

**MINUTES  
CITY COUNCIL  
SPECIAL MEETING  
CITY HALL AUDITORIUM  
ONLINE (ZOOM)  
January 13, 2021**

A **SPECIAL MEETING** of the City Council was held in the City Hall auditorium on Wednesday, January 13, 2021. In response to the Governor's Executive Orders regarding COVID-19, members of the public were able to attend the meeting remotely using the ZOOM online meeting platform. Board members and City staff also had the option to join the meeting remotely. The meeting was attended in-person by Mayor Elinor Carbone, Corporation Counsel Victor Muschell and Economic Development Director Rista Malanca. Atty. Kevin Nelligan and City Councilors Frank Rubino, Sharon Waagner, David Oliver, Paul Cavagnero and Anne Ruwet joined by ZOOM. Councilor Drake Waldron was absent.

Mayor Carbone called the meeting to order at 5:30 p.m.

**Presentation: A Strategy to Rehab the Yankee Pedlar**

Mayor Carbone provided a brief background about the deterioration of the Yankee Pedlar and the City's efforts to work with the current owners to restore the property. She presented an overview of PA 19-92 (An Act Concerning Abandoned and Blighted Property Receivership) and explained how the new legislation could provide a mechanism for the City and the Torrington Development Corporation (TDC) to rehabilitate the Yankee Pedlar. Atty. Nelligan further explained the process and legal requirements for appointing the TDC as receiver and beginning the remediation process. Economic Development Director Rista Malanca discussed some of the implications of the Yankee Pedlar's deteriorated condition on other downtown businesses, public safety and future economic development opportunities. She described some of the benefits that would result from remediating the property, including the creation of jobs and eliminating a public nuisance. Atty. Muschell presented a statement from TDC President Peter Herbst regarding the urgent need to remediate the Yankee Pedlar and he informed the Council that the TDC voted unanimously to preemptively accept their appointment as receiver of the property.

**Approval of Legislative Action**

On a motion by Councilor Rubino, seconded by Councilor Waagner, the Council voted unanimously to authorize the Mayor to pursue the use of new legislation relative to abandoned and blighted properties, including the commencement of legal proceedings, relative to the property located at 93 Main Street and 30 Maiden Lane and, contingent upon the court's appointment of the TDC as receiver, establish an appropriation of funds from the City of Torrington Blighted Properties Fund, up to \$60,000, to be set aside in the General Fund for use by the TDC to stabilize the building and bring it into code compliance.

Councilors Ruwet and Cavagnero expressed their support. Councilor Cavagnero requested further clarification regarding the legal process and expressed his concerns about the use of City funds. Atty. Nelligan clarified the legal process, including the court's appointment of the TDC as receiver and approval of the remediation plan. He explained that the funds spent for repairs could be reimbursed through liens on the property and Mayor Carbone noted that the TDC would determine the extent of repairs to be made.

**Adjournment**

On a motion by Councilor Ruwet, seconded by Councilor Oliver, the Council voted unanimously to adjourn the meeting at 6:18 p.m.

*Respectfully submitted by  
Jonathan R. Draper, Asst. City Clerk*

ATTEST:   
CAROL L. ANDERSON, MMC  
CITY CLERK