

Board of Selectmen
May 21, 2018

THE FOLLOWING MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECMTEN

The Board of Selectmen held a regular meeting Monday, May 21, 2018, in the Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Rosenthal called the meeting to order at 7:31p.m.

PRESENT: First Selectman Daniel C. Rosenthal, Selectman Maureen Crick Owen and Selectman Jeff Capeci.

ALSO PRESENT: Christal Preszler, Wes Thompson, three members of the public and one member of the press.

VOTER COMMENTS: none.

ACCEPTANCE OF THE MINUTES: Selectman Crick Owen moved to accept the minutes of 5/7/18 Selectmen Capeci seconded. Selectman Crick Owen noted that the motions to appoint members to the Business Advisory Committee and the Community Center Committee were made by First Selectman Rosenthal and seconded by Selectman Capeci. All in favor of the minutes as amended.

COMMUNICATIONS: First Selectman Rosenthal applauded the efforts of all town employees and first responders. It was humbling to witness the emergency staff work together; the efforts were dramatic. The Edmond Road construction project is state and federally funded. However, the town is working on cleaning up a land transfer relative to the gas station property. The total of \$19,500 is available in the Land Use budget. No action is required by the Board of Selectmen.

FINANCE DIRECTORS REPORT: In Mr. Tait's absence First Selectman Rosenthal presented the 2018-19 State Budget Impact on Newtown (att.).

NEW BUSINESS

Discussion and possible action:

1. Proposed lease terms between the Town of Newtown and M&D Brewery regarding Stratford Hall:

First Selectman Rosenthal said that adding a commercial component to the campus is important. Stratford Hall is the most attractive for a commercial reuse perspective. The town will remediate the roof; the investors will be responsible for the renovation of the interior and patio space. The estimated investment will be \$750,000, for a building that is a town asset. Ms. Preszler said that Stratford is the building that get the most interest; it's a beautiful building with natural lighting and an arched ceiling. Mr. Thompson said the principal investors are an architect/developer and an existing business person. Ms. Preszler said that from an economic development standpoint a brewery draws people to the community and will help to support other services and restaurants in town. First Selectman Rosenthal said that this is an opportunity to expand the uses at the campus. Mr. Thompson said that there are already funds available for the remediation; there is still remaining money from taking down the white houses, Canaan and Woodbury, and defined specifically for remediation and/or demo. Selectman Crick Owen thinks this is a great move and hopes it will help to expand use of the campus. Mr. Kingsley, 20 Maltbie Road, said that \$750,000 is to make the building functional; there will be additional cost to convert to a brewery. Selectman Capeci thinks it sounds like a win/win if it can work. Mr. Thompson said there are skills on the design build side and skills on the operational side. They have a great partnership and a business plan. First Selectman Rosenthal said it adds a nice dimension to the campus. A food truck will be there three times a week; restaurants can leave menu's and patrons of the brewery can have food delivered. There was discussion relative to having a pop up store within the brewery or having artisans on site. Selectman Capeci moved that the Board of Selectmen authorize the Legislative Council to draft a

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Town Clerk of Newtown 3:48pm
Debbie Aurelia Halstead

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- lease consistent with the summary of terms (att.) and authorize the First Selectman to execute on behalf of the town pending additional due diligence. Selectman Crick Owen seconded. All in favor.
2. **Appointments/Reappointments/Vacancies/Openings:** First Selectman Rosenthal noted there is a vacancy, effective June 13, on the Edmond Town Hall Board of Managers available to a Democrat. Ms. Wiedemann is active in many organizations and boards and will be missed on the ETH BOM.
 3. **Driveway Bond Release/Extension:** Selectman Crick Owen moved to release the driveway bond for John Hastedt, Shepaugh Road, M42, B10/1, L24 in the amount of \$1,000 and to release the driveway bond for Corbo Associates, Inc., Crosswind Court, M2, B9, L1.17 in the amount of 1,000. Selectman Capeci seconded. All in favor.
 4. **Tax Refunds:** Selectman Crick Owen moved the tax refunds, no. 22, 2017/18 in the amount of \$18,648.50. Selectman Capeci seconded. All in favor.

VOTER COMMENTS: none.

ANNOUNCEMENTS: none.

ADJOURNMENT: Having no further business the regular Board of Selectmen meeting adjourned at 8:07pm.

Sue Marcinek, Clerk

Attachments: 2018-19 State Budget Impact on TON; Stratford Hall, M and D Brewery, Draft Proposal

Town of Newtown
Adopted 2018-19 State Budget Impact on Newtown

	2018-19		
		5/9/2018 General Assembly adopted state budget	
<u>Grant</u>	<u>Newtown Adopted Budget</u>	<u>adjustments **</u>	<u>Difference</u>
ECS grant	3,956,332	4,565,641	609,309
PILOT: State-Owned Property	417,704	456,363	38,659
Municipal Stabilization Grant	257,863	267,960	10,097
LOCIP	240,865	240,865	-
Pequot-Mohegan Grant	829,098	829,098	-
Town Aid Road	470,865	470,865	-
Grants for Municipal Projects	235,371	235,371	-
	6,408,098	7,066,163	658,065

** These are preliminary estimates and subject to change (per CCM).

**Stratford Hall, M and D Brewery
Draft Proposal**

M & D Brewery will be responsible for the renovation of the interior and patio space for Stratford Hall. Estimated investment is \$750,000.

The Town of Newtown/Fairfield Hills Authority will be responsible for the roof remediation/replacement, utility hookups, selective other remediation, and exterior window trim work, estimated total investment is \$180,000, of which, roof abatement/replacement is estimated at \$112,800.

Other remediation estimated to be \$32,500.

General Lease Terms and Conditions – Final details to be determined*

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| 1. Minimum property improvements to Stratford Hall by private investors of \$750,000 (estimated, final number TBD). |
| 2. Lease validity period or required startup timeframe following utility improvements by Town (must complete improvements and occupy within 365 days). |
| 3. Right of first refusal to Town if Tenant seeks to sublease. No partial sublease is permitted without prior written consent of the Town of Newtown. |
| 4. Permitted property use and limitations as defined by Town. |
| 5. Common area maintenance ('CAM') charge included in monthly lease payment. CAM includes snow removal, external ground maintenance and outdoor lighting to be provided by Town. CAM is estimated and is subject to change based on total square feet of building and land area to be leased. |
| 6. Lease Term. The term of the lease shall be for a period of 20 years beginning on _____, 2018 and ending on _____, 2038. |
| 7. Option to renew. No material default, Tenant has the right and option of extending the lease for ten years from _____, 2038 to _____, 2048. |
| 8. Estimated Payment Schedule:
a. Years 1 – 5, \$200 per month
b. Years 5 – 10, \$500 per month
c. Years 10 – 20, \$830 per month
d. Years 20 – 30 (option renewal period), \$2,000 per month |

*Final terms and conditions subject to change, based on final review of business plan and financing.