

Town of Seymour

Building Review Committee

Minutes

COPY RECEIVED
DATE: 3/26/12
TIME: 4:57 pm
TOWN CLERK'S OFFICE

Place: Anna LoPresti Faculty Room

Date: 3-15-12

Time: 6:30 p.m.

1. Meeting called to order by: Paul Wetowitz at 6:33 p.m.
2. Pledge of Allegiance
3. Roll Call:

Members of the Committee	Present	Absent	Late (time)
Scott Andrews	X		
Bruce Baker	X		
Tim Connors	X		
Nicole Klarides-Ditria	X		
Jennifer Magri	X		
Fred Messore	X		6:50 p.m.
Wayne Natzell		X	
Dennis Rozum		X	
Paul Sponheimer	X		
John Stelma		X	
John Uhelsky	X		
Paul Wetowitz	X		
Total	9	3	1

4. **MOTION:** to approve the prior Meeting Minutes of 3-1-12

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews				X
Bruce Baker		X		
Tim Connors	1			
Nicole Klarides-Ditria	2			
Jennifer Magri		X		
Fred Messore				
Wayne Natzell		X		
Dennis Rozum				
Paul Sponheimer		X		
John Stelma				
John Uhelsky		X		
Paul Wetowitz		X		
Total		6	0	1

5. Members review and discussion on 98 Bank Street report from Mr. Sponheimer's committee

- a. **Discussion** - Mr. Wetowitz asked Mr. Sponheimer to present the information from the prior 98 Bank Street committee. Mr. Sponheimer reported that nothing had been retained except what was sent to the Board of Selectman. Mr. Sponheimer presented to Mr. Wetowicz the financial summary from that committee on the 98 Bank Street property which reflected an annual loss of \$49285.10. Mr. Sponheimer further provided an overview of the minutes from the final 98 Bank

Street meeting where Ms. Magri attended and spoke regarding the need to review all town buildings, not just 98 Bank and that she was opposed to moving the BOE offices to the any active school property such as the high school which had been mentioned. At that meeting it was reiterated that the charge of that committee was not to decide the disposition of the BOE offices. It was to determine the recommendation of a sale of the 98 Bank Street property only. After the expense review and the obvious negative impact to the town budget it was the recommendation of that committee to proceed with steps to begin the process to ultimately sell the 98 Bank Street property. The basis of that recommendation was not only on the current negative budget impact but also on the fact that the building had recently been remodeled, had adequate parking and was close to Rt 8 making it a desirable commercial property. That recommendation was presented to the BOS and then the election saw a change in leadership so no action was ever taken on that committee's recommendation.

- b. Further discussion ensued with Mr. Baker questioning the lease agreement and making the statement that with the NVHD (Naugatuck Valley Health District) agreement it would make it very difficult to sell in his opinion. Ms. Klarides-Ditira asked how much of the building was occupied by the NVHD (2 floors) and agreed that the economics of the current lease is a challenge. Mr. Sponheimer questioned what the new economic tax incentive plan might have for businesses interested in these properties. There was discussion around the proposed asking price of \$50K for 98 Bank and the assessed value. Mr. Connors mentioned that taxation always occurs based upon the assessment value not the sale price. Mr. Wetowicz mentioned that it was important to note that the lease agreement for NVH states that the lease starts upon issuance of a CO (certificate of occupancy) that was issued to them in 2005 making the 1st period of the lease extend until 2015. Mr. Sponheimer mentioned that NVH has the right to 1st refusal in the event of a sale. Mr. Andrews questioned whether or not the lease was transferable and according to Mr. Sponheimer it is and the purchaser would need to be notified about the existing lease. Mr. Aponheimer and Mr. Wetowicz spoke about potential interest by 100 Bank Street owners and according to Mr. Wetowicz there was interest by the purchaser of 100 Bank at the time of that purchase but that is no longer true per his discussions with the owner at the time of a fire code review. Mr. Uhelsky asked if the building was in a condition that would warrant it being condemned. No as a great deal of renovation was done by the NVHD prior to their moving in. Mr. Connors questioned whether or not the town attorney had ever reviewed the lease and to Mr. Sponheimer's recollection that was not done as part of the prior committee's work.

Note: Mr. Messoro now joins the meeting at 6:50 p.m.

- c. Discussion regarding the 98 Bank Street building continues. Some questions that were asked included – could the lease be bought out, could the value of the lease be leveraged against a sale price, etc. Mr. Sponheimer asked Mr. Messoro about the tax incentive plan and if it would apply here and Mr. Messoro felt that it was probably not an option in this particular situation as building improvements have already been done. Mr. Messoro asked for clarification on the mission of the committee and Ms. Magri read the charge that was given by the First Selectman. Mr. Sponheimer questioned whether or not asbestos was a concern in these buildings. Mr. Wetowicz responded that there was a minimal amount at LoPresti according to Mr. Natzel, a closet at Town Hall, yet at 20 Pine Street (Community Center) that the 2nd floor was recently sealed off due to the ceiling tiles falling and being destroyed by the police department who in the

past had conducted trainings there. Mr. Baker cautioned the committee that asbestos abatement can be very expensive. It was about \$500K to remediate the PCB's in the windows at Chatfield School for a very small discrepancy over the state standard. Mr. Connors questioned what type of renovation had been done at the Community Center. All new windows, looks to be encapsulated asbestos in some areas. Questioned what would be required and could we find the report regarding the 2nd floor of that building. Ms. Klarides-Ditria suggested that we determine what is in each building both from a usage and contents standpoint. Mr. Messoro asked what the history behind the NVHD lease was as they are paying less than \$2 per sq ft which is far below market rate. (Barton administration) He questioned who paid for the improvements that were done. (NVHD grants). What is the value of the property/appraisals and do we have any leverage with the tenant to negotiate or break the lease in order to market the property? Mr. Andrews again asks if the lease was ever evaluated by someone other than the prior committee. Ms. Klarides-Ditria states that she feels that full appraisals and assessments of the structural conditions of the buildings are needed. Mr. Baker feels that the committee needs to consider which of the buildings is most saleable. Mr. Wetowitz asked if there were any motions that the committee would like to make.

MOTION: To request that there is a structural assessment and real estate market appraisal performed against all 4 town properties

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews	2	X		
Bruce Baker		X		
Tim Connors		X		
Nicole Klarides-Ditria	1	X		
Jennifer Magri		X		
Fred Messoro		X		
Wayne Natzell				
Dennis Rozum				
Paul Sponheimer		X		
John Stelma				
John Uhelsky		X		
Paul Wetowitz		X		
Total		9	0	0

MOTION: To present the current 98 Bank Street lease agreement to the Town Attorney for review and comment

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews	1	X		
Bruce Baker		X		
Tim Connors		X		
Nicole Klarides-Ditria	2	X		
Jennifer Magri		X		
Fred Messoro		X		
Wayne Natzell				
Dennis Rozum				
Paul Sponheimer		X		
John Stelma				
John Uhelsky		X		
Paul Wetowitz		X		
Total		9	0	0

6. Tour LoPresti School

- a. **Discussion** – Mr. Glen Frosceno the LoPresti night custodian provided the committee members with a tour of the LoPresti building. Prior to beginning the tour the committee asked Mr. Frosceno to comment on any things that he would like the committee to know about the condition of the building. Mr. Frosceno mentioned that the roof does have a few minor leaks that would require repair, that new windows would be needed, re-pointing of the brick, the boilers were older, there were no mold issues and that the foundation does leak a bit in the back in the boy's bathroom area which has been closed off to students. The town is responsible for the grounds maintenance of the rear field and he felt that there is a possibility of future parking in that area rather than use of the church parking if landscaped and sloped correctly. Ms. Magri took photographs for future reference for the committee while on the tour.

Note: Mr. Donald Smith, 56 Greenwood Circle and Chairman of the Chatfield/LoPresti Building Committee joins the meeting at this time

7. Members discussion regarding the school

- a. **Discussion** – while on the tour there was some discussion regarding the committee member's observations. The committee learned that the basement bathroom is damaged. The old coal furnace has been painted and is a beautiful historic marker of the building. There is a 1200 amp panel for electric. In 1998 there was a secondary boiler put in place that is at the back of the cafeteria area. The 1st boiler only operates the heating in the old wing. There actual have been 2 additions to the building since it was initially constructed. Biddy Basketball uses the gymnasium from October through April several nights per week. One of the locker rooms doubles as a band room currently. There is a great deal of character in the classroom architecture with tin ceilings and many wood built-ins. The flooring throughout the building is relatively new and in good shape.

8. Members discussion regarding the committee's mission

- a. **Discussion** – Mr. Baker feels that the committee needs to start out much like the committee did for the Chatfield project. He stated that the timing of this is too late, should have been done 2 years ago when the Chatfield/LoPresti project was approved. Mr. Sponheimer would like more information on what does the administration expect. Ms. Klarides-Ditria reiterates that Town Hall should be considered in this plan as well since they are outgrowing the space. Mr. Uhelsky commented that it was helpful to tour LoPresti and see and hear from Mr. Frosceno. He further stated that LoPresti looked to be in good shape while his observation of the Community Center is that there are issues there. He would like to see town janitors input on the other buildings as well. Mr. Baker feels that we need to assess all buildings as a package that we can't look at them individually. Mr. Messore feels that there should be a priority list in place. Mr. Sponheimer raised concerns about the proposed BMX/Skate park on the Community Center property and the timing of that project given the charge of this committee. It could be a challenge if it is determined that property should be sold. Mr. Wetowitz states that there is a lot of work to be done here to meet the August deadline and expressed concerned that in order to do this right it will take time. Mr. Messore asked how the town determined that LoPresti School should be

retired. Mr. Baker explained the evolution of that decision and that it ultimately was a cost effective one. As Mr. Smith was also present, Mr. Wetowicz asked that he also offer comment on that process as well which he did. Mr. Baker asked if we could approach the Board of Selectmen and ask for a budget. We really need an architect to do a study as the committee cannot do that properly on their own. They would provide estimates, building configurations, assess the needs of the current occupants and then propose if/thens to the committee for consideration. You can expect at least \$25K in cost for these services.

9. Public Comment

- a. Mr. Donald Smith, 56 Greenwood Circle and Chairman of the Chatfield/LoPresti Building Committee – Mr. Smith offered additional insight into the process that had been used with his committee. He discussed the role of an architect and the need to look at long range planning. An architect would use a block process to determine \$/sq ft for construction remodeling. He believes that an architect is needed to assist the committee with their mission and in speaking with some that he knows he anticipates an initial consultative cost to range between \$25-\$40K. He believes that it is a fair assumption that some building would be sold. He stated that he had already had a discussion with First Selectman Miller about this as well.

10. Members discussion regarding the committee's mission continued

- a. **Discussion** – Some additional closing discussion was had post the public comment session. Mr. Baker expressed that the committee needs to write a proposal and go to bid for architect services. Mr. Uhelsky questioned whether or not grants might be available. Mr. Messore will see if he can obtain some more data on appraisal costs for the next meeting. Mr. Wetowicz offered to have a preliminary discussion with the First Selectman regarding the need for a budget for this committee. Mr. Uhelsky would like an accounting of all activities happening in each building.

MOTION: To adjourn the meeting at 8:27 p.m.

Members of the Committee	Motion	Yes	No	Abstain
Scott Andrews		X		
Bruce Baker	2	X		
Tim Connors		X		
Nicole Klarides-Ditria		X		
Jennifer Magri		X		
Fred Messore	1	X		
Wayne Natzell				
Dennis Rozum				
Paul Sponheimer		X		
John Stelma				
John Uhelsky		X		
Paul Wetowicz		X		
Total		9	0	0