

**Board of Selectmen  
Regular Meeting Agenda  
April 1, 2021 at 7.30pm  
Meeting held remotely due to COVID 19**

Join Zoom via internet:

<https://us02web.zoom.us/j/83065539716?pwd=VFJ6R1JzOWxPUTIsYTgwVG4wUXU2dz09>

Meeting ID: 830 6553 9716

Passcode: 695026

Dial by phone: 646 558 8656

1. Call to order
2. Pledge of Allegiance
3. Proclamation honoring Mike Zegers
4. Proclamation proclaiming April as Sexual Assault Awareness Month
5. Interview of Andrea Chase for a vacancy on the Board of Ethics
6. Interview of Elaine Frederickson for a vacancy on Beautification Commission
7. Discussion/decision to appoint Emily Lamond to the Economic Vitality Committee
8. Discussion/decision to appoint Michael Tobin to the Economic Vitality Committee
9. Discussion/decision to appoint Joseph Leone to the Economic Vitality Committee
10. Acceptance of Karen Pattani-Hason resignation from the Diversity Equity and Inclusion Advisory Committee
11. Acceptance of Edilson Forerro's resignation from the Diversity Equity and Inclusion Advisory Committee
12. Acceptance of Alissa Stoltz' Resignation from the Sustainable Weston Committee
13. First Selectman's update on the American Rescue Plan Act
14. Discussion about reopening Municipal Buildings to the public
15. Approval of the minutes from the Board of Selectmen Regular meeting held March 18, 2021
16. Executive Session to discuss Collective Bargaining strategy
17. Adjournment

# DRAFT motions for the 4/1/21 BOS Regular Meeting

1. Call to order: **No motion**
2. Pledge of Allegiance: **No motion**
3. Proclamation honoring Mike Zegers: **No motion**
4. Proclamation proclaiming April as Sexual Assault Awareness Month: **No motion**
5. Interview of Andrea Chase for a vacancy on the Board of Ethics: **No motion**
6. Interview of Elaine Frederickson for a vacancy on Beautification Commission: **No motion**
7. Discussion/decision to appoint Emily Lamond to the Economic Vitality Committee: **I move to appoint Emily Lamond to the Economic Vitality Committee for a term to end June 30, 2022**
8. Discussion/decision to appoint Michael Tobin to the Economic Vitality Committee: **I move to appoint Michael Tobi to the Economic Vitality Committee for a term to end June 30, 2022**
9. Discussion/decision to appoint Joseph Leone to the Economic Vitality Committee: **I move to appoint Joseph Leone to the Economic Vitality Committee for a term to end June 30, 2022**
10. Acceptance of Karen Pattani-Hason's resignation from the Diversity Equity and Inclusion Advisory Committee: **I move to accept Karen Pattani-Hason's resignation from the Diversity Equity and Inclusion Advisory Committee**
11. Acceptance of Edilson Forerro's resignation from the Diversity Equity and Inclusion Advisory Committee: **I move to accept Edilson Forerro's resignation from the Diversity Equity and Inclusion Advisory Committee**
12. Acceptance of Alissa Stoltz' Resignation from the Sustainable Weston Committee: **I move to accept Alissa Stoltz' Resignation from the Sustainable Weston Committee**
13. First Selectman's update on the American Rescue Plan Act: **No motion**
14. Discussion about reopening Municipal Buildings to the public: **No motion**
15. Approval of the minutes from the Board of Selectmen Regular meeting held March 18, 2021: **I move to approve the unapproved minutes of the March 18, 2021 Board of Selectmen meeting, as presented.**
16. Executive Session to discuss Collective Bargaining strategy: **TABLED**
17. Adjournment: **I move to adjourn**

Item 1: Call to order: **No motion**

Item 2: Pledge of Allegiance: **No motion**

Item 3: Proclamation honoring Mike Zegers: **No motion**

## Proclamation

**Whereas**, the Town of Weston wishes to recognize the distinguished career, service, and leadership of Mike Zegers

**Whereas**, Mike Zegers gave much of his time to various committees – he was a member of and later became the Chair of the Town of Weston Conservation Commission, as well as a volunteer at the Nature Conservancy.

**Whereas**, Mike was a Member of the Board of Directors for the Weston Warm-Up Fund a local non- profit organization supporting less-fortunate neighbors.

**Whereas**, Mike volunteered as a member of the Weston Education Foundation, another local non –profit organization that works to foster excellence and innovation in education. He was also a soccer coach.

**Whereas**, Mike was a Town Registrar, he was also the Treasurer of the Democratic Town Committee and was voted Democrat of the Year in 2019.

**Whereas**, not only was Mike Zegers a Volunteer at the Weston Fire Department for six years, he was also a volunteer at the Weston EMS for five years.

**Now, Therefore** , I, Chris Spaulding, First Selectman of the Town of Weston, Connecticut do hereby proclaim April 1, 2021 as

### “Mike Zegers Appreciation Day”

in Weston, Connecticut, and call upon our families, schools, businesses, and institutions to join me in recognizing and thanking Mike Zegers for his many contributions to our community. His outstanding legacy will leave a lasting impact on the Town of Weston.

Chris Spaulding, First Selectman

Item 4: Proclamation proclaiming  
April as Sexual Assault Awareness  
Month: **No motion**

## Proclamation

**Whereas**, April is Sexual Assault Awareness Month, a time to draw attention to the prevalence of sexual assault and educate individuals and communities about how to prevent it.

**Whereas**, Sexual harassment, abuse, and assault are widespread problems. We know that, in the United States alone, nearly one in five women and one in 67 men have been raped at some time in their lives, and that one in six boys and one in four girls is sexually abused before the age of 18.

**Whereas**, Sexual harassment, assault, and abuse happen in all communities — and that includes online spaces. We are spending more and more of our lives online, whether that's for work, school, or entertainment. Unfortunately, with this increase in virtual connection comes an increase in online abuse and harassment.

**Whereas**, Consent and boundaries can be violated online in a number of ways, and the trauma of online abuse is all too real for many survivors. But each of us has the power to change that. We can all make a difference to ensure that our online communities are safe and respectful for everyone.

**Whereas**, 2021 marks the twentieth anniversary of SAAM, and the theme of this year's campaign is "We Can Build Safe Online Spaces." The campaign calls on us to create online spaces that are built on the foundational values of practicing consent, keeping kids safe, and supporting survivors

**Now, Therefore**, I First Selectman Chris Spaulding, join advocates and communities across the country in preventing online abuse. Together, we can build safe online spaces now and into the future.

Chris Spaulding, First Selectman

Item 5: Interview of Andrea Chase  
for a vacancy on the Board of Ethics:

**No motion**

# ANDREA CHASE

18 High Acre Road  
Weston, CT 06883

203-227-2600  
[andreachase@optonline.net](mailto:andreachase@optonline.net)

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## PROFESSIONAL EXPERIENCE

### **Cronus Partners LLC**

2006-Present

#### ***Partner***

Principal of an independent investment banking firm providing financial advisory services, including mergers, acquisitions, divestitures, and private capital raising to clients engaged in middle-market transactions domestically or internationally with an industry focus in environmental services and industrial manufacturing. As Operating Partner, responsible for management of firm including transaction oversight, regulatory compliance, financial management, human resources, administration, and creation and implementation of business development and marketing plans.

### **Andrea Chase Consulting**

2000-2005

#### ***Owner***

Executive with extensive financial, managerial and marketing expertise providing consulting services to operating not-for-profit organizations, including: Weston Education Foundation; HELP USA; Women In Need, Inc.; and Non-Profit Coordinating Committee.

### **HELP USA**

- For this national not-for-profit provider of housing and jobs, created technology services consulting business as profit-oriented subsidiary. Evaluated concept, conducted market feasibility study, and developed workable business plan. Established Tech•u•net within six months as operational, staffed business with several awarded client contracts.

### **J.P. Morgan & Co, Inc. (now J.P. Morgan Chase & Co.)**

1994-1999

#### ***Vice President***

Senior member of group which initiated firm's investment banking coverage of power sector, creating business with over \$100 million in annual revenues. Originated organizational structure and business plan; and hired, trained and developed staff. Marketed strategic advisory capabilities and headed transaction execution teams on multiple assignments, including:

### **Leadership and Strategic Thinking**

- Led negotiating team for multinational transaction on behalf of client who had no prior experience in this type of transaction. Sold complex facilities and operating business, negotiated ongoing contractual obligations between parties, and addressed issues never previously confronted, such as construction of intricate risk-sharing mechanisms and coordination of multi-year expansion programs.

### **Analysis and Communication**

- Evaluated potential disposition of company and/or significant assets on immediate turnaround basis in evolving regulatory environment. Hired by Board of Directors to conduct analysis of strategic, financial, political, regulatory, employee/union and community issues. Selected by CEO as person best able to explain findings clearly and persuasively to diverse group of directors.

### **Expertise and Innovation**

- Based on reputation, approached by California Public Employees Retirement System to assist in investing \$1 billion in energy sector. Originated new way of thinking about investment evaluation in emerging and untested segment of market. Raised issues enabling negotiation of substantially better terms for client. Participated in public hearings with Board to obtain approval for investment.



**Perseverance and Marketing Vision**

- Approached client prospect and won new business, through knowledge of industry deregulation and presentations to senior management, despite company's longstanding relationship with another financial advisor. Structured and ran complex auction process, involving confidential web site access and video presentations. Based on performance, was awarded second sale.

**Commercial Union Capital Group**

1982-1994

***Vice President***

Captive investment arm of U.K. assurance company

**Project Finance and Development**

- Successfully developed \$200 million power facility. Represented clients in placement of equity and debt for power projects, and marketed, structured and closed sales of project interests. Managed complex multi-party transactions to successful closings. Reviewed technical feasibility, contract terms, environmental and regulatory status, and economic viability. Participated in negotiating and securing project contracts. Assessed capabilities of potential partners and negotiated joint venture agreements.

**Partnership Management**

- Managed project development fund -- structured and marketed fund, raised \$25 million, and gained partnership approval of each project acquisition. As managing partner of multiple partner group with diverse interests, managed construction and operation of power facility with annual revenues of \$80 million, and created its financial, operational and reporting structure.

**Business Development/Marketing/Management**

- Created and maintained client relationships and network of contacts in industry. Marketed firm's capabilities, developed strategic plans and determined resource allocation. Managed professional and administrative staff on day-to-day basis including hiring, training and evaluating performance.

**City of New York Department of Consumer Affairs**

1979-1981

***Senior Financial Manager***

As chief financial officer of regulatory and advocacy agency, managed \$5 million budget, negotiated City fiscal allocation, and developed and implemented policy. As grants director, created consumer education program and submitted proposal to U.S. Department of HEW; was one of 60 chosen out of 1,000 applicants and obtained \$60,000 in funding.

**EDUCATION****Stern Graduate School of Business, New York University**

Master of Business Administration, Finance

Awards: Beta Gamma Sigma, Marcus Nadler Key for Excellence in Finance, Dean's Award

**Barnard College, Columbia University**

Bachelor of Arts, Political Science

Item 6: Interview of Elaine  
Frederickson for a vacancy on  
Beautification Commission: **No  
motion**

# Elaine Friedrichsen

Weston, CT 06883  
elainef451@gmail.com  
2034516954

Current owner of Tidy Homes Fairfield County, a home organizing business servicing most of Fairfield County.

## Work Experience

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### **Flower Shop/Greenhouse/Garden Center Associate and Customer Service**

McArdle's Florist & Garden Center - Greenwich, CT  
May 2020 to December 2020

My position at McArdle's included maintaining and merchandising plants in the garden center and greenhouse, as well as helping customers in the flower shop. I worked in customer service on rotation with other associates where I performed many clerical tasks like answering phone calls, communicating with all the departments including delivery, and distributing orders to be filled in the various departments.

### **Interior Plant Specialist**

Ambius, Inc - Stamford, CT  
May 2019 to May 2020

I installed and maintained interior plants in corporate environments like offices, hotels, shopping centers, and restaurants. I ensured that all plants looked healthy and groomed.

### **Youth Group Intern**

Hope Church - Wilton, CT  
May 2018 to August 2018

I was the intern to the Youth Pastor at Hope Church which means that I planned/led meetings and organized large events and service trips. The biggest trip we went on was to Costa Rica, where we helped build a church and led a camp for kids. This trip was almost completely fundraised for. My daily tasks were creating schedules, running errands, composing emails, planning our meetings, office organization and other clerical tasks.

## Education

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### **Associate in Horticulture technology**

University of New Hampshire-Main Campus - Durham, NH  
August 2016 to May 2019

## Groups

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### **Sigma Alpha Professional Sorority**

September 2016 to May 2019

As a member of Sigma Alpha, I taught agricultural education to middle schoolers, helped fundraise for our charity which donated farm animals to families living in poverty, and participated in continuing education on best farming practices.

Item 7: Discussion/decision to  
appoint Emily Lamond to the  
Economic Vitality Committee: I  
**move to appoint Emily Lamond to  
the Economic Vitality Committee  
for a term to end June 30, 2022**



## Emily Lamond

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Member

TEL: 201-525-6255  
MOBILE: 202-701-5410  
FAX: 201-678-6255  
elamond@coleschotz.com

Emily M. Lamond is a member in the firm's Environmental Department. Emily counsels on the practical implications of environmental liability risks in business transactions, hazardous site remediation projects, manufacturing, energy and other industrial operations, enforcement defense, environmental litigation and cost recovery actions. Emily specializes in developing and implementing environmental risk mitigation and management strategies that enable her clients to achieve their business objectives. She is a passionate problem solver who can translate complicated legal and technical information into terms that facilitate informed and responsible decisions regarding environmental and regulatory obligations.

Emily advises domestic and international clients from a wide range of industries and businesses including real estate development and management (industrial, commercial, mixed-use and residential), real estate investment trusts (REITs), banks, institutional investors, municipalities, public authorities, utilities, energy companies, semiconductor manufacturing, ceramics manufacturing, mining, landfills, data centers, infrastructure development such as toll roads and bridges, as well as small business and individuals.

Emily has extensive experience with Phase I environmental site assessments, Phase II site investigations, permitting and compliance audits, vapor intrusion and indoor air quality issues, underground storage tanks (USTs), asbestos-containing materials, lead-based paint, mold, wetlands, flood hazard areas, air, water, landfill and hazardous materials permitting, climate change and renewable energy policies, threatened and endangered species, historical and other protected resources and environmental review processes under the National Environmental Policy Act (NEPA), the California Environmental Quality Act (CEQA), and the New York State Environmental Quality Review Act (SEQRA).

### **Environmental Transactional Work**

Emily's transactional practice includes real estate purchase, sale, and leasing, secured lending, mergers and acquisitions, energy project financing, asset and equity acquisitions, public-private partnerships, public financings, and bankruptcies. She efficiently manages environmental, compliance, and health and safety due diligence assessments and quickly identifies potentially material risks. Emily has

# Cole Schotz P.C.

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extensive experience negotiating environmental issues in complex and sophisticated transactions and building environmental risk mitigation and management strategies that can include protective corporate structures, insurance policies, statutory defenses, indemnities, fixed price remediation or liability transfer agreements, and Brownfield programs. Representative matters include:

- **Secured Lending Counseling, United States.** Serve as lead environmental counsel for bank client, including managing environmental review for all collateral properties, evaluating compliance with the secured creditor exemption and innocent purchaser defense, managing Phase II environmental sampling investigations and negotiating consultant service agreements, loan documents, indemnity and guaranty agreements, and environmental insurance policies.
- **Sale of Contaminated Property, Los Angeles Area.** Advise municipality in sale of property with ongoing remediation and favorably resolve disputes on oversight agency under conflicting laws on future remediation obligations.
- **Merger and Acquisition of Manufacturing Business, International.** Manage large-scale environmental diligence review and analysis of manufacturing facilities located in Brazil, Canada, the Czech Republic, the People's Republic of China, France, Germany, and Sweden, and assist client with post-closing permitting obligations.
- **Superfund Site, Florida.** Manage environmental, permitting and OSHA diligence review and compliance audits for purchaser of industrial manufacturing business operating on a Superfund Site and oversee post-closing corrective actions.

## **Hazardous Site Remediation**

Emily counsels clients on strategic pathways for managing contaminated properties to achieve business objectives. She manages environmental site remediation projects from start to finish, which includes vetting, retaining and overseeing consultants and engineers, advising on technical reports, managing relationships with oversight agencies and third parties, advising on reporting obligations and financial assurance requirements, negotiating service, access and settlement agreements as well as insurance claims and obtaining final agency closure. Representative matters include:

- **Coal Tar, Metals, and Solvents Site, New York.** Advise foreign client on its environmental indemnity obligations for a divested contaminated property subject to a New York State Department of Environmental Conservation cleanup action order and being evaluated by the U.S. EPA as a potential Superfund site.
- **Mixed Use Brownfield Redevelopment Project, San Francisco.** Negotiate a San Francisco Bay Regional Water Quality Control Board cleanup order, municipal development approvals and related land use decisions, and environmental insurance policy on behalf of investor and developer clients.
- **Radioactive Contamination Site, New Jersey.** Engage and manage consultant to develop and implement response to potential emergency situation, advise on reporting, investigation, remediation and disposal obligations and worker health and safety concerns, and obtain closure

from the New Jersey Department of Environmental Protection.

#### **Enforcement Defense and Litigation Counseling**

Emily advises clients on defenses and response strategies for notices of violations and agency enforcement actions, serves as joint defense group counsel for potentially responsible parties, negotiates cost recovery, cost sharing, tolling agreements and settlement agreements and advises on environmental litigation risks. Representative matters include:

- **Joint Defense Group Counsel, California.** Advise defendant in contribution action for disposal of drilling muds in landfill subject to Central Valley Regional Water Quality Control Board corrective action.
- **Notices of Violations, Minnesota.** Advise ethanol production facility on response strategies for notices of violations (NOVs) for air, wastewater, and storm water permits and a cleanup order and negotiate cost allocation with indemnitor.

#### **General Environmental Counseling**

Emily advises clients on a wide range of environmental and regulatory issues that can arise in the course of business operations and planning, especially when there are changes in law or agency policies. These issues include, but are certainly not limited to, development issues such as wetlands, flood hazard areas, protected species, historical resources, asbestos-containing materials, mold, vapor intrusion and land use requirements, permitting requirements and climate change.

Prior to joining the firm in 2015, Emily was a senior environmental associate at Orrick, Herrington & Sutcliffe LLP in New York City and Washington, DC, and brings with her more than 10 years of environmental law experience. Emily was previously a Christine Mirzayan Science & Technology Graduate Fellow at The National Academies of Sciences in Washington, DC, an Albert Schweitzer Fellow and an Equal Justice Fellow, as well as an AmeriCorps member with the New Jersey Community Water Watch. Emily is a member of the New Jersey Chapter of Society of Women Environmental Professionals and the Brownfield Coalition of the Northeast.

Emily earned her B.A. from York College of PA in 2000, and her J.D. and Master of Studies in Environmental Law from Vermont Law School in 2004.



Item 8: Discussion/decision to  
appoint Michael Tobin to the  
Economic Vitality Committee: I  
**move to appoint Michael Tobi to  
the Economic Vitality Committee  
for a term to end June 30, 2022**

## MICHAEL EDWARD TOBIN

25 Davis Hill Road, Weston, Connecticut 06883, 646 202 0894 metnyc@gmail.com

### EXPERIENCE

#### 15/15 FITNESS LLC.

2019 - Present

Weston, CT & St. Petersburg, FL

**Co-Founder and Sole Manager** of this Fit-Tech company engaged in developing an automatically loading and unloading resistance device and novel training process. Currently in prototype stage, the company holds 14 patents for a novel mechanism that has broad adaptability in the fitness world. Currently in advanced discussions with US Army for joint venture.

#### ACCESS SECURITIES FUNDING GROUP

2016 - Present

Stamford, CT

**Co-Founder & Partner** of this specialty funding business that is selectively active in alternative investment funding and strategic development. ASFG has placed over \$500M into select transactions over the last 4 years. Clients include Foundations, Endowments, Pensions, Sovereign Wealth Funds, Family offices and HNW investors. Areas of expertise include real assets, special purpose vehicles, Asian markets and hedged investment strategies among others.

#### TAYLOR WOODS CAPITAL MANAGEMENT, LLC

2011- 2016

##### BLACKSTONE GROUP – SAF II, seeded directional commodity strategy

Greenwich, Connecticut based fund with focus on energy, utilities and industrial metals

##### Chief Marketing Officer and Head of Investor Relations

- Oversaw the Firm launch and grew assets from \$300M to \$1.2B in 13 months, then retained and rebuilt assets to over \$1B from \$700M nadir during a three year period where asset class was out of favor
- Advised on business strategy and structure, negotiate side letters, separately managed accounts and share classes
- Developed marketing plan, targeted and segmented the market for active commodity management
- Originated a 60% institutional client base, including corporate and state pensions, sovereign wealth funds, and other top-tier investors
- Established buy-in from 3 large hedge fund consultants and worked consistently to communicate Firm benefits resulting in A rating from Albourne.
- Arranged and negotiated seed funding for new launch in the commodities credit space from a top 3 hedge fund investor.

#### GALLEON GROUP

2006-2010

New York, NY

Recruited into diversified ELS fund to upgrade and institutionalize all client-facing activities. Helped to build a large pan-Asia-focused ELS strategy; peak assets over \$7B

##### Partner, Head of Business Development and Investor Relations

- Developed and implemented strategic marketing plan upgrading the investor base from short-term focused high net-worth and fund-to-funds to institutional asset allocators; extending the duration of assets and improving the firm's client-facing profile
- Directly responsible for raising over \$1.5 billion from institutions worldwide with emphasis on U.S. institutional investors and premier private banks in North America and Europe
- Recruited and managed a global team of business development professionals covering corporate and state pensions, foundations, endowments, sovereign wealth funds and consultants in the U.S., ME, Europe and South America

- Recruited Head of Risk, a seminal hire, along with a portfolio manager, accessing high talent through personal network
- Built widespread visibility and credibility of the fund in new channels through a highly targeted and sustained global marketing strategy

#### **VEGA ASSET MANAGEMENT**

**2003-2006**

New York, Madrid, London

Formerly one of the largest hedge funds, with peak assets of over \$12B, with focus on global macro and RV strategies along with a major seeding platform, launched and scaled several successful funds, including Element and Strategic Value Partners

#### **Co-Head of Business Development for Seeding Platform & Managing Director, U.S. Institutional Sales**

- Developed and implemented a comprehensive institutional marketing strategy for Vega to enter the U.S. institutional market de novo
- Secured over \$1B from major high visibility accounts: pension funds, endowments, foundations and private bank platforms
- Implemented a comprehensive damage control process covering over a dozen funds to slow redemptions during the core fund's first down year
- Involved in the recruitment for and initial growth of several successful Vega platform funds including Element Capital, Anglian, Bell Tower, SVP and others
- Recruited portfolio manager for nascent commodities effort resulting in more consistent returns
- Developed exit and financing strategies with the COO; analyzed and seeded selected managers with firm capital in support of CEO
- Created specialized investment conferences and arranged for institutional attendees, was a frequent panelist or speaker at major conferences and university sponsored symposia

#### **NOMAD VENTURE FUND/PANTHEON INC.**

**1999-2003**

Chicago, IL/New York, NY

Venture Fund in the smartphone/mobile media segment; currently final two investments earning a positive return for LPs

#### **Co-Founder and Partner**

- Obtained seed capital and co-managed a venture fund focused on mobile data, handheld devices and software
- Developed strategic relationships with major corporations, institutional investors and investment bankers to obtain funding and manage exit strategies
- Evaluated investment opportunities in private companies for funds and private investors and performed acquisition analysis for major global telecoms
- President and CFO of a start-up ethical pharmaceutical company - raised capital and managed start-up phase of operations, authoring strategic and financial plans, securing funding, and negotiating technical contracts and agreements with regulators, clinical investigators and major contract manufacturers for FDA clinical trials
- Co-developed and secured seed investment for hedge fund that financed independent films based on foreign pre-sales; selectively undertook capital raising for a handful of hedge funds in distressed, L/S equity and special situations

#### **COWEN & CO.**

**1986-1999**

New York, NY

Independent investment bank focused on technology, healthcare and media sectors, subsequently sold to Société Générale and currently independent and publicly listed

**Partner and Group Head: Prime Services/Correspondent Clearing, Interdealer Brokerage, Founded and Developed Internal Hedge Fund Business**

- Secured offshore funding for a variety of private placements in the healthcare and technology industries
- Managed turnaround and significant expansion of Industry Services Group (clearing, specialist and FI brokerage), responsible for generating over \$60 million in revenues in 1996, at 30%+ margins
- Implemented strategic planning and budgeting process and re-deployment of capital, and restructured Asian operations, and expanded Tokyo sales and cross-border advisory business
- Helped develop a distressed strategy hedge fund that later became Avenue Partners, then raised a L/S hedge fund with \$150M in assets
- Hired as Research Assistant to Managing Partner in 1986, made VP in 1988, Special LP in 1990, and Partner in 1993

**EDUCATION**

**NORTHWESTERN UNIVERSITY** **1986**  
**KELLOGG GRADUATE SCHOOL OF MANAGEMENT**  
MBA in International Finance and Strategy

**MITI/JCCI Scholar, Tokyo, Japan** **1985**

**NORTHWESTERN UNIVERSITY** **1984**  
**COLLEGE OF ARTS AND SCIENCES**  
BA, Political Science, Economics, Honors

**OTHER**

AAU/AAKF National Collegiate Free-Sparring Karate Champion, remain active in martial arts **1985**

Languages: Conversational French and elementary Japanese

Interests: History, Politics, Environmental Affairs and most importantly, proud father to my 19-year-old daughter Midori

Item 9: Discussion/decision to  
appoint Joseph Leone to the  
Economic Vitality Committee: I  
**move to appoint Joseph Leone to  
the Economic Vitality Committee  
for a term to end June 30, 2022**



## Subject: EVC- Fwd: Joe Leone - Experience Summary

message

Joseph Leone <jleone@leonerealtyinv.com>  
From: Jonathan Luiz <jluiz@westonct.gov>

Fri, Feb 12, 2021 at 11:19 AM

Hi Jonathan, I'm currently registered Republican. For what it's worth, I would have zero issue registering as an Independent, since I consider myself pretty moderate when it comes to politics.

Best,  
Joe

On Fri, Feb 12, 2021 at 11:06 AM Jonathan Luiz <jluiz@westonct.gov> wrote:

Joe - what's your registered political affiliation? I ask because Weston's Charter limits how many people of the same party can be on a board/commission.

On Thu, Feb 11, 2021 at 11:33 AM Adam Klimek/USA <Adam.Klimek@cushwake.com> wrote:

Hi Jonathan. Another candidate for your review. Joe has taken the initiative to participate in multiple zoom meetings as an interested citizen and I met with him in person -unrelated to this initiative -and think he is a very nice guy and would be an asset to our team and town in some capacity.

Thank you.

Adam Klimek  
Senior Director  
Cushman & Wakefield  
203-273-0818 Cell  
203-326-5856 Office

Begin forwarded message:

**From:** Joseph Leone <jleone@leonerealtyinv.com>  
**Date:** February 11, 2021 at 11:24:43 AM EST  
**To:** Adam Klimek/USA <Adam.Klimek@cushwake.com>  
**Subject:** Joe Leone - Experience Summary

External Mail

Hi Adam, as discussed, please find a summary of my experience below and let me know if you have any questions:

After graduating from Yale and Georgetown Law, I've practiced transactional commercial real estate law for the past 9 years. I've represented developers, funds, institutional investors, banks and other lenders in a wide variety of acquisitions and sales, joint ventures, leasing, mortgage and mezzanine financings (both borrower and lender representation), etc. I spent a number of years running deals at large firms in NYC, mainly Debevoise & Plimpton and Paul Weiss, and am now in the process of launching my own solo legal practice here in Fairfield County in the coming months. In addition, for the past year I've served as an outside business and legal consultant to Acadia Realty Trust, a \$1B+ real estate investment trust based in Rye NY, helping the company navigate lease and loan workouts and analyze potential acquisitions during the COVID crisis. I'm also a commercial real estate investor and own a number of properties in the Hudson Valley NY area.

Thanks,  
Joe Leone - Principal, Leone Realty Investments  
jleone@leonerealtyinv.com

Item 10: Acceptance of Karen  
Pattani-Hason's resignation from the  
Diversity Equity and Inclusion  
Advisory Committee: **I move to  
accept Karen Pattani-Hason's  
resignation from the Diversity  
Equity and Inclusion Advisory  
Committee**



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**wd: Resignation from DEI**

message

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Sara Beer <executiveassistant@westonct.gov>  
From: Jonathan Luiz <jluiz@westonct.gov>, Christopher Spaulding <cspaulding@westonct.gov>

Tue, Mar 23, 2021 at 9:17 A

FYI

Sara Beer, Executive Administrative Assistant  
Town of Weston  
Selectmen's Office  
203-222-2656

----- Forwarded message -----

From: **karen pattani** <kphason@gmail.com>  
Date: Mon, Mar 22, 2021 at 11:46 PM  
Subject: Re: Resignation from DEI  
To: Sara Beer <executiveassistant@westonct.gov>

Hi Sara,

Confirming that I am indeed stepping down from the DEI committee due to the demands of my new job. Please let me know if there's anything else you need from me.

Thank you,  
Karen

On Mon, Mar 22, 2021 at 3:06 PM Sara Beer <executiveassistant@westonct.gov> wrote:

Hi Karen,

I hope that you are well. Gillann let me know that you recently resigned from the DEI Advisory Committee. Please could you send me an email confirming this.

Thank you,

Sara

Sara Beer, Executive Administrative Assistant  
Town of Weston  
Selectmen's Office  
203-222-2656

**CONFIDENTIALITY(NOTICE):**

This is a staff email account managed by the Town of Weston. This e-mail message from the Town of Weston, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient or authorized to receive information for the recipient, you are hereby notified that any review, use, disclosure, distribution, copying, printing, or action taken in reliance on the contents of this email is strictly prohibited. If you receive this communication in error, please, immediately contact the sender and destroy the material in its entirety. Please note that messages to or from the Town of Weston domain may be subject to the Freedom of Information Act (Conn. Gen. Stat. sections 1-200 et seq.) Thank you.

--  
Karen Pattani-Hason

Sent via mobile, please excuse typos or brevity.



Item 11: Acceptance of Edilson Forerro's resignation from the Diversity Equity and Inclusion Advisory Committee: **I move to accept Edilson Forerro's resignation from the Diversity Equity and Inclusion Advisory Committee**

Item 12: Acceptance of Alissa Stoltz'  
Resignation from the Sustainable  
Weston Committee: **I move to  
accept Alissa Stoltz' Resignation  
from the Sustainable Weston  
Committee**



Jonathan Luiz <jluiz@westonct.gov>

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## Fwd: Sustainable Weston Committee Resignation

1 message

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**Christopher Spaulding** <cspaulding@westonct.gov>  
To: Jonathan Luiz <jluiz@westonct.gov>

Tue, Mar 23, 2021 at 12:45 PM

----- Forwarded message -----

From: **Alissa R A Stoltz** <alissa.stoltz@gmail.com>

Date: Tue, Mar 23, 2021 at 12:25 PM

Subject: Sustainable Weston Committee Resignation

To: cspaulding@westonct.gov <cspaulding@westonct.gov>, sgrozinger@westonct.gov <sgrozinger@westonct.gov>, snestor@westonct.gov <snestor@westonct.gov>

Cc: Amy Kalafa <amy@a-ray.tv>, Sara Beer <executiveassistant@westonct.gov>

Board of Selectmen,

I am writing to offer my resignation from the Sustainable Weston Town Committee. While I 100% support the efforts of this committee and want nothing more than to continue to offer my time and services, unfortunately I have a child who has become ill and needs my undivided attention for the next few months. As such, I'd like to free my slot on the committee for another Weston resident who has more time to focus on these incredibly important efforts.

Thank you for giving me the opportunity to be a part of this inspiring group, and I hope to be back to my volunteer capabilities as soon as possible!

Best regards,  
Alissa Stoltz

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Chris Spaulding  
First Selectman  
Town of Weston  
203-222-2514  
Cell 203-216-7577

Item 13: First Selectman's update on the American Rescue Plan Act: **No motion**



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## UPDATE - American Rescue Plan Estimated Allocations - Including Education Funding

1 message

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CCM Public Policy and Advocacy <CPolicyandAdvocacy@ccm-ct.org>

Fri, Mar 12, 2021 at 4:13 PM

Dear CCM-Member:

In an effort to keep you apprised of information regarding the details of the American Rescue Plan Act, we would like to share with members updated estimates regarding anticipated allocations for Connecticut municipalities – **including estimated educational appropriations**. (Please note, the general government estimates sent to members on 3/10 are unchanged).

**Towns and cities are anticipated to receive \$2.55 billion statewide (\$1.56 billion to general government / \$995 million to schools).** In regards to allocation distribution, funding for general government will be distributed in a modified CDBG formula with entitlement cities (those with a population over 50,000) receiving funding directly from the Treasury Department and non-entitlement towns (those with a population under 50,000) distributed by the State as a passthrough. The education funding will be distributed in the same process as the previous CARES funding. The general government allocations per town noted in the spreadsheet do not include the county allocations, therefore you should expect additional funding based on your counties allocation which will be distributed on a per capita basis.

Attached you will find: (a) an updated spreadsheet which includes educational funding estimates; (b) key provisions and list of acceptable uses of the funding for general government; and (c) guidelines regarding the use of educational funding.


There still remains some questions as to how the Treasury Department will allow some of the funds to be used. CCM will be working with NLC to have Treasury answer some of the questions posed that require additional guidance. In addition, in the upcoming weeks CCM intends to schedule another webinar with our federal partners to provide more information and clarity in regards to the final bill and any clarifications that have been provided by Treasury.

If you have any questions, please contact Mike Muszynski, State and Federal Relations Manager at [mmuszynski@ccm-ct.org](mailto:mmuszynski@ccm-ct.org) or 203-500-7556.



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### 3 attachments

 **Estimated CT Revenue (with education \$).xlsx**  
23K

 **Acceptable Use of Funds for Local Government Under the American Rescue Plan.pdf**  
18K

 **Educational Funding Guidelines - ARP.pdf**  
17K

### Acceptable Use of Funds for Local Government Under the American Rescue Plan

- (A) To respond to the public health emergency with respect to COVID–19 or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;
- (B) To respond to workers performing essential work during the COVID–19 public health emergency by providing premium pay to eligible workers of local government that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;
- (C) For the provision of government services to the extent of the reduction in revenue of such local government due to the COVID–19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; or
- (D) To make necessary investments in water, sewer, or broadband infrastructure.

Local governments cannot use funds for deposit into any pension fund. In addition, cannot be used for directly or indirectly offsetting a tax cut.

### Other Key Provisions:

- Funding for towns and cities will be distributed in a modified CDBG formula with entitlement cities (those with a population over 50,000) receiving funding directly from the Treasury Department and non-entitlement towns (those with a population under 50,000) distributed by the State as a passthrough.
- There is a particular provision that will allow states—like Connecticut—to receive additional funds which would have been allocated if the State had county governments. Therefore, Connecticut would not miss on additional funding.
- Funds must be spent by the end of calendar year 2024.
- State and local governments must provide periodic reports to the Treasury Department with a detailed accounting of the use of funds. States and territories must also provide any modifications to tax revenue sources. Funds can be recouped by the Treasury Department if the recipient does not comply with the eligible uses.
- Local governments will receive allocations in two tranches—the first half 60 days after enactment and the other half one year later. For non-entitlement units of local government, those deadlines are the dates for Treasury to send the funding to the state, which has an additional 30 days to distribute to each non-entitlement unit of local government.
- States have NO discretionary authority to change the amount of, or attach additional requirements to, the payments allocated to local governments.
- For non-entitlement towns, funding may not exceed 75% of the most recent adopted local budget as of January 27, 2020. Those funds will be returned to the Treasury Department.

<b>Recipient</b>	<b>Allocation</b>
Weston Town	\$1,012,210
Weston School District	\$525,000
Fairfield County (Apparently, to be distributed to cities and towns on a per capita basis)	\$182,953,432

Item 14: Discussion about reopening  
Municipal Buildings to the public: **No  
motion**



Item 15: Approval of the minutes from the Board of Selectmen Regular meeting held March 18, 2021: **I move to approve the unapproved minutes of the March 18, 2021 Board of Selectmen meeting, as presented.**

Item 16: Executive Session to discuss Collective Bargaining strategy:  
**TABLED**

Item 17: Adjournment: **I move to adjourn**

**Board of Selectmen**  
**Regular Meeting Minutes**  
**March 18, 2021 at 7:30pm**  
**Meeting held remotely due to COVID-19**

1. **Call to order:** First Selectman Chris Spaulding called the meeting to order at 7.30pm. Also in attendance were Selectwoman Samantha Nestor, Selectman Stephan Grozinger, Town Administrator Jonathan Luiz and Town residents participating.
2. **Pledge of Allegiance:** The Pledge was recited.
3. **Acceptance of Greg Murphy's resignation from the Board of Finance:** Selectwoman Nestor move to accept Greg Murphy's resignation from the Board of Finance effective immediately. Selectman Grozinger seconded this. The motion carried unanimously.
4. **Acceptance of Lance Scott's resignation from the Economic Vitality Committee:** Selectman Grozinger moved to accept Lance Scott's resignation from the Economic Vitality Committee effective immediately. Selectwoman Nestor seconded this. The motion carried unanimously.
5. **Acceptance of Deborah Bernstein's resignation from the Ethics Committee:** Selectwoman Nestor moved to accept Deborah Bernstein's resignation from the Ethics Committee effective immediately. Selectman Grozinger seconded this. The motion carried unanimously
6. **Acceptance of Gavin Guerra's resignation from the Marketing Committee:** Selectman Grozinger moved to accept Gavin Guerra's resignation from the Marketing Committee effective immediately. Selectwoman Nestor seconded this. The motion carried unanimously.
7. **Discussion/ Decision to change the name of the "Sustainability Committee" to "Sustainable Weston Committee:"** Selectwoman Nestor moved to change the name of the "Sustainability Committee" to the "Sustainable Weston Committee." Selectman Grozinger seconded this. The motion carried unanimously.
8. **Discussion/Decision about the Economic Vitality Committee, including its proposal:** First Selectman Spaulding commented that there was not enough alignment with the initial charge given to the Economic Vitality Committee and the Board of Selectmen. He highlighted a number of overlapping areas already in motion e.g., the POCD plan. Selectwoman Nestor acknowledged the energy and the mission of the committee saying that it needed to be refined with more specific parameters on what is doable and possible. First Selectman Spaulding said that Selectwoman Nestor and Town Administrator Jonathan Luiz had worked together on refining the charge and introduced committee secretary Ms. Carolyn Hill who agreed that it would be better for them to be more focused and that the updated charge was helpful. She commented that the committee would still appreciate feedback on their proposal. First Selectman Spaulding asked that the committee revisit the updated charge, digest it with the existing proposal and see where the two merge. Selectwoman Nestor highlighted some areas where she felt the Economic Vitality Committee could have a tangible impact. Selectman Grozinger said he appreciated that the committee saw itself as a cheerleader to expedite projects and push them along at a faster

pace than on “municipal time”. He asked to add a point to round out the charge with “due consideration to others at play” and gave the example of P&Z regulations being in place to protect neighbors of projects at play like the Cobbs Mill Inn. First Selectman Spaulding thanked the committee for their effort and enthusiasm and said that the Board of Selectmen would like to help them succeed as best they can. Selectman Grozinger moved to adopt the following refined charge for the Economic Vitality Committee as presented with the following addition – due consideration for other interests at stake.

The charge of the Economic Vitality Committee is to collaborate with and recommend ideas to the Weston Board of Selectmen that promote the economic vitality of small and home-based businesses in our town.

The Economic Vitality Committee will offer recommendations based on analysis that includes:

- the primary benefits to the town’s entrepreneurial and small business community
- a roadmap to feasible implementation, including timeline
- estimated idea costs and expected source of financing
- collaborative input from relevant town boards and committees
- regulatory or legal hurdles to implementation

Selectwoman Nestor seconded this. The motion carried unanimously.

**9. Appointment of Dominic Esposito as Building Inspector for a 4 year term starting April 16, 2021:** Selectwoman Nestor moved to appoint Dominic Esposito as Building Inspector for a 4 year term starting April 16, 2021. Selectman Grozinger seconded this. The motion carried unanimously.

**10. Discussion/ Decision to establish new dates and times for the 2021 Annual Town Budget Meeting and Budget Referendum:** Selectman Grozinger moved to hold the 2021 Annual Town Budget Meeting on Saturday, April 24<sup>th</sup> at 2 pm at the Weston High School Stadium, with the vote to take place immediately following at the Weston Town Hall. Rain dates for the ATBM would be on May 1<sup>st</sup> and May 8<sup>th</sup>. Furthermore, the Budget Referendum would be held on Saturday, May 1<sup>st</sup> from Noon to 8 pm at the Weston Town Hall. In consideration of the ATBM being delayed due to rain, the Budget Referendum rain dates would be May 8<sup>th</sup> and May 15<sup>th</sup>. Selectwoman Nestor seconded this. The motion carried unanimously.

**11. Approval of property tax refunds:** Selectwoman Nestor moved to approve property tax refunds totaling \$12,632.27, as presented. Selectman Grozinger seconded this. The motion carried unanimously.

**12. Approval of the minutes from the Board of Selectmen Regular meetings held February 18, 2021 and March 4, 2021 and Special Meetings held February 16, 23, 25, and March 1, 2021:** Selectman Grozinger moved to approve the unapproved minutes from the Board of Selectmen Regular meetings held February 18, 2021 and March 4, 2021 and Special Meetings held February 16, 23, 25, and March 1, 2021. Selectwoman Nestor seconded this. The motion carried unanimously.

**13. Adjournment:** Selectwoman Nestor moved to adjourn the meeting at 8pm. Selectman Grozinger seconded this. The motion carried unanimously.