

**TOWN OF HAMDEN, CONNECTICUT  
LEGISLATIVE COUNCIL  
MINUTES OF MEETING**

**April 25, 2022**

**\*To view the recording, please click the following link and observe the instructions when/if prompted:**

[https://us06web.zoom.us/rec/share/KgeYiyi\\_9qlOb4JYlyyi61DJLujJ9xex5tjRhj5WDi8D-F0s4iLJuLSQ\\_XrwzytL.L4vmdzFUUKTufPm5](https://us06web.zoom.us/rec/share/KgeYiyi_9qlOb4JYlyyi61DJLujJ9xex5tjRhj5WDi8D-F0s4iLJuLSQ_XrwzytL.L4vmdzFUUKTufPm5)

**\*\* If you are reviewing a print copy of these minutes and wish to view the meeting recording, please visit the Agenda Center at [www.hamden.com/agendacenter](http://www.hamden.com/agendacenter) and click the MEDIA link found next to this agenda under the meeting date. OR download the digital version of these minutes and click the link above.**

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A meeting of the Legislative Council was held on Monday, April 25, 2022. This is a recessed meeting from April 18<sup>th</sup> with unfinished business. This meeting was held electronically, via Zoom, due to the Covid-19 Pandemic. The meeting was called to order at 7:10 P.M. by Council President Pro Tem Justin Farmer. The Clerk took the roll followed by the Pledge of Allegiance.

**MEMBERS PRESENT:**

Dominique Baez	Jeron Alston
Katie Kiely	Sarah Gallagher
Paula Irvin	Kristen Zaehring
Abdul Osmanu	Adrian Webber
Ted Stevens	Laurie Sweet
Marjorie Bonadies	Justin Farmer
Cory O'Brien	

**MEMBERS ABSENT:** Betty Wetmore; Lesley DeNardis

**PRESIDING:** Justin Farmer, President Pro Tempore

**ALSO IN ATTENDANCE:** Sean Grace, Chief of Staff; Curtis Eatman, Finance Director; Sue Gruen, Town Attorney; Erik Johnson, Economic Development Director; Attorney Ann Catino

**PUBLIC INPUT SESSION:** There were 2 speakers and 3 written comments which can be read here: <https://www.hamden.com/DocumentCenter/View/5786/04-25-2022>

(Written comments can be sent to [LCpublicinput@hamden.com](mailto:LCpublicinput@hamden.com))

**CORRESPONDENCE:** None

**REPORT OF THE PRESIDENT:** Ms. Sweet read the Land Recognition followed by a moment of silence.

**EXECUTIVE SESSION:** None

**UNFINISHED BUSINESS:**

1. Order approving fourth amendment to an agreement between the Town of Hamden and Mutual Housing Association of South Central Connecticut, Inc. for the purchase and sale of 560 Newhall Street, Hamden – **TABLED ITEM**

-- Mr. Farmer moved a motion to take this item off the table. The motion was seconded by Mr. O'Brien and approved unanimously.

Mr. Farmer then moved a motion for discussion, seconded by Ms. Kiely. DISCUSSION: Mr. Stevens said he'd vote to extend this tonight until July 31<sup>st</sup> saying he'd like to see the other property issues.

Mr. Farmer requested a motion for an Executive Session to continue discussion on the attorney client correspondence prepare by Attorney Catino. Executive Session includes the Council, Attorney Ann Catino, Town Attorney Sue Gruen, and Economic Development Director Erik Johnson. The motion was moved by Mr. O'Brien, seconded by Ms. Baez and approved unanimously.

In Executive Session @ 7:24 P.M.

Mr. Farmer requested a motion to come out of Executive Session. Moved by Mr. Osmanu, seconded by Ms. Sweet and approved unanimously.

Out of Executive Session @ 9:42 P.M.

**Ms. Baez moved a motion to extend this item until May 2<sup>nd</sup>, seconded by Mr. Osmanu.**

DISCUSSION: Mr. Osmanu said they've had this for about 6 months and he's has his concerns. He said the needs of the community have changed since this started in 2014-2015 and he even has questions and concerns in relation to whether the development actually ever met the needs of the community in the first place. He said he believes they can't accept the deal in its current state, and they can't continue to kick the can down the road as they've done for six months and he thinks it's time to start new with this process and reconfigure things by ending this process and beginning again and so he'll be voting no to extend.

Mr. O'Brien said he also thinks the needs of the community have drastically changed over the past decade and said they really need to reevaluate and start this process over and move forward in a way that is truly meeting the needs of the community and if in the future, there is an RFP he would encourage Mutual Housing to then apply for that. He too will be voting against the extension.

Mr. Farmer said they heard from the community members and he too will be voting no.

Mr. Farmer then called for the vote to amend and extend this until May 2<sup>nd</sup> and it passed with 1 opposed (Farmer)

Ms. Baez said this has been a long road and Attorney Catino and the Town of Hamden has worked on this deal for a very, very long time and she appreciates the work that the staff has put into this, as well as Regional Housing as an organization, but she will be voting no on this. She said the neighborhood's needs have changed and the neighborhood has changed and the thing that stayed constant, was a need for a community center and that's been taken away from the design of this project. They couldn't lower the number of units which was a big ask of the residents and there is an obvious and very solid loss of tax revenue from this project, where they will be asking for tax credits and no taxes from Hamden. She said on top of all that there are the letters and pictures sent in from other developments and for these reasons she's voting no.

A roll call vote was taken and the item failed with 8 opposed (Farmer) (Irvin) (Kiely) (O'Brien) (Osmanu) (Sweet) (Webber) (Baez) – 5 in favor (Alston) (Bonadies) (Gallagher) (Stevens) (Zaehringer) and 2 absent (DeNardis) (Wetmore)

There being no further business Mr. Farmer requested a motion to adjourn. Moved by Ms. Baez, seconded by Mr. Osmanu and adjourned at 9:58 P.M.

Respectfully submitted,

Kim Renta  
Clerk of the Council