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Sterling Opera House Commission

Regular Meeting Minutes
Monday March 9, 2026
Time: 6:00 PM

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1. Call to Order - Chair called the regular meeting of the SOHC to order at 6:00 PM on Monday, March 9, 2026.

2. Pledge of Allegiance - and Moment of Silence - Commission members and attendees stood for the Pledge of Allegiance. The Chair then requested a moment of silence in remembrance of a Commission member's family member and a member of Commissioner Karleen Guluzzy's family.

3. Roll Call

Present: Gino DiGiovanni; Dana Serna; Carleigh Paecht; Karleen Guluzzy.
Absent: Brian Coppolo.
The Clerk noted four (4) members present and that a quorum was established.

4. Additions, Deletions, and Corrections to the Agenda

No additions, deletions, or corrections were stated. The agenda proceeded as presented by consensus.

5. Approval of Minutes - A list of prior meeting minutes was referenced;
The Commission has not yet received them.

Motion: To table approval of the minutes

- **Moved by:** Dana Serna
- **Second by:** Karleen Guluzzy
- **Vote:** Motion carried unanimously

6. Public Portion - No members of the public spoke. The public portion was closed.

7. Old Business

The Chair reported that an email update had been received from Steinberg Hart regarding the market analysis and feasibility study. The firm is finalizing the report and gathering the data needed to complete the cost-plus analysis, which is expected to provide an overall project cost to bring the facility to an operational "up and running" status. The Chair stated that the firm's approach remains to present the work in phases, consistent with its prior presentation. The Commission anticipated a presentation at next month's meeting; however, if the timing does not align, the Chair indicated that a special meeting would be scheduled to present the final report to the public, with notice to be provided by email.

Dave Condon (50 Beatrice Drive, West Haven, CT) provided a financial update. He stated he needed to process a $1,900 reimbursement as directed by his accountant for tax filing purposes and that he intended to donate approximately $500 related to state filings and the

Employer Identification Number (EIN). He also referenced $250,000 in services from DNS. Mr. Condon reported that a checking account had been opened at Webster Bank and that he established a dual-entry checking system. He stated that next steps included expanding the 501(c)(3) board and, once Steinberg Hart's project numbers are received, developing a fundraising/resource development plan. He suggested holding a large public meeting (e.g., at a high school auditorium) to present the plan and build public awareness and support.

8. New Business

Commissioner Karleen Guluzzy provided an update on discussions with the Twisted Vine regarding a potential "cabaret night" fundraising event. She described a proposed two to three-hour event (e.g., 5:00–8:00 PM) featuring multiple entertainment acts (examples discussed included a magician, singer, and/or acoustic musician) to showcase the variety of programming envisioned for the Sterling Opera House. The Twisted Vine would retain restaurant food and beverage sales, while the Commission would receive revenue from ticket sales. Seating capacity was discussed as approximately 70–80 attendees, depending on table configuration. Commissioner Guluzzy stated she continued to seek local entertainers to participate and requested recommendations from Commission members.

Commissioner Guluzzy also reported a conversation with Chris Gilleran (New England Society for Paranormal Research) regarding a potential paranormal-themed event. She stated Mr. Gilleran offered to volunteer his time at no cost and proposed an evening program including a presentation and related activities. Timeframes discussed included approximately 9:00 PM to midnight, with an alternative earlier schedule (e.g., 8:00–11:00 PM) considered for fall months due to earlier sunset. Capacity constraints were discussed based on current limits for small tours (noted as approximately 10 people in the building at a time). A concept was discussed to run multiple one-hour sessions over three hours (for an estimated total of 30 participants) with a potential ticket price range discussed of $50–$100 per person, depending on offerings.

Mr. Condon expressed support in pursuing additional events to generate moderate income and stated that such efforts would help advance longer-term project goals. He said that, during prior tours, the Fire Department had permitted up to 20 people at a time when fire personnel were present. He supported both the paranormal event concept and the cabaret event. The Chair noted that a magician associated with a Shelton-based group had previously expressed interest during a tour, and it was suggested that Center Stage may also be contacted regarding potential performers. Commissioner Guluzzy asked for input on preferred timing; Saturdays were identified as the best option for Commission participation, and she indicated she would check venue availability accordingly.

9. Adjournment

The Chair adjourned the meeting at 6:15 PM

Vote: Motion to adjourn carried by voice vote, 4-0 (unanimous of members present).

Respectfully submitted,
Jennifer Desroches