

East Windsor Agricultural Commission

Special Meeting Minutes 9-10-19

Meeting held in Town Hall Resource Room, 11 Rye Street, Broad Brook, CT

Call to order 7:35pm

In attendance Albert Grant, Glenn Reichle, Jim Stremfer, Donna Grant

Review and discussion re Request for Proposals for Leasing Farmland and Real Estate Lease Agreement. Found several items needing change and additions. All blanks need to be filled in. Agreed that we need to contact Inland Wetlands Officer regarding farmer use and reporting of chemicals and erosion control. Albert Grant will contact Ruben Flores.

**Recommended additions and changes to proposed RFP**

**Request for Proposals for Leasing of Farmland**

Fill in all blank areas - map info and contact info.

1<sup>st</sup> page last paragraph - take out last line "lowest responsible proposer" change to "highest responsible proposer."

1<sup>st</sup> page Add new paragraph - Preference for leasing will be given to Town Residents and Businesses. ( since farmland parcels were bought with Town Funds it is appropriate that Town Residents benefit)

Page 2 Under **Leasing of farmland** – 4<sup>th</sup> paragraph change "lowest responsible proposer" to "highest responsible proposer."

**Under Standard Instructions**

Fill in all blanks

#6 direct questions to \_\_\_\_\_. Fill in.

#7 2<sup>nd</sup> paragraph change South Windsor to East Windsor.

#23 **Contract terms** –

Section L worker's compensation, take out (2) section re; State Treasurer

Section V. Non-Employment Relationship – what taxes are applicable?

## **Recommended additions and changes to proposed Real Estate Lease Agreement**

### **Real Estate Lease Agreement**

1<sup>st</sup> paragraph change 2018 to 2019.

**#3. Rent** – proposers are not bidding on a per acre basis.

**#4. Tenant's Use and Occupancy** - sections 4.3 and 4.4

Will get input from Inland Wetland Officer and add to Recommended changes if any.

**#6. Title, Taxes, Quiet Enjoyment, and Condemnation**

Add new section **6.5** Landlord shall maintain access points into property up to right-of-way distance.

Will submit final changes and recommendations to BOS asap after consulting with Inland Wetland Officer.

Adjourned 9:05pm

Submitted by Donna Grant