

MEETING MINUTES  
Easton Board of Selectmen  
August 16, 2018  
7:30 PM

Adam Dunsby called the meeting to order at 7:35 p.m.

Present: Adam Dunsby, Kristi Sogofsky and Robert Lessler

1. Adam Dunsby began the presentation with a summary of the South Park Property history. (See summary attachment). Mike Kinney, senior vice president for Finance & Administration at Sacred Heart University presented a proposal to lease (4) acres for a D-1 baseball field. The field would be turf and cost approximately \$3 million to build. SHU would be responsible for 100% of costs and would pay Easton a lease fee. Residents commented and asked questions.
2. Robert Lessler moved to approve the minutes of the Easton Board of Selectmen Meeting of August 2, 2018. Kristi Sogofsky seconded. Motion passed unanimously.
3. Several residents spoke of fracking waste, the Plan of Conservation and Development and a Board of Finance appointment.
4. Kristi Sogofsky moved to approve the following tax refunds as recommended by Krista Kot, Tax Collector: 1. CORELOGIC - \$745.04; 2. CHRISTOPHER KELLY - \$239.34; 3. CHRISTOPHER KELLY - \$25.89; 4. MATTHEW WITHERBEE - \$101.66. Robert Lessler seconded. Motion passed unanimously.
5. The board member comments on Planning and Zoning Commission draft update of the Town of Easton Plan of Conservation and Development 2018-2028 pursuant to Section 8-23 (h) (2) of the Connecticut General Statutes will be discussed in September to allow for more time to review.
6. The board agreed that the Town of Easton Policies and Procedures will be distributed to department heads and be placed on our website. In September, the Hiring Policy will be reviewed and the next policies to be reviewed will be discussed.
7. No board member comment.
8. Kristi Sogofsky moved to adjourn at 9:12 p.m. Robert Lessler seconded. Motion passed unanimously.

3M~08-17-18

## **South Park Summary**

### **Board of Selectmen Meeting, August 16, 2018**

- In 2008 the Town purchased the South Park property as an alternative to a proposed high density development claiming protection under the state's affordable housing statute. Price around \$6 million. The Town simultaneously entered into a lease and option to purchase agreement with NEPC for the purposes of building a prayer center. The intention was that the Town would recover its full investment.
- NEPC extended the option several times (which they were allowed to do because of a lawsuit) and the BoS gave them one additional extension.
- In 2014, the option expired. The Blazes remain on the property in a month-to-month lease. (There are several buildings on the property.)
- The Town borrowed the \$6 million to purchase the property (some recouped through option payments).
- In 2017, we had to go to bond. Maturity is 2030, about as far out as we could legally go. The principal outstanding is \$3.9 million. Total annual debt service is \$420k, about 1% of budget.
- The Board of Selectmen has taken the position that viable, non-duplicative proposals will be presented to the Town. We have heard proposals for senior housing, a park, athletics, etc.
- The Board of Selectmen will solicit and receive feedback from the public regarding any proposal for disposal of the property. An 8-24 referral to P&Z would also be required.
- Recently, the Blazes have raised the issue of the house's condition. There was no long-term plan for the house at the time of purchase as the Town did not intend to be the owner of the property.