

**EAST LYME BOARD OF FINANCE  
SPECIAL MEETING MINUTES  
Thursday, SEPTEMBER 27th, 2012**

Members In Attendance: Raymond Hart, Chairman  
Steve Harney, Secretary  
Richard Bengtson  
Steve Carpenteri  
Steve Kelley

Also In Attendance: Paul Formica, First Selectman  
Anna Johnson, Finance Director

Absent: Lisa Picarazzi

**A. Call Meeting to Order**

Chairman Hart called this Special Meeting of the East Lyme Board of Finance to order at 6:00 PM.

**B. Pledge of Allegiance**

The Pledge was observed.

**C. Delegations**

Mr. Hart called for Delegations.

Matthew Fleischer, 38 White Birch Circle said that he is a member of the Sportsman's Club and they are part of this deal. Their part is a cash offer and he hopes that they will pass this and get it done.

Marvin Schutt, 39 North Edgewood Rd. said that he is part of the group that is forming to manage the Samuel Smith House property.

**D. Reports**

◆ **First Selectman**

Mr. Formica said that he would report under New Business as his report is for the one item.

**E. New Business**

**a. Discussion – Acquisition of Samuel Smith House**

Mr. Hart asked Mr. Formica to make the presentation on this.

Mr. Formica said that this is something that has been hovering around for some time now and the number of people interested in this property has grown. The parcel has historical significance to the community as it has the oldest historical house on it and it has been the hope of Steve & Carol Huber that it would be preserved. He passed out two smaller maps and explained the modification of the lot line to allow for the affordable purchase of the property. It has been proposed for two parcels - the 8.1 acre parcel first lot and the 9.5 acre parcel second lot that is the subject of the agreement with the Sportsman's Club to purchase it for \$125,000. The Sportsman's Club is interested in the parcel as it buffers their shooting ranges. They will allow and provide for the use of it for a nominal fee/lease (such as \$1). The property will operate like the Lee House as a 501c3 and will have the same arrangement as the Lee House and will be maintained on its own. The purchase price is \$425,000 minus the \$125,000 from the Sportsman's Club leaving \$300,000. There is also a Historic Preservation Grant available for up to one-half of the \$300,000 price (potentially \$150,000). They will know about the Historic Preservation Grant award by January 15, 2013 and they have made arrangements with the Huber's and the Sportsman's Club to close in March of 2013 as they have to wait on the grant. If they do not get the

grant, it could be \$300,000 however they hope to get something in the grant award. He further said that they had discussed bonding however there is approximately \$1M in the CNRE fund with \$700,000 earmarked and about \$300,000 of available funding from savings on previous items that were saved for. The suggestion was made to use this rather than to bond. If they get the grant – whatever they get would go back into this fund. He acknowledged that there was some skepticism however it seems that this is a home that needs to be preserved and the Sportsman's Club participation makes it a win-win situation. Once they find out what they get from the grant in January of 2013 they will be able to send it to the Attorney General's Office for review. Currently an attorney is drawing up both options. This item will go to Town Meeting for approval. The Town Meeting would be held on October 3, 2012 at 7 PM. He said that the urgency lies in the fact that they have to move this along in order to get the grant application in by the October 26, 2012 deadline. This is also why they have opted not to go to referendum with this. He said that he would be happy to answer any questions they might have.

Mr. Kelley said that he had heard while watching the Selectman's meeting on Channel 22 that a contractor had said that it would be about \$30,000 to bring the house up to snuff. He asked where that money would come from.

Mr. Formica said that the house was built in 1685 and that it would be their issue as a 501c3 to find the means to do the work.

Mr. Hart asked if they had received any other appraisals on this property.

Mr. Formica said that they had and that they were greater.

Mr. Hart asked about the CNRE money and if there was any benefit to using it rather than the contingency dollars.

Mr. Formica said if they used contingency that it would take away from what it was intended for – such as cost over runs on severe storms, etc.

Mr. Carpenteri asked about the loss in tax dollars on the property.

Mr. Formica said it is in the \$4,000 range annually. He added that the Sportsman's Club does pay taxes so roughly half of that amount would still be paid.

Mr. Hart asked Mr. Formica if he has been inside of the house.

Mr. Formica said that he has and that it is very 'old.'

Mr. Kelley said that he toured the house and during the tour there were some elderly ladies who went upstairs – which was difficult for them. He asked if the house would be outfitted with safety features such as rails, etc. as they would like to use it for educational purposes and having people there may be difficult under the current circumstances.

Mr. Formica said that he would think that it would have to be roped off and fixed.

Luane Lange, Chairman of the Historical Properties Commission said that the grant requires that certain types of ADA features be installed and it also requires a historical preservation easement for 20 years.

Mr. Hart asked if they were ready to make a motion.

**\*\*MOTION (1)**

Mr. Kelley moved that it be Resolved to appropriate the sum of \$425,000 from the Capital Non-recurring (CNRE) Fund 32 for the acquisition of the Samuel Smith property, said Fund to be reimbursed with the proceeds from the sale of a portion of the property and with any grants received pertaining to said property.

Mr. Carpenteri seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Mr. Hart noted that this item would be taken up at the Town Meeting on October 3, 2012 at 7 PM.

Mr. Formica thanked the Board for their consideration.

## **F. Public Discussion**

Mr. Hart called for Public Discussion.

Marvin Schutt, 29 North Edgewood Road thanked the Board for their prompt vote and consideration.

## **G. Board Comments**

Mr. Kelley thanked Mr. Formica for making the presentation easy to review and consider.

## **H. Adjournment**

Mr. Hart called for a motion to adjourn.

### **\*\*MOTION (2)**

Mr. Kelley moved to adjourn this Special Meeting of the East Lyme Board of Finance at 6:32 PM.

Mr. Harney seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary