



BOARD OF ALDERMEN  
SHELTON, CONNECTICUT  
**SPECIAL MEETING**  
**TUESDAY, MAY 27, 2008**

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***CALL TO ORDER / PLEDGE OF ALLEGIANCE***

Mayor Mark A. Lauretti called the meeting of the Board of Aldermen to order at 5:15 p.m. All those present rose and pledged allegiance to the flag.

***Roll Call***

Alderman John F. Anglace, Jr., President – present  
Alderman Lynne Farrell – present (5:24)  
Alderman John "Jack" Finn – present  
Alderman Stanley Kudej – present  
Alderman Kenneth Olin - absent  
Alderman John P. Papa – present  
Alderman Jason Perillo – present (5:28)  
Alderman Anthony Simonetti - present

Administration:

Mayor Mark A. Lauretti

There was a quorum present.

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***AGENDA ITEMS***

1. License Agreement – Rolfite Site

Mayor Lauretti asked, does anyone not understand this?

Alderman Papa asked, the Rolfite is the Superfund, the cleanup site.

Mayor Lauretti replied, yes. Does anybody not understand this issue – this licensing agreement?

Alderman Finn stated, this seems to be a win-win situation, we'll have areas cleaned up, asbestos taken down.

SEDC Executive Director Jim Ryan explained, the City was contacted by a production company called AGT Productions from Stamford. They're doing a movie and want to use an area in downtown. They need to be on the Rolfite site. [Mr. Ryan distributed a map of the area to the Aldermen] This is a fence that is on your property, it's all asbestos that runs along the border between the railroad. On the other side there is a small stockpile of contaminated materials. In order to shoot from your property toward the railroad, they need to be on your site. This fence is in the way and they've agreed to remove some of the fence at their expense and there is a stockpile they need to temporarily uncover and then recover.

On Friday night at 2 a.m. they'll run a car or something down the railroad, and throw a body off the bridge. It's the first scene of their movie.

You have already successfully taken this building down, it was all asbestos. It appears that the same material that was on the outside of the building, the skin was used as this fence material. We always assumed it was asbestos

and eventually we'd have to take it down. You're getting the benefit of them taking some of the panels down. The panels will be stockpiled. The Mayor asked me to check with the EPA whether or not we can use the EPA Rolfite Grant to take out the rest of it, and they said yes, today. So we can do the whole project. It will happen in two phases. Tomorrow...

Mayor Lauretti interjected, why can't it happen all at once? Why can't we contract with the company and just keep moving, because we didn't bid it?

Mr. Ryan explained, actually, the way our agreement is with this site is you allow us to have our engineers bid it, and they do have pricing for this, so the intent was...

Mayor Lauretti interjected, yeah, but they didn't bid it. That's the answer. It's got to be bid.

Mr. Ryan replied, basically. They have to check their pricing. And the SEDC has been authorized to authorize that work.

Mayor Lauretti stated, another governmental waste of taxpayers money and time.

Mr. Ryan continued, Public Works has cooperated, Mr. Mooney came right down. There's a couple rocks and he just pushed them to the side, and a phone pole. The Police Department is working on the road closure issue. We're ready to go. They want to start in the morning. They've got the railroad permission. There's a couple shrubs over here that they have to clear out. Tom was good enough again, this was a new thing on our radar, but your City staff turned it right over. Tom did a licensing agreement which is before you tonight. The only difference is between the license agreement is there is some copyright language they have as relates to their movie, they're going to submit to Tom tonight or tomorrow morning that he may or may not incorporate in the agreement. It's ready to go.

Alderman Papa asked, do we receive any monetary...

Mr. Ryan stated no, but there's no expense associated other than the cooperation that we're offering.

Corporation Counsel Welch added, the consideration that's being paid is the removal of the asbestos.

Mr. Ryan stated, the cost of removing and stockpiling these materials is anywhere between \$9,000 and \$12,000. There is a benefit.

Mayor Lauretti asked, why are they stockpiling it?

Mr. Ryan replied, because they would have to pay to remove them, and we're going to pay to remove them under our EPA Grant because they are our materials. If you require them to pay for the disposal of them as well, they may not get enough panels out to conduct their shoot.

He continued, the license agreement allows them to enter your property and conduct their movie shooting operation as constructed by Tom.

[Alderman Farrell arrived at this point, 5:24 p.m.]

Alderman Anglace stated, we will hold the meeting in abeyance while the Clerk gets a copy of the license agreement.

Mr. Ryan stated, one of the reasons we're so enthused about this because there is marketing compensation. We're going to market this – the fact that we've done it, we've had a film production here – it's a good story. Connecticut has been trying to attract movie productions; there are certain tax credits that are offered, and Shelton is now part of the landscape. We think it's a good Economic Development example, to show people how we can get things done, turned over, fast-tracked.

I talked with the State of Connecticut again on the reputation – they don't guarantee anything – but they've had good experience with AGT Productions and their parent company. Thank you.

Mayor Lauretti asked, what is the issue with the license agreement?

Corporation Counsel Welch explained, this is a standard licensing agreement that we've used in the past on French's Farm, that we're using currently on French's Farm. The difference between a license agreement and a lease is, the lease gives people certain rights. The license agreement is a privilege you are providing to someone to use a portion of your property, in this particular instance, you're giving them a license to use the property for five days until June 2<sup>nd</sup> – from this Wednesday to next Tuesday. You have the right to terminate at any time. They cannot access the property without providing you with ample insurance of \$2 million. They've provided copies of their insurance certificate already, and it's solely any work or anything that's done on the property has to be done with the City's approval. The consideration that we talked about earlier is that they're going to remove these panels. You do have the right to terminate the agreement at any time for any reason.

[Alderman Perillo arrived at this point 5:28 p.m.]

Alderman Anglace MOVED to approve the license agreement as verbalized by Corporation Counsel Welch during this meeting, subject to Counsel's verification that that is what is in there and we can move forward; SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 7-0.

## 2. Appropriation for Bond Payment – Pump Station WPCA

Alderman Anglace MOVED to appropriate \$50,553 for interest accrued on Interim Funding Obligation through May 30, 2008 as referenced in the Closing Statement to be signed by the Mayor with funding to be provided by bonding, pursuant to Section 7.16 of the City Charter. Date of the closing is scheduled for May 30, 2008; SECONDED by Alderman Simonetti.

Alderman Finn asked, how did we end up being \$40,552.98 short in that line item account?

Mayor Lauretti replied, we weren't short. It was never accommodated under the City budget when the budget was approved. It wasn't even included. The preliminary budgeted amount for the interest was \$29,000 and through some delays of the project and more time passing, it rose to \$50,000. There was never an appropriation made.

A voice vote was taken and the MOTION PASSED 6-0.

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***ADJOURNMENT***

Alderman Anglace MOVED to adjourn; SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 7-0.

The meeting adjourned at approximately 5:30 p.m.

Respectfully submitted,

Patricia M. Bruder, Clerk  
Board of Aldermen

Date Submitted: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_ BY: \_\_\_\_\_

Mark A. Lauretti  
Mayor, City of Shelton