

The Fairfield Hills Authority held a Regular Meeting on Monday, September 28, 2015 in Council Chambers at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

These minutes are subject to the approval of the Fairfield Hills Authority.

Present: Thomas Connors, Jim Bernardi, Ross Carley, Andrew Willie, Curt Verdi, Renata Adler and Terry Sagedy

Absent: Phil Clark

Also Present: Pat Llodra, First Selectman; Amy Mangold, Director of Parks and Recreation; Carl Samuelson, Assistant Director, Parks; Dr. Richard Kresch, MD, President and CEO US HealthVest; Randy Eigen, 1st VP CBRE; and Christal Preszler, Grants Coordinator, Planning Department; one member of the press.

Tom Connors called the meeting to order at 7:03 PM.

1. Public Participation :

None

2. US Healthvest – Discussion and Action:

Tom Connors opened discussion that would lead to a decision whether or not to enter into lease negotiations with US Healthvest and thanked company representatives for their patience in the process. Dr. Richard Kresch also noted Town cooperation. US Healthvest is a development group and operates hospitals, finding areas in need of services and / or purchasing underperforming facilities. Began search in Norwalk, later focused on Newtown. CBRE representative found FH location. None of current buildings suit needs, plan to demo Norwalk Hall.

Discussion ensued regarding suitability of another site in Newtown, located on Route 6 near Hollandia Nursery. Dr. Kresch noted that significant site work may be necessary due to the topography of the land.

Andrew Willie asked whether an official vote had taken place on this topic. It was noted that it had not.

Renata Adler brought up concerns regarding such a facility at FH – including security, how the operations of the hospital could be monitored due to privacy laws, veteran PTSD treatment, safety of visitors to possible community center. The question was raised as to if the facility could be sold to a not for profit entity.

Dr. Kresch noted that retail establishments have higher crime rates than their current facilities. Patients are generally 98% voluntary and have diagnoses such as depression and bipolar. Outdoor areas are secured. Security internally is handled by staff trained in de-escalation, visitors' hours are limited.

Andrew Willie asked if patients could leave at any time. Richard Kresch noted that a patient would need to be deemed ready to leave the facility.

Jim Bernardi asked if the other site introduced was suitable. Dr. Kresch noted that site prep could be expensive at other site and that a larger search for a property may be necessary.

Discussion took place regarding the process by which the lease is forwarded / recommended to the BOS. Pat Llodra noted that if a lease were forwarded for any project, the BOS could go back to the FHA regarding the details of the lease, or could reject an offer if there was a reason for denial.

Jim Bernardi made a motion as to whether the FHA should enter into lease negotiations with US Healthvest for the purpose of building the facility at FH as outlined in their letter of intent. Ross Carley seconded the motion. It was voted down, 2 in favor, 5 against.

3. Engineer's House Lease Extension: Discussion and Action

Pat Llodra introduced the amendment to the lease with NRRT for renting the Engineer's House at FH. The lease would be extended two months, ending March 31, 2015. A sustainability plan going forward regarding services is being discussed. (Attachment A)

Andrew Willie motioned to approve the lease extension for NRRT. Terry Sagedy seconded the motion and it passed unanimously.

4. Chairman's Report:

a. Water Fountains on Campus: Discussion and Action

Amy Mangold and Carl Samuelson discussed options for designs and locations of water fountains and a pet water dispenser as added amenities at FH. Locations were recommended based on proximity to potable water (locations 1 and 2 on Attachment B). Units must be appropriately winterized.

b. Mike Holmes Recognition

Jim Bernardi motioned to allocate \$28,000 for purchase and installation of two water fountains and a pet water station (locations #1 and #2. Proposed Water Fountain Location map). Andrew Willie seconded the motion and it passed, 4 voting for the motion, 3 voting against it).

Terry Sagedy thanked P&R for their work on the trail extension. It was recently used for the lantern parade at the Arts Fest and was a wonderful addition to the festival.

Carl Samuelson noted that granite posts will be repurposed by using them to better define the trail extension by Cochran House.

5. Fairfield Hills Staff / Grants Coordinator Report:

a. CIP Projects Update:

Remediation and renovation work on duplex #63 has been awarded and work has begun. Single family houses and greenhouse demo projects are close to being able to be awarded. Specs are being drawn up on Canaan House remediation and demo.

Curt Verdi asked when reports will be complete on the assessment grant. Most reports have been received and need to be reviewed.

b. Sidewalk Project Update:

A grant application is still outstanding which, if awarded, could increase the scope of the proposed sidewalk and lighting project. No date has been given for an announcement.

c. Events:

The Cultural Arts Festival was recently held and was a wonderful event. A celebration of Julia Wasserman's life was also held and was successful. Many more events are upcoming as October is a popular month for events.

d. Plymouth Hall Update:

Ross Carley noted that the basement has been pumped of water. Electricity and sump pumps need to be installed to keep the water level down. Christal Preszler noted that a structural assessment needs to be done on the building and could cost approximately \$30,000.

6. Other Items:

a. Appointment of Vice Chairman:

Tom Connors motioned to nominate Curt Verdi. The motion passed unanimously.

b. Discussion regarding lease process:

Discussion will take place next month regarding the process for recommending leases to the BOS.

7. Adjournment –The meeting adjourned at 9:10 pm.

Lease

By and Between the
Town of Newtown and *The Newtown Recovery and Resiliency Team*

FIRST AMENDMENT TO LEASE

This Amendment to Lease dated as of the _____ day of _____, 2015, is made by and between the Town of Newtown, a municipal corporation of the State of Connecticut, whose address is 3 Primrose Street, Newtown, Connecticut 06470 (the "Landlord"), and The Newtown Recovery and Resiliency Team, whose address is 28 Trades, Newtown, Connecticut 06470,

Whereas, the Landlord leased to the Tenant the Demised Premises by lease dated September 2, 2014;

Whereas, the parties desire to amend the lease by extending the term thereof;

Now therefore, in consideration of the foregoing, the parties agree to amend the Lease as follows:

- 1. The Paragraph entitled "Term" is amended by extending the term thereof to March 31, 2016.
- 2. In all other respects, except as modified herein, this Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

TOWN OF NEWTOWN, Landlord

By _____

THE NEWTOWN RECOVERY AND RESILIENCY TEAM
Tenant

By _____

Proposed Water Fountain Locations

