

Land Acquisition Committee

Meeting Minutes
April 7, 2008 8:00 am
Trumbull Town Hall

I. Attendance

First Selectman: Ray Baldwin
Committee: Dan Kryzanski, Jack Testani, Lee DeFusco, Cathleen Blanchfield, Eric Michel
Community: Ken Martin Sr., Rick Perachio, Gary Knauf, Angelo Melisi, Kevin Gummer, Esq., Members of Nichols Fire Dept., John Cavaliere, Steve Hodson

II. Old Business

- A. Motion to approve minutes of prior meeting unanimously approved.
- B. Old business was discussed.

III. New Business

- A. 100 St. John's Woods: Mr. Baldwin updated the Committee that he had spoken with the new priest of the church which owns the property and is under contract with developers Knauf and Melisi and informed the Committee that he is attempting to schedule a meeting with the Bishop to negotiate a right of first refusal with regard to property the church planned to retain. Members from the community voiced their points and opinions.
- B. 2010 Huntington Tpke. (Medak Property): Real Estate Agent John Cavaliere was present and offered the property to the Town for the planned MLS listing price of \$289,900.00. The Committee entered executive session and then all committee members with the exception of Mr. Kryzanski voted not to recommend the purchase of the property to the Town. Mr. Kryzanski voted that the property be recommended to the Town for purchase at the listing price.
- C. Macadoo Road and Lane: First Selectman Baldwin spoke about property near Macadoo Road, he reported that he had discussions with the developer who had been approved for 13 +/- building lots and was willing to sell most of the property to the Town and retain land for 4 +/- building lots. Since last meeting Steve Hodson performed an appraisal on behalf of the Town as to the portion of

the property which comprised 9 approved building lots (on 3.55 acres) (approximately ¼ acre zoning) Mr. Hodson's appraisal indicated the value of the property at \$783,000.00. The seller, Mr. Sanchez (Loofam Homes) also had obtained an appraisal by Elliot Morales that indicated the value of the property was \$1,050,000.00. The Committee once again entered executive session and then voted unanimously that the Committee recommend the Town purchase the property for \$950,000.00 which is approximately ½ of the difference between the Town's appraisal and the seller's appraisal. Discussion was had that the purchase of 9 approved lots by the Town will avoid new development and expense to the Town.

IV. Community Input

The committee voiced their points and opinions on 100 St. Johns woods. Mr. Hodson spoke as to how his appraisal of the Macadoo Road/Lane property was calculated.

V. Adjournment

Of motion by Mr. Kryzanski and seconded by Mrs. Blanchfield the Committee voted unanimously to adjourn.