall. Chairman T. Beirne called the meeting to order at 6:40 p.m. asking everyone present to stand and join in the Pledge of Allegiance.

1. Roll Call

Board Members Present

T. Beirne  
B. Blake  
J. Garbus  
B. Genovese  
M. Hardiman  
B. Lambert  
J. Patterson  
J. Politi  
K. Rowland  
J. Toohey  
N. Veccharelli, Jr.  
P. Vetro

Also Present

Mayor J. Richetelli, Jr.  
J. O'Connell, Mayor's Admin.

Absent

P. Beckwith  
B. Bier  
V. Ditchkus, Jr.

2. Ald. Genovese and Ald. Garbus moved to approve the request for the purchase by the City of Milford of apiece of land approximately 1.533 acres (66,755 square feet) from the Saint Gabriel's Roman Catholic Corporation as described on the property description and maps (land of the current Saint Gabriel School) for a purchase price of \$545,000 in accordance with the Real Estate Contract between the City of Milford and Saint Gabriel's Roman Catholic Church of Milford Corporation. Motion carried unanimously.

3. Ald. Genovese and Ald. Vetro moved to approve the request for the Land Lease Agreement by and between the city of Milford and the Good Shepherd Day Care Center, Inc. for a term of 99 years and for an up-front, lump sum payment of \$545,000 to cover the cost of the purchase by the City from Saint Gabriel as provided, subject to any changes required by the City Attorney, to protect the legal interests of the City of Milford.

Ald. Politi asked for an explanation, in simple terms, regarding the Land Lease Agreement.

Mayor Richetelli stated he would do his best to offer a simple explanation and noted that Attorney Lema was also present to answer any additional questions as well as the Board members from Good Shepherd. Mayor Richetelli explained they would purchase the land from Saint Gabriels and Good Shepherd would pay the City the same amount of money for a 99 year lease. He stated this would allow them to close on the land agreement. He explained they would be responsible for maintenance and insurance and they would carry on their daycare and pre-school education. He stated they would indemnify the City and insure the land. He equated the agreement with the River Park Apartments, the former Toulson Building (and former Milford High School). He stated that many years ago several aldermen, including himself, fought very hard to keep that building up and

that they formed a non-profit organization and explained how it worked. He stated the only thing the City does is cut the grass because they maintain the land. He stated the agreement would allow them to keep the daycare in the city. He explained the daycare allows the lowest of income families to be part of the program on a sliding scale and that it is good the City to have Good Shepherd in our City.

Attorney Rowland asked if he would explain the option to purchase on or after 2037 and asked why and the motivation behind it. She asked about possibilities if they don't want to wait that long and read the language "subject to change by the City Attorney".

Mayor Richetelli stated if at some point they become solvent could the lease be shortened.

Motion carried unanimously.

4. Ald. Genovese and Ald. Toohey moved to approve Allocation Transfer No. 4 in the amount of \$545,000 as an emergency measure to reflect proper financial accounting for the acquisition of said property as required by the Finance Director. Motion carried unanimously.

5. Ald. Genovese and Ald. Vetro moved to approve Allocation Transfer No. 4. Motion carried unanimously.

Ald. Vetro and Ald. Rowland moved to adjourn. Motion carried unanimously.

The Board adjourned at 6:49 p.m.

Respectfully submitted,

Kathleen K. Huber  
Board Secretary