



Call to Order

The meeting was called to order at 7 p.m. and the Pledge of Allegiance was recited by all those present.

Roll Call:

NAME	PRESE NT	ABSEN T
Carroll	X	
Jeanette		X
Kaslaitis	X	
Stowe	X	
Tripp	X	
Vaccaro (Chair)	X	
	5	1

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 ANSONIA CLERK
 [Signature]

Public Session

Tara Graslín, 76 Garden Street

Mr. Graslín distributed and read aloud his request that the Aldermen consider 75 Liberty Street as a potential site for the new Ansonia Police Facility (attached).

Alderman Carroll suggested that Mr. Graslín present this to the Public Safety Building Committee.

Approval of Previous Minutes

Alderman Carroll MOVED to approved the previous minutes; SECONDED by Alderman Tripp. A voice vote was taken and the MOTION PASSED 5-0.

Discussion: Police Station Financing / City Project

Alderman Tripp confirmed that in past discussions the agreed upon budget number is \$12 million. He expressed his wish that the term "Design/Build" included in the Finance Committee's recommendation to the full Board of Aldermen.

Chief Hale summarized the Building Committee's discussions from their 8/4/2016 meeting. They unanimously approved forwarding to this Committee the Needs

Assessment (distributed at a previous meeting) and a letter Chief Hale submitted to the Building Committee (attached).

The Office of the Fire Marshal and the Firing Range were issues they discussed. Chief Hale would agree not to have the Fire Marshal's offices in the new facility; but would like to see the firing range included in the plan.

He noted the Ansonia Rod and Gun Club is where the officers qualify now, and that club is becoming less available as their membership has grown with the renovation of their range.

Chief Hale spoke with the Architect, Brian Humes, who said that a building of whatever size we choose would be able to fit on a two-acre site on the Housing Authority property that is currently not earmarked for anything. There is an underground aqueduct that is not fit for a building but would be suitable for parking so that wouldn't be an issue.

When asked about cost by Alderman Vaccaro, Chief Hale said that according to the Architect, \$14 million would include the firing range and the Fire Marshal's offices. The building is \$400 per square foot; turnkey (which is preferred) is about \$500 per square foot. Removing the Fire Marshal's offices brought the cost back to about \$13 million. If the direction here is \$12 million, we will make that work.

Alderman Tripp recommended submitting a budget of \$12 million and leave it up to the Building Committee to determine what kind of building they can get for that amount of money.

Alderman Stowe explained the design/build method of construction. The owner contracts with one company to complete the process from start to finish. The company awarded the design/build contract puts together a team of construction professionals which may include designers, architects, engineers and contractors that take a project from design through the completed construction. The team works closely to satisfy the owner's needs within a predetermined budget.

The Building Committee and the Engineers are going to design this building. We have a fixed amount of money we can work with. It goes in with our Capital Improvement Plan without affecting other departments more than what we've already done. If they can find a way to fit in a firing range and Fire Marshal's offices and stay within budget so be it. They have to work within that \$12 million.

Alderman Stowe also said that if the firing range cannot be built right away, it is his hope that the footprint for the firing range will be included in the basement so that if an opportunity comes up to fund it, nothing has to be torn apart.

Review: Recommendation from Public Safety Building Committee

Building Committee Paul Heon, who has an extensive background in law enforcement, particularly in the Connecticut State Police, spoke in favor of including the firing range. He noted that a common denominator in police-involved shootings involves confusion, anxiety, and frustration by the officers. He feels that having a firing range in the facility is a way to help correct that and would afford the officers the ability to fire under various conditions.

Alderman Tripp expressed the need to balance the want of a firing range to the need of fiduciary responsibility to the taxpayers of what is actually affordable. It is his hope that in a \$12 million budget and a design/build system the builder can install a firing range in the new Police facility.

Discussion: 2016 Capital Plan Bonding Initiative – All Departments

Alderman Stowe felt that all the departments seemed to be fine with the cuts that the Finance Committee made. He will recommend passing the \$12 million for design/build of the Police Facility. The Committee moved at a previous meeting that the City Engineer sign off on all road paving.

Alderman Carroll noted that the City Engineer was not present to discuss the road paving tonight.

Alderman Carroll noted that in a previous meeting the Finance Committee took the dredging out of the Ansonia Nature Center request to help pay for the Police Facility. At a meeting of the Planning and Zoning Commission they were presented a beautiful plan for a new parking lot and proposed taking the money from the dredging. They need to know there is no money in the dredging to be moved.

Ms. O'Malley clarified by explaining we're trying to straighten out the prior referendum project and move enough money into the dredging so there is enough money for the parking lot and the dredging. We are working to be sure there is money there for those projects from the old referendum.

Mr. Bshara stated, we'll hold it within budget under these numbers. It keeps it under the guideline of what we want to do without raising taxes. I am confident this will work.

Alderman Tripp thanked Mr. Bshara and Mr. Jaskilka for their assistance.

Recommendation (if any) to full Board of Aldermen

Alderman Stowe MOVED TO recommend that the full Board of Aldermen:

- **Pass the Capital Improvement Plan;**
- **Require the City Engineer to sign off on all road paving;**

- **Allocate a \$12 million budget to the Public Safety Building Committee for a design/build plan for a new Police facility.**

SECONDED by Alderman Carroll. A voice vote was taken and the MOTION PASSED 5-0.

Upcoming Meetings

None scheduled.

Adjournment

At approximately 7:43 p.m., Alderman Carroll MOVED to ADJOURN; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 5-0.

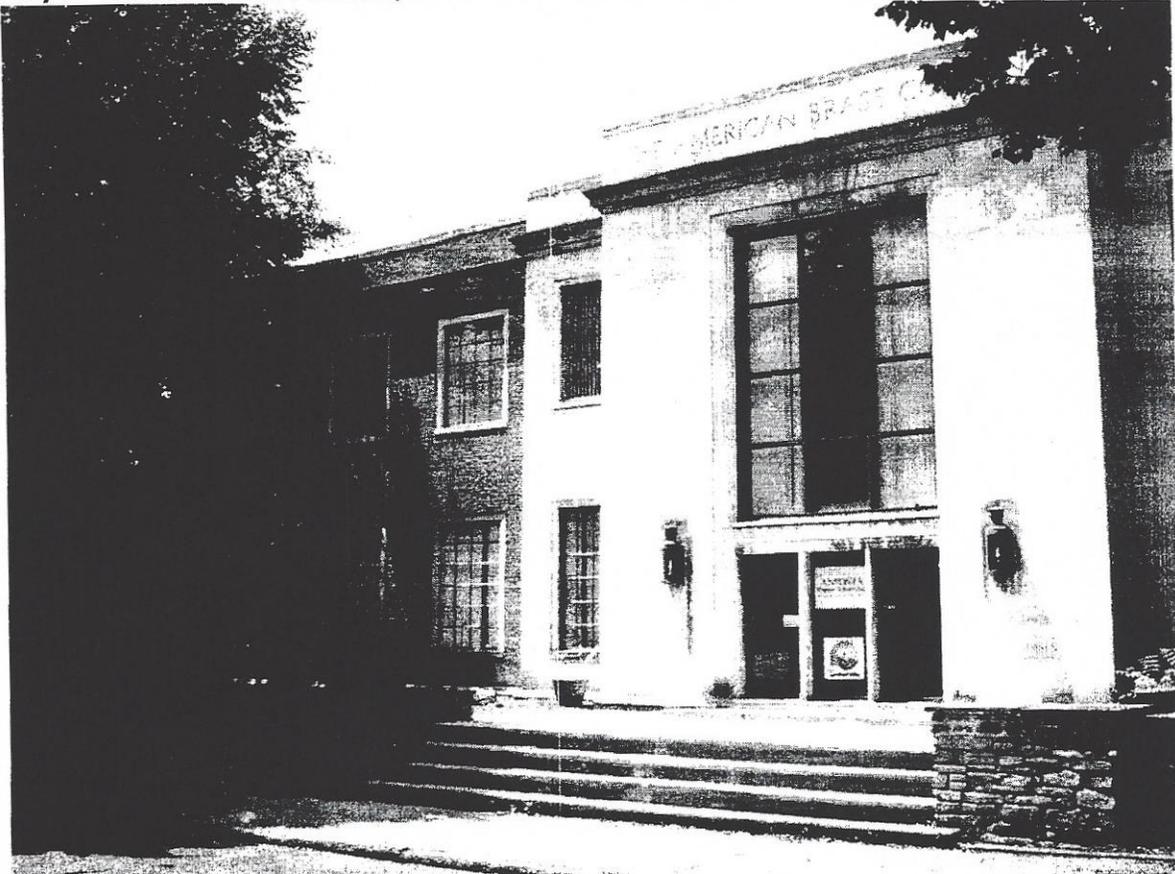
Respectfully submitted,

Patricia M. Bruder
Secretary, Board of Aldermen

2 ATTACHMENTS:

- Public Session document regarding possible use of 75 Liberty Street as new Police facility
- Needs Assessment presented to the Public Safety Building Committee by Chief Hale

Why we Should Consider 75 Liberty St as a Potential Site for New APD Development



I would like to start by saying that I'm very proud of the city's police force, particularly as we see communities around the country struggle to maintain a healthy engagement between the police and residents, and I tell people all the time that we are very lucky to have officers that do a wonderful job engaging the residents of our city. Whether it's playing basketball, helping a kid change a bike tire, or responding to dangerous situations and keeping our community safe, our officers do a great job, and I see our police force as a group of good people and as a tremendous asset to our community. It's in this context that I believe strongly that our police force needs the necessary facilities to carry out their mission efficiently and in accordance with state and federal laws and guidelines, and we have already heard from Chief Hale, that this is not currently possible with their existing space on Elm St. I also believe that it's important in this conversation to discuss and make public the significantly favorable lending terms under this USDA facility that the City is considering, where I am told that interest rates are offered at far below open market rates when compared to the city of Ansonia's bonding terms in general, and I am also told that this loan has no prepayment penalties and only begins accruing interest at the drawdown of the loan. If these two features of the loan are true, then it presents a rare and excellent opportunity for our city to secure funds for a well thought out long term investment such as creating a new police station.

With all that in mind, I do think that it's important to recognize that a new police station is not a revenue generating investment for our city, and therefore deserves extra special care when preparing for and evaluating the nuances of the investment rationale of this development. The currently proposed new police station budget at \$12MM represents one of the largest public or private real estate developments

or investments that this city has seen in recent history. To put this into context, the proposed re-development of the ATP buildings on Main St, which constitutes 100,000 square feet of space, with a proposal for 100 residential units and commercial space, would be carried out at a significantly smaller budget, with the proposed developer for the buildings quoting a figure of \$10MM for renovations. The new 60,000 square foot Farrel development has been proposed to cost between \$10MM-\$12MM, according to Farrel's CFO. As with all investments of this size, and particularly when they are being carried out with tax payer's money, it is important to ensure that we consider how the City as whole can get the best possible return on our investment. I am also concerned about some of the practical challenges with development of the new station at the proposed Olson Dr location. For example, I've heard concerns about the retaining wall to the rear of Riverside Plaza being compromised and needing to be replaced at significant cost, and what if the owner of Riverside Plaza decides to hold out rather than sell to the city, is the city prepared to bring an eminent domain case against the owner? There are also logistics complications associated with the fact this property is owned by HUD and any development at this site would need to be coordinated with HUD. These concerns make me worry that possible cost over runs and timing delays of this particular site could jeopardize the investment in such a way that may either request greater funding from the tax payers, or leave our police department without the facilities they so desperately need.

In my opinion it's worth considering whether there's an alternative building site available that could meet the needs of the police department, provide greater construction certainty, and invest these funds in a way that most efficiently gives the City the greatest return on our investment. The site I would like to propose to the boards, commissions, and officials reviewing this matter, which meets this criteria is 75 Liberty St, the old Ansonia Copper and Brass offices. I am intimately familiar with this property as I have looked at this property twice for private investment and have personally assessed the condition of this building. As it stands, this property is heavily blighted, with graffiti, broken windows, overgrown weeds, and I also know that the interior of the building would need to be completely renovated down to the bare walls and floors, including some possible asbestos and mold remediation. In its current state, this building, which historically served as symbol of this City's strength, is now hurting the North End by attracting vandalism and hurting local property values. Building a new police station on vacant land would do nothing to change the blighted status of 75 Liberty St, but by renovating 75 Liberty St, we would be taking advantage of this rare opportunity to not only provide a beautifully renovated and historically significant new police station, but would fully remediate this blighted property and restore it to its former glory and once again make this building a symbol of our community's strength. 75 Liberty St would additionally have the benefit of being located in one of the City's challenging neighborhoods in the North End. I have full confidence that this building can meet the needs of the Police Department and could possibly do so at nearly half the currently proposed budget. The building features 43,400 Sq Ft of space, poured concrete floors, large open space floor plans, brick walls, it's a solid building. At 43,400 square feet, 75 Liberty St is just over 2.5 times bigger than the current police station, which stands at 16,966 gross square feet, and is currently listed to accommodate 90 parking spaces on the property, with more potential for street parking. The building itself has the beauty, class and stature of a stately police building. If we apply a reasonably assumed renovation cost per square foot of \$150 to convert this building into a state of the art police station, that would bring the renovation budget to approximately \$6.5MM. Finally, given the historic importance of this building, being built in 1948 and making it older than the generally required 50 year old threshold, it may be possible to have this building listed as a federally registered historic building, and therefore make it eligible for both federal tax credits, which offer a 20% rebate of eligible renovation costs, as well as CT State Historic Preservation grants, further reducing the cost burden of the build.

To summarize, this proposal for 75 Liberty St could more than double the space for the police department with room for future expansion, more than double the parking spaces, remediate a significantly blighted building with significant property taxes in arrears, provide a greater police presence in one Ansonia's at risk neighborhoods, restore a historically significant piece of Ansonia's history, and most importantly provide the greatest certainty for our police to get the new facility they so desperately need, all at possibly half the cost of the proposed new build at Olson Dr.

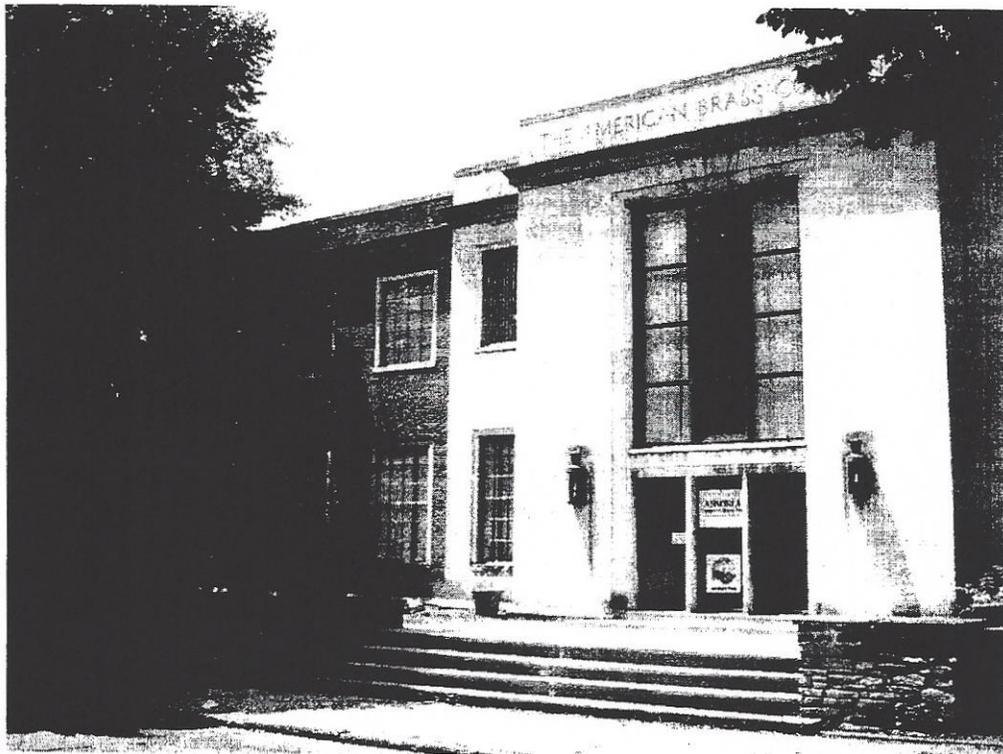
I sincerely hope that the respective boards, commissions, residents, and city officials consider the many benefits that selecting 75 Liberty St as the new police station location could bring to our community and our fellow residents.

By searching on LoopNet, you agree to the LoopNet Terms and Conditions.

This Office Property is Off-Market.

75 LIBERTY STREET
 Ansonia, CT 06401 - 43,400 SF - Office For Sale

N/A



Office Property For Sale

Price	N/A	Property Use Type	Investment
Building Size	43,400 SF	Building Class	A
Property Type	Office	Tenancy	Single
Property Sub-type	Office Building		
Listing ID: 17435709	Date Created: 12/01/2011	Last Updated: 12/09/2011	

Description

Office Building with 43,400 SF on 1.3 acres. Great investment. A classic well built 43,400 SF Building on three levels with spacious offices and open spaces. Parking 90 spaces.

Easy Access-Exit 16 or 18 Route 8

Highlights

- Additional Offerings: Offered Separately or part of a 3 Building Portfolio-414,000 SF on 22.5 acres for \$4.4 M

City of Ansonia, CT

Property Listing Report

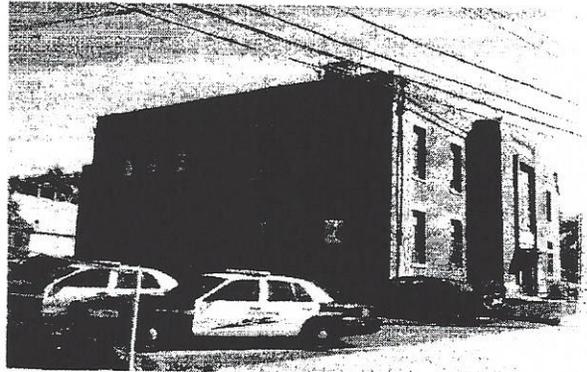
Map Block Lot 04800190000

Account 65360

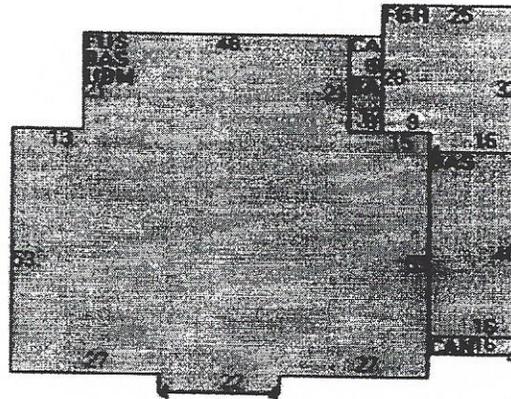
Property Information

Property Location	2 ELM ST		
Owner	CITY OF ANSONIA		
Owner	POLICE STATION		
Property Address	2 ELM ST		
	ANSONIA	CT	06401
Property Use	901	MUNICIPAL MDL-94	
Property Class	E		
Property Code	B		
Assessors Tract			
Lot			
Neighborhood			
Page	1		
Utilities	All Public		
Setting/Desc	Level		
Key Map			
Additional Info			

Photo



Sketch



Primary Construction Details

Built	1950
Stories	2
Building Style	Police Station
Building Use	Comm/Ind
Building Condition	Average +10
Flooring	Carpet
Rooms	

Bedrooms	
Full Bathrooms	0
Half Bathrooms	
Bath Style	
Kitchen Style	
Roof Style	Hip
Roof Cover	Tar + Gravel

Exterior Walls	Brick/Masonry
Interior Walls	Drywall/Sheetr
Heating Type	Steam
Heating Fuel	Gas
AC Type	Central
Gross Bldg Area	16966
Total Living Area	10960

City of Ansonia, CT

Property Listing Report

Map Block Lot 04800190000

Account 65360

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	1138100	796700
Garages	141600	99100
Outbuildings	4700	3300
Land	102000	71400
Total	1386400	970500

Outbuilding and Extra Items

Type	Description
Fence 6 Ft	570.00 L.F.
Paving, Asph	4000.00 S.F.
Elevator	3.00 STOPS
Fin Bsmt	5145.00 S.F.

Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
1st Floor	5836	5836
Garage	118	0
Basement	5124	0
Porch	764	0
2nd Story, Finished	5124	5124
Total Area	16966	10960

Sales History

Number of Record	Book/ Page	Sale Date	Sale Price
CITY OF ANSONIA	5/ 528	1/18/1984	0



Ansonia
Police Department

2 Elm Street
Ansonia, CT 06401

?

KEVIN J. HALE
Chief of Police

203/735-1885
FAX: 203/734-6398

To: Police Facility Building Committee

From: Chief Kevin J. Hale

Date: August 3, 2016

Re: Needs Assessment

In preparation for our meeting scheduled for Thursday August 4, 2016, I am providing the following information:

- Needs Assessment
- Comparison spreadsheet

Our architect, Brian Humes of Jacunski & Humes, is currently out of state and will not attend. However, Brian has designed and supervised the construction of over 80 police departments in Connecticut, Massachusetts, Rhode Island, Vermont, and Pennsylvania, and he has provided the information necessary to move forward.

After compiling a significant amount of information from our officers and members, I sat down with Brian for an entire day and helped him put together this needs assessment. The assessment looks at data going back fifteen years, such as crime and staffing information, population, and the city's geographical size. This was done in part to forecast the requirements of our department going forward for fifteen to twenty years. This Needs Assessment is built not only for today but also for the next several decades.

The current police department is housed in the former Larkin School, which opened as an elementary school in 1894. Larkin School closed in 1977 after 83 years in operation. The City of Ansonia repurposed the school in 1980 as the police department, on a temporary basis, and we have been here ever since. The building is not centrally located in terms of the city's geography, the parking is extremely limited, and we have renovated, retrofitted and improved the building to its maximum capacity. This building has simply outlived its usefulness as a police department.

We are currently looking at two sites, both on the west side of the city: the current Maple Street Plaza, and a portion of the recently torn down apartment complex located on Olson Drive. The area on this site would run from the current Tinney Community Center north to a line bordering the plans for the new housing development currently in design by the Ansonia Housing Authority. This area encompasses approximately two acres at the minimum, as does the Maple Street Plaza area. According to Brian Humes, this will be sufficient to erect a new police facility complex. While the Maple Street site is privately owned, the area on Olson Drive is owned by the Ansonia Housing Authority and as such, would be much easier to acquire.

In terms of the building, besides the usual functional and support areas of a normal police facility, these plans also include a suite for the City's Fire Marshal, and an indoor firing range. However, as we have continued the discussions on this plan, we have determined that the office of the Fire Marshal may be better served by relocating into the current police building once a new one is built. This move will result in a significant savings. While we currently use the gun range at the Ansonia Rod and Gun Club, we are limited as to the availability of the range. Although the club has been more than gracious and accommodating over the years, they have spent significant funds on improving their facilities, which has increased their membership and the amount of use the club is seeing. Having our own in-house firing range will significantly increase our ability to train with our firearms, on our own schedule.

Brian Humes has provided the following cost estimates for a facility this size:

Department's with firearms training ranges within their Needs Assessments include: Darien, Berlin, and Bethel PD.

In summary, the following estimates have been established:

- Full Needs Assessment: 28,300 sq. ft.
- w/out Fire Marshal's Office: 26,180 sq. ft.

At Construction Cost of +/- \$400/s.f.: (construction and sitework)

- w/ Fire Marshal's Office: \$11,320,000
- w/out Fire Marshal's Office: \$10,472,000

At Total Project Cost of +/- \$500/s.f.: (construction, sitework, project related expenses, architectural / engineering fees, furniture, and contingencies)

- w/ Fire Marshal's Office: \$14,150,000
- w/out Fire Marshal's Office: \$13,090,000

According to Brian Humes, "The figures above are for planning purposes only at this phase of project development, but should be close to reality based upon experience in similar building projects for PD's."

The next steps would be to approve the needs assessment and forward that approval to the Finance Committee of the Board of Aldermen.

I look forward to working with you on this project.