



# **Warehouse Point Fire District**

## **Special Meeting Minutes**

### **Wednesday December 1, 2021**

#### **Station 138, 89 Bridge Street East Windsor**

#### **Time: 6:30pm**

Call to order: 6:30pm

Attendance:

Present: Louis Flynn, Rachel Safford, Kevin Clynn, Charlie Nordell, Charlie Miller

Absent: Austin Holden

Discuss and take action on the acquisition of 81 Bridge Street, Bank of America:

Attorney Landolina went over the contract, he sent the changes to the Bank of America Attorney. We would like to move forward to get voter approval. Attorney Landolina will approve the final contract.

#### Resolution 1:

Motion to resolve: Resolve that the Commissioners approve the purchase of 81 Bridge Street, East Windsor CT 06088 from the Bank of America for \$200,000.00 Charlie Miller, Kevin Clynn second.

Vote: Yes 3 no 1

#### Resolution 2:

Motion to resolve: Resolve to appropriate \$225,00.00 (\$200,000.00 sales price and \$25,000.00 closing costs and renovations) from the Capital Improvement Fund for the purchase of the building and property located at 81 Bridge Street, East Windsor CT 06088, subject to voter approval. Kevin Clynn, Charlie Miller second.

Vote: Yes 3 No 1

#### Resolution 3:

Motion to resolve: Resolve to permit the Board of Fire Commissioners to enter into a Purchase and Sales Agreement approved by the District's attorney between the Warehouse Point Fire District and the Bank of America for the purchase of the property located at 81 Bridge Street, East Windsor CT 06088, if approved by the voters at a District Meeting. Rachel Safford, Kevin Clynn second.

Vote: Yes 3 No 1

#### Resolution 4:

Motion to resolve: To hold a Special Meeting on December 13, 2021 at 7:00 p.m. to discuss and take action on the foregoing. Charlie Miller, Rachel Safford second. All in favor

Vote: Yes 3 No 1

Motion to add Austin Holden email: All in favor.

Good evening,

Unfortunately, I will not be available to attend Wednesday's special meeting as the timing conflicts with other obligations and would like to have this correspondence be a part of the meeting in lieu of my absence.

My stance on this proposal has not changed since the last time it was spoken of and quite frankly, I think it should go to a district vote as soon as possible.

Yes, the timing of such a purchase is not the greatest, but typically the timing of large out-of-ordinary purchases never have good timing.

This building and land are a very rare opportunity that, with some aid from Chief Barton and Chairman Flynn, has practically fallen into the district's lap at what I would say is a discounted price, to say the least.

A few key points I would like to note are:

- Per the walk through conducted 11/4/21
  - The structure is in good shape,
  - Furnace was installed in '06, which we should be able to get at least another 5-10 years out of.
  - The roof is only 9 years old, and
  - The parking lot is in good shape.
- For \$200,000 the district would be getting a parcel that is 0.80 of an acre giving Station 138 a near cumulative total of 2 acres as well as over 5,000 sq. ft. of office space. Immediate use would be the building for much needed office space and in the long-term the land for future expansion of the Station.
- Shifting the office space from its current location to the annexed bank would also provide additional space for later capital improvements., dormitory, wash room, etc.
- It is from my understanding that it would be very cost ineffective to build up (a second story) on the current building, making this acquisition an effective alternative.

Respectfully submitted,

Commissioner Holden

Public Session: NA

Adjournment: Motion to adjourn at 6:37 Rachel Safford, Kevin Clynch second. All in favor