

COMMITTEE OF THE WHOLE

Minutes of the Meeting

Monday, June 26, 2023

1. Vice-President McLaughlin called the meeting to order at 8:20pm in the City Council Chamber.
2. VP McLaughlin asked the Clerk to call the roll to record the attendance for the meeting. The Clerk called the roll – Councillors Bradley-MacArthur, Darcy, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, President McMenimen, O'Brien, Paz, Stanley, Vidal, and VP McLaughlin were present in-person. Councillor Dunn was absent.
3. President McMenimen moved to approve the minutes of the meeting held on June 20, 2023. The motion was adopted on a voice vote and the minutes of the June 20, 2023 meeting were approved.
4. A request was received from the Mayor to approved the Friendly Taking Order for the property located at 0 Prospect Hill Road/1A Willard Street. Councillor LaFauci moved to hear from Assistant City Solicitor Katie Laughman. The motion was adopted on a voice vote. Attorney Laughman gave a brief explanation of the acquisition. Councillor LaFauci moved to approve the friendly taking order. The motion was adopted on a roll call vote of 13 in favor (Bradley-MacArthur, Darcy, Durkee, Harris, Katz, LaCava, LaFauci, LeBlanc, President McMenimen, O'Brien, Paz, Stanley, Vidal), none opposed, 1 absent (Dunn) and McLaughlin presiding.
5. A request was received from the Mayor to approve the acceptance of the current License Agreement (60 days) for the property located at 101 School Street/63-65 Lexington Street. Councillor Durkee stated he was seeking additional information and moved to table the matter. The motion was adopted on a voice vote.
6. Councillor Durkee moved to take the matter of 240 Beaver Street lease (1/23/2023) from the table. The motion was adopted on a voice vote. Councillor LeBlanc recused himself from the matter due to the proximity of his residence to the property. Councillor Durkee moved to hear from Mayor McCarthy and Assistant City Solicitor Luke Stanton. The motion was adopted on a voice vote. The Mayor and Attorney Stanton gave a summary of the lease provisions, including the term in years, utility and insurance obligations of the lessee, provisions by the lessee for security, fencing and lighting. The Mayor stated any entities considering a sub-lease would require an application and approval of the City Council. The Mayor updated the Committee on the Phase 1 environmental cleanup and stated the City did not cause the situation. The Mayor stated the City would upgrade the ConLab greenhouse and cap the floors to address any environmental issues. The City would help the tenant through the use of CPA funds to upgrade the other greenhouses. Councillor Durkee moved to approve the lease for the property located at 240 Beaver Street. On the motion, Councillor Bardley-MacArthur asked several questions citing specific sections of the lease concerning the term, determination of the rent value, repairs, adherence to building code requirements, permitting/inspections and environmental issues. Both the Mayor and Attorney Stanton answered the questions satisfactorily. Councillor Paz asked several follow up questions about

permits and environmental issues. Councillor Vidal asked about the status of the utilities utilized by the current licensee. The Mayor stated all utilities have been paid solely by the City since the property was acquired from the State. The original motion of Councillor Durkee was adopted on a roll call vote of 12 in favor (Bradley-MacArthur, Darcy, Durkee, Harris, Katz, LaCava, LaFauci, President McMenimen, O'Brien, Paz, Stanley, Vidal), none opposed, 1 absent (Dunn) 1 recused (LeBlanc) and McLaughlin presiding.

7. A motion by Councillor Harris to adjourn was adopted on a voice vote and VP McLaughlin declared the meeting adjourned at 9:10pm.

Paul G. Centofanti – Clerk to the Committee of the Whole