

**Town of Montville Town Council  
Special Meeting Minutes  
October 19, 2021, 6:00 p.m.**

**All persons in attendance must wear a face mask if not  
fully vaccinated and remain six feet from others.**

**Comments will only be accepted at times designated for public comment by  
the Chair of the meeting. The Montville Town Council Rules of  
Procedure, decorum, timeliness and suitability shall be followed and enforced.**

1. Call to Order  
Chairman May called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance followed by a moment of silence in honor of our military
3. Roll Call  
Present were Councilors Billy Caron, Joseph Jaskiewicz, Tim May, Councilor Rix, and Joseph Rogulski. Absent were Leonard Bunnell, Sr., and Kathleen Pollard. Also present was Mayor Ronald McDaniel.
4. Remarks from the public relating to matters on the agenda with a three-minute limit – *none*
5. New Business
  - a. To Consider and Act on a Motion to Authorize the Filing of an Application for the 2021 Municipal Brownfield Grant Program for a Public/Private Partnership with Oxoboxo Lofts in Amount Not to Exceed \$2,000,000. (Mayor McDaniel)

**WHEREAS**, pursuant to C.G.S. Section 32-763, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for developing a comprehensive plan for remediation and redevelopment of brownfields; and

**WHEREAS**, it is desirable and in the public interest that the Town of Montville make an application to the State for up to \$2,000,000 for a public/private pass-through partnership with Oxoboxo Lofts;

**NOW, THEREFORE, BE IT RESOLVED** that Mayor Ronald McDaniel is authorized to execute any and all documents for the 2021 Municipal Brownfield Grant Program.

Motion made by Councilor Jaskiewicz, seconded by Councilor Rogulski. Discussion: Mayor McDaniel introduced Town Planner Liz Burdick who introduced Dakota Partners Development Director Eric Kuczarski. Dakota Partners has been working on securing the necessary permits, certifications, and funding to re-purpose the former Faria Mill into residential units. To address the concerns expressed by the bank and one of the investors regarding the funds allocated for the environmental costs, they would like to apply for a brownfield grant, which is due October 22. The grant would be a private/public partnership between the Town and Dakota Partners and must be applied for by the municipality; the funds would be passed through the municipality to Dakota Partners. The Councilors posed the following questions and/or provided the following comments:

Liability to the Town (Councilors Jaskiewicz and Caron)

Development Director Kuczarski confirmed that the company would provide the mortgage and personal guarantees. They would be responsible for returning the grant funds should the project fall through; there would be no liability of the town. Town Planner Burdick stated that she believed the municipality would also place a lien on the property for the loan amount, further protecting the town.

Dismantling of the Dam (Councilor Caron)

Development Director Kuczarski confirmed that the dam would be dismantled.

Grant Rejection (Councilor Rix)

Development Director Kuczarski stated that they would seek alternative funding options should the grant be rejected.

POCD (Plan of Conservation & Development) (Councilor Jaskiewicz)

Town Planner Burdick confirmed that the town's POCD recommends the adaptable use of historical structures and supports affordable housing. The project would provide both workforce and affordable housing.

Inspection Process (Chairman May)

Mayor McDaniel stated that the CT DEEP (Connecticut Department of Energy and Environmental Protection) will ensure that the project is in compliance with the RAP (Remedial Action Plan) on file. The funds will not be released by the CT DECD (Connecticut Department of Economic Community Development) without the appropriate approval(s) from the CT DEEP.

Roll Call vote, 5-0, all in favor. Voting in Favor: Councilors Caron, Jaskiewicz, Rix, Rogulski, and May. Voting in Opposition: None.

6. Remarks from the Public with a three-minute limit – *none*

7. Remarks from the Councilors and the Mayor

Councilor Jaskiewicz expressed his hope that the project is smooth and successful.

Councilor Rogulski wished them the best of luck.

Councilor Rix also wished them luck, adding that she looks forward to the completion of the project, which, she felt, would beautify the area and serve the town well.

Councilor Caron agreed with Councilor Rix as he, too, looks forward to the final transformation of the area, which is part of the town's history. He also thanked Councilor Rix, who was absent at their previous meeting, for working with them over the past two years. Councilor Jaskiewicz concurred, adding that he appreciated her civility.

Mayor McDaniel thanked the Councilors for their attention and ability to meet on short notice. The project has been in process since 2015 with many hurdles to overcome. He hopes that the funding for the project will be secured and looks forward to seeing the project progress. He also thanked the Councilors for their service.

Councilor May felt that the project would be a huge asset to the community and wished them luck. He expressed his pleasure in working with Councilor Rix, thanked her for her hard work and dedication, and stated his hopes that she will be re-elected to serve on the Town Council for another term.

8. Adjournment

Motion made by Councilor Jaskiewicz, seconded by Councilor Rogulski, to adjourn the meeting at 6:16 p.m. Discussion: None. Voice vote, 6-0, all in favor. Meeting adjourned.

Respectfully Submitted by: Agnes T. Miyuki, Recording Secretary for the Town of Montville

**AN AUDIO RECORD OF THE MEETING CAN BE FOUND ON THE TOWN'S WEBSITE LOCATED UNDER RESOURCES – MEETING RECORDINGS**