

CITY OF ANSONIA

BOARD OF ALDERMEN

COMMUNITY PROPERTY/SALES/LAND TRUST

SPECIAL MEETING

Tuesday, June 18, 2013

MINUTES

Attendees: Alderman David Knapp (Chairman), Alderman Charles Stowe, Alderman Kevin Mott and Alderman Howard Madigosky

Others: Mayor James Della Volpe, Corporation Counsel Kevin M. Blake, Mr. John Keet, Jr. (President/CEO of Personal Care America Federal Credit Union) and Dr. Phillip Lane (Director/Fairfield University)

The meeting was called to order at 6:00 p.m. by Chairman Knapp. A motion made by Alderman Madigosky seconded by Alderman Mott to accept the call of the meeting. The motion passed unanimously. Chairman Knapp asked Corporation Counsel Kevin Blake to act as the Recording Secretary. The motion was made by Alderman Mott and seconded by Alderman Stowe. The motion passed unanimously.

Chairman Knapp called upon President John Keet of Personal Care America Federal Credit Union (hereinafter "Personal Care") to address the committee about its request to lease space from the City of Ansonia so as to continue to operate the Farrel Federal Credit Union (hereinafter "Farrel") within the City of Ansonia.

Mr. Keet states that Personal Care recently absorbed the Farrel which has approximately 300 members some of which are employees of the City of Ansonia and the Ansonia Public Schools.

Mr. Keet stated that the company has locations in Trumbull at Unilever Corporation and in Fairfield at Fairfield University. He stated that both faculty and students are eligible to be members of the credit union. He also stated that the credit union also has locations in Arkansas and Missouri. He stated that all of these sites are provided at no cost to the credit union.

Mr. Keet stated that most of the members of the Farrel Federal Credit Union are present and retired Farrel employees. Mr. Keet stated that it had become over the years increasingly difficult for member to access the credit union services due to the downsizing of the Farrel Corporation. He stated that the members have to use an

intercom in order to get into the building and that the availability of currency is limited due to the current operation set-up.

Mr. Keet stated that he initially was looking at space at the Ansonia Senior Center. However, in touring the facility city officials had concern as to the traffic and the location of an ATM machine. Mr. Keet stated that an option was a storage room in the basement of City Hall. The credit union would retrofit the space and provide its own telephones and furniture. He emphasis again that in order to be profitable his credit union was looking for space at no costs.

Alderman Stowe asked what would a better location. Mr. Keet believed that City Hall was a better location. Alderman Mott asked if the Board of Education already had a credit union. Mr. Keet did not have an answer.

Alderman Stowe asked the intended hours of operation. Mr. Keet stated that the hours of operation would coincide with City Hall.

Mr. Keet inquired as to the number of employees in the city and the public schools. Mayor Della Volpe stated that there were approximately 135 city employees and 300 public school employees.

Attorney Blake inquired and was advised by Mr. Keet that the employee does not have to change their current financial institution to become a member of the credit union. Attorney Blake inquired about what liability the city would have with the credit union being inside City Hall. Mr. Keet stated that the credit union would hold the city harmless. He stated that there will not be a lot of money on hand and that there will be no actual security guard on post. He stated that he anticipates one or two employees assigned to this location.

Dr. Lane stated that this has been a good experience at Fairfield University for both the students and the faculty.

Mr. Keet stated that the credit was looking not just for members but members whom take out loans as unlike typical financial institutions, it cannot charge costs for many of its services. He stated that his profit comes from loans. He stated that the credit union charges no fee for the use of its ATM. He stated that his credit union would be willing to experiment with the city for one year and revisit whether to continue the serving the location. Mr. Keet stated that he believes the credit union product is desirable as the interest that it can charge is much less that of regular banks. He again stress that the sale of products to the member is what generates a profit for the credit union.

Alderman Madigosky inquired whether the location of the credit union could be at the senior Center but the location of the ATM was at the City Hall if there was concern about the seniors' safety. Mr. Keet stated that that is possible. Alderman Madigosky asked how long Mr. Keet believes he will know if this is a viable location. Mt. Keet stated that he would know in about 8 to 9 months after opening up the location.

Attorney Blake stated that the Board of Aldermen would need to approve this proposal including sending it to the Planning and Zoning Commission under C. G. S. Section 8-24 as the proposal pertains to the leasing of city property regardless of whether the lease would be at no charge.

Alderman Stowe, seconded by Alderman Mott, made a motion to forward this proposal on to the full Board of Alderman with the appropriate Resolution. The motion passed unanimously.

The next item on the agenda addressed the Wakelee Avenue cell tower that Attorney Blake stated that the City of Ansonia has a telecommunications ground tower lease with American Tower that expires in 2023. Attorney Blake stated that the city receives approximately \$9,000.00 a month although that could change at any time depending on if a company goes on or goes off the tower.

Attorney Blake stated that American Tower recently requested an extension of the lease for a onetime payment of \$10,000.00. He stated that the lease could extend for 50 additional years based upon the proposed term of the agreement. Attorney Blake stated that there have been several companies which have contacted the City of Ansonia to purchase the city's tower ground lease. He stated that these companies usually provided an option for a lump sum payoff of the balance of the lease while some offer to share the monthly rental fees from the telecommunication companies that have located on the tower. Attorney Blake stated suggested that the city ask for Request for Proposals to see what options that the city has including accepting the proposal by American Tower, assign the tower ground lease to another company or leave the status quo.

Alderman Stowe made a motion to recommend that the city advertise a Request for Proposal for the assignment of the tower ground lease at 401 Wakelee Avenue. The motion was seconded by Attorney Mott. The motion passed unanimously.

A motion to adjourn was made by Alderman Stowe seconded by Alderman Mott. The motion passed unanimously. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Kevin M. Blake
Acting Recording Secretary