



# TOWN OF KILLINGLY

OFFICE OF THE TOWN MANAGER  
172 Main Street  
Killingly, CT 06239  
Tel: 860 779-5335 Fax: 860 779-5382

## \*\*\*\*\* REVISED AGENDA \*\*\*\*\*

### PUBLIC HEARING ON ITEMS 5(a) & 5(b) at 7:00 PM

Public Hearing – Virtual on WebEx

Phone – 1-415-655-0001

Access Code – 132 302 3091

RECEIVED  
TOWN CLERK KILLINGLY CT  
2020 OCT 14 AM 10:55  
Elizabeth M. Wilson

## SPECIAL TOWN COUNCIL MEETING

**DATE: Tuesday, October 20, 2020**

**TIME: 7:00 PM**

**PLACE: 172 Main Street, Killingly  
(Council members Only)**

**Public can view the meeting on Facebook Live or Channel 22. Go to [www.killinglyct.gov](http://www.killinglyct.gov) click on Facebook Live**

### **1. Call to Order**

### **2. Roll Call**

### **3. Citizens' Statements and Petitions**

Pursuant to Governor's Executive Order 7B, all public comment can be emailed to [publiccomment@killinglyct.gov](mailto:publiccomment@killinglyct.gov) or mailed to Town of Killingly, 172 Main Street, Killingly, CT 06239 on or before the meeting. All public comment received prior to the meeting will be posted on the Town's website [www.killinglyct.gov](http://www.killinglyct.gov).

### **4. Old Business**

- a) Consideration and action on an ordinance to authorize a transfer of up to \$45,000 from the Plan of Conservation and Development Reserve Account to the River Trail Capital Account
- b) Consideration and Action on an ordinance to authorize a Purchase and Sale Agreement to sell Town property at 140 Main Street to PB Projects VII LLC.

### **5. New Business - None**

### **6. Executive Session - None**

## **7. Adjournment**

## AGENDA ITEM COVER SHEET

**ITEM:** Consideration and action on an ordinance to authorize a Transfer of up to \$45,000 from the Plan of Conservation and Development Reserve Account to the River Trail Capital Account

**ITEM SUBMITTED BY:** Mary T. Calorio, Town Manager

**FOR COUNCIL MEETING OF:** October 20, 2020

**TOWN MANAGER APPROVAL:**



**ITEM SUMMARY:** This item is for the proposed transfer of \$45,000 from the Plan of Conservation and Development Reserve to the River Trail Capital Account for the Town's local match of State Grant funds. The Town applied for a Trails and Greenways grant with CT DEEP. The grant was awarded earlier this year. The proposed transfer would provide the local match requirement to the State grant for the extension of the Killingly River Trail south toward Plainfield. This grant is to design, permit and survey the river trail area heading south to terminate almost at the Plainfield town line, known as Phase V and Phase VI River Trail extension. The Town has been awarded construction funds for a portion of this extension, known as Phase V. The design of Phase VI includes the Quandoc River crossing. The Fiscal Subcommittee reviewed this proposal at their meeting on August 25, 2020 and recommended the proposal for approval to the Town Council.

**FINANCIAL SUMMARY** The total amount of the transfer is \$45,000. The Plan of Conservation and Development Reserve account has an unencumbered balance of \$70,248.46. This capital project is a goal outlined in the current POCD and aligns with the plan. The current POCD was renewed in March 2020. The POCD is required to be updated every 10 years which would be in 2030. The Town staff performed the update inhouse providing the savings in the Reserve account.

**STAFF RECOMMENDATION:** Approval of Ordinance

**TOWN ATTORNEY REVIEW:** N/A

**COUNCIL ACTION DESIRED:** Action on the Ordinance

**SUPPORTING MATERIALS:**

- Ordinance
- Appendix A – Trails and Greenways Grant

Ordinance #20-

**AN ORDINANCE AUTHORIZING A TRANSFER OF UP TO \$45,000 TO THE  
RIVER TRAIL CAPITAL ACCOUNT FROM THE PLAN OF  
CONSERVATION AND DEVELOPMENT RESERVE FUND**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF KILLINGLY**  
that a transfer of up to \$45,000 be transferred to the River Trail Capital Project Account.

**BE IT FURTHER ORDAINED** that the source of said transfer shall be up to \$45,000  
from the Plan of Conservation and Development Reserve Fund and the Town Manager has  
further certified that said sum of \$45,000 is unencumbered within the account specified

KILLINGLY TOWN COUNCIL

Jason Anderson

Dated at Killingly, Connecticut  
This 20<sup>th</sup> day of October 2020

Attest: I, Elizabeth Wilson, Town Clerk of the Town of Killingly, do hereby certify that  
the above is a true and correct copy of the resolution adopted by the Killingly Town  
Council at its duly called and held meeting on October 20, 2020, at which a quorum was  
present and acting throughout, and that the resolution has not been modified, rescinded,  
or revoked and is at present in full force and effect. I further certify that Mary T. Calorio  
now holds the office of Town Manager and that she has held that office since March 11,  
2019.

\_\_\_\_\_  
Elizabeth Wilson, Town Clerk

\_\_\_\_\_  
Date

**(Seal)**

## AGENDA ITEM COVER SHEET

**ITEM:** Consideration and action on an ordinance to authorize a Purchase and Sale Agreement to sell Town property at 140 Main Street to PB Projects VII LLC.

**ITEM PREPARED BY:** Mary T. Calorio, Town Manager

**FOR COUNCIL MEETING OF:** October 20, 2020

**TOWN MANAGER APPROVAL:**



**ITEM SUMMARY:** This item is to introduce a proposed Ordinance to authorize a Purchase and Sale Agreement between the Town and PB Projects VII, LLC. for property at 140 Main Street. The Agreement would provide for the transfer of the property at a purchase price of \$1,000 based on the development proposal received on July 22, 2020. The developer has proposed to invest between \$1,043,000 to \$1,443,000 in the redevelopment of this building into Lifestyle Business Offices, retail space and restaurant space. The project anticipates the creation of 51 jobs. The redevelopment proposal estimates the Work Slots available for lease in Spring 2022 with the commercial space available for lease in Spring/Summer 2024.

The Town purchased the property in 2016 with the vision to spur revitalization and development in our Central Business District. Town's overall investment in the property includes the original purchase price of \$85,000, façade grant funds of \$250,000 and environmental assessments. However, this property currently remains tax exempt. The long-term goal for this endeavor has and continues to be, to see the property redeveloped into a vibrant economic resource for our community and business district. In 2018 and 2019 the Town conducted three RFQ in an effort to identify a potential developer. There were four respondents to the most recent RFQ performed in March 2019.

The Economic Development Commission interviewed PB Projects VII, LLC at their meeting on August 13, 2020. The Commission unanimously recommended the sale of 140 Main Street to PB Projects VII, LLC to the Town Council.

**FINANCIAL SUMMARY:** The sale of 140 Main Street would provide revenue to the Economic Development Trust Fund of \$1,000. This parcel would then be taxable property.

**STAFF RECOMMENDATION:** Approval of the Ordinance

**TOWN ATTORNEY REVIEW:** Yes

**COUNCIL ACTION DESIRED:** Action on the Ordinance

**SUPPORTING MATERIALS:**

- Ordinance

Ordinance #20-

**AN ORDINANCE TO AUTHORIZE A PURCHASE AND SALE AGREEMENT TO  
SELL TOWN PROPERTY AT 140 MAIN STREET TO PB PROJECTS VII, LLC.**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF KILLINGLY that the Town Manager is hereby authorized to enter into the Purchase and Sale Agreement with PB Projects VII, LLC, to purchase real estate known as 140 Main Street, Killingly, CT.

BE IT FURTHER ORDAINED that said sale be herein adopted in reliance on the provisions of the Executive Order 7CC and Executive Order 7S, without submission to voters at Special Town Meeting, is necessary to permit the orderly operation of the Town of Killingly and that there is a need to act immediately and during the duration of the public health and civil preparedness emergency in order to avoid endangering public health and welfare, prevent significant financial loss, and that action is otherwise necessary for the protection of persons and property within the municipality, and

BE IT FURTHER ORDAINED that the purchase price shall be \$1,000 to be credited to the Economic Development Trust Fund.

KILLINGLY TOWN COUNCIL

Jason Anderson  
Chairman

Dated at Killingly, Connecticut  
this 20<sup>th</sup> day of October 2020

Attest: I, Elizabeth Wilson, Town Clerk of the Town of Killingly, do hereby certify that the above is a true and correct copy of a resolution adopted by the Killingly Town Council at its duly called and held meeting on October 20, 2020, at which a quorum was present and acting throughout, and that the resolution has not been modified, rescinded, or revoked and is at present in full force and effect. I further certify that Mary T. Calorio now holds the office of Town Manager and that she has held that office since March 11, 2019.

\_\_\_\_\_  
Elizabeth Wilson, Town Clerk  
(SEAL)

\_\_\_\_\_  
Date