



145 Dennison Road
Essex, CT 06426
860/581-8554 FAX: 860/581-8543
www.rivercog.org

Chester, Clinton, Cromwell,
Deep River, Durham, East Haddam,
East Hampton, Essex, Haddam,
Killingworth, Lyme, Middlefield,
Middletown, Old Lyme,
Old Saybrook, Portland, Westbrook

**LOWER CONNECTICUT RIVER VALLEY COUNCIL OF GOVERNMENTS
AND
LOWER CONNECTICUT RIVER VALLEY METROPOLITAN PLANNING ORGANIZATION**

APPROVED MINUTES OF MEETING

Wednesday, February 22, 2017

9:00 a.m.

RiverCOG Offices

145 Dennison Road

Essex, CT

RiverCOG Members:

Chester: Lauren Gister *
Clinton: Bruce Farmer *
Cromwell: Anthony Salvatore *
Deep River: Angus McDonald, Jr. *
Durham: Laura Francis *
East Haddam: Emmett Lyman *
East Hampton: Michael Maniscalco (Jeremy DeCarli proxy) *
Essex: Norm Needleman * (9:13)
Haddam: Lizz Milardo
Killingworth: Cathy Iino *
Lyme: Ralph Eno
Middlefield: Ed Bailey * (9:15)
Middletown: Joseph Samolis, Alternate for Daniel Drew
Old Lyme: Bonnie Reemsnyder *
Old Saybrook: Carl Fortuna *
Portland: Susan Bransfield *
Westbrook: Noel Bishop

MPO Members:

Middlesex Chamber of Commerce: Darlene Briggs *
Estuary Transit District: Joe Comerford *
Middletown Area Transit: Andrew Chiaravallo *

* Member Present

Others Present:

Edgar Wynkoop, CT Dept. of Transportation
Pat Bandzes, Eversource Energy
Paul Doyle, Executive Director Estuary Council of Seniors, Inc.
Derek Howell, Power Options
The Honorable Terrance Lomme, Judge of Probate
Ellen Graham, Senator Blumenthal's Office
Leslie Strauss, Heritage Co., Inc.

Staff Present:

Samuel Gold, AICP, Executive Director
Judy Snyder
Rob Haramut
Torrance Downes
Dan Bourret
Margot Burns
Janice Ehle-Meyers
Nate Hougrand
Jon Curtis
Paula Fernald

1. ROLL CALL, INTRODUCTIONS, PUBLIC SPEAKING

Chairman Bonnie Reemsnyder called the meeting to order at 9:05 a.m. in the conference room at RiverCOG, 145 Dennison Road, Essex, CT. Roll call was taken and Sam Gold, AICP, Executive Director introduced the guests and asked if anyone from the public wished to speak at this time.

Bonnie Reemsnyder introduced Derek Howell from Power Options. He explained that Power Options is an organization that helps municipalities and non-profits purchase power from third parties. Power Options is a non-profit company that has operated in Massachusetts for 15 years and recently has come to Connecticut. This company is member based and offers a contract that is unique in the energy industry. It allows the members to purchase electricity with credit protections. He said a number of power plants have or will be closing soon and the cost of power will increase.

Pat Bandzes, Eversource Energy, announced two events that will be coming soon. 1) March 17th the Municipal Energy Winter Warmer Conference will be held at the Berlin Eversource Headquarters and is an all-day conference; and, 2) March 21st there will be an Economic Development forum at the Infinity Hall in Hartford.

2. LCRMPO BUSINESS

- a. Approval Minutes of the January 18, 2017 LCRVCOG and LCRMPO Meeting (motion)

Bonnie Reemsnyder stated that there is an amendment to the draft minutes. On page three, section 4. "Conversation with Legislators about the RiverCOG 2017 Legislative Agenda", paragraph three, to delete the sentence "Also the assessment of whether or not the COG, COST and CCM have decided to have a 2.5% operation budget cap on MIRA funds repeal."

Upon motion of Tony Salvatore, seconded by Angus McDonald, Jr., it was unanimously voted to approve the amended minutes of the January 18, 2017 meeting of the LCRVCOG and LCRMPO.

- b. TIP Amendments (motion)
 - i. 2015 TIP amendment #34, Replace traffic control signals in District 1 and 2, project no. 0172-0471
 - ii. 2015 TIP Amendment #35, Federally eligible PE for TA program, statewide, project no. 0170-3439

Robert Haramut discussed the TIP amendments. Susan Bransfield asked when Portland could expect the traffic controls to be replaced. Mr. Haramut said it could be 2-3 years. Sam Gold asked what the TA priorities were. Mr. Haramut stated that Haddam, Portland, and Essex had priority projects.

Upon motion of Carl Fortuna, seconded by Tony Salvatore, it was unanimously voted to approve the 2015 TIP amendment #34, Replace traffic control signals in District 1 and 2, project no. 0172-0471 and 2015 TIP Amendment #35, Federally eligible PE for TA program, statewide, project no. 0170-3439.

- c. Transportation Program Updates: RT66 and RT81 Corridor Studies, MPO Certification Review, FTA Section 5310, 17-18 UPWP, 18-21 TIP

Robert Haramut said that the RFQs for Routes 66 and 81 corridors have been posted. The statements of qualifications are due March 10th and once received a project selection committee will be set up. He suggested that the state rating forms be used for a short list, then a list of questions will be done, interviews scheduled, and a consultant will be selected. Mr. Haramut said the MPO certification review is in progress and the on-site certification review will be March 23rd. The 5310 applications were sent out a few weeks ago and the deadline for submittal is March 24th. The '17-'18 UPWP is being updated now for the upcoming fiscal year. The current plan is to have the draft to the feds and state in early April and to have a 30-day public comment period for board endorsement in May. The '18-'21 TIP is currently in development

and will probably be approved this summer. Mr. Haramut explained that the UPWP (Unified Planning Work Program) is a list of all the activities for the next two years. Sam Gold stated that the two-year transportation work program will have to be done this year and also for the Regional Plan and approved by the COG.

Susan Bransfield asked who was on the Routes 66 and 81 corridor studies selection committee. Sam Gold said that Michael Maniscalco, Bruce Farmer and Susan were going to be asked to participate, however alternates could be chosen. Cathy Iino said she hopes that the Route 81 study in Clinton will take Killingworth into account.

d. State Transit District Funding – Joe Comerford and Andrew Chiaravallo

Joe Comerford spoke about the proposed budget cuts to the transit districts. The DOT made a proposal for a 50% reduction in '17 and a 100% reduction in '18. What we have seen in the Governor's budget is the increase in funding for the CT Fastrak which was previously federally funded and will no longer be in this next coming year. In March of '18 the federal funding will end and becomes all state funding. Then in fiscal year '18-'19 the funds will be spent for the new Hartford to Springfield rail line. The cuts would include the elimination of Saturday service and some of the routes. Andrew Chiaravallo stated that the dial-a-ride program would be eliminated because there would be no operation funds available. Bonnie Reemsnyder stated that it is like going backwards. The transit districts are important to the towns. Joe Comerford asked the towns for their support to help protect the transportation funds. He said that the plan to expand for the Fastrak East (east of Hartford) project is still in the budget. This project would expand service on local routes to more closely match the service hours of the CT Fastrak Bus Rapid Transit System, improve access to The Shoppes at Buckland Hills and provide a public transportation service between the University of Connecticut main campus in Storrs and the CTfastrak system. Sam Gold asked if these buses are in the budget. Mr. Comerford said yes in the budget increases. Cathy Iino asked if the environmental impacts have been investigated. Laura Francis asked if all transit districts were being reduced. Mr. Comerford answered no not CT Transit. Sam Gold stated that the cuts to the transit services may be felt by the towns in increase demands in your senior centers and your 5310 vehicles as people look for other options to get rides.

Sam Gold said that a letter could be sent to the Transportation Committee members stating that the RiverCOG towns are opposed to increases in fares and deletion of routes and/or services. The members of the Transportation Committee are: Antonio (Tony) Guerrero, Chair; Toni Boucher, Co-Chair; Leone Carlo, Co-Chair; Len Suzio, Vice Chair; Devin Carney, Ranking Member; Ted Kennedy, Jr.; Jesse MacLachlan; Joseph Serra; Art Linares; Emil Altobello; Steve Cassano; and, Gail Lavielle.

Bonnie Reemsnyder asked the members if they agreed a letter from the COG should be sent to our representatives. All agreed. Susan Bransfield felt that our state senators should be invited to speak with us. Sam Gold suggested that the letter also mention the state bus study saying that up

to today there have not been any public meetings. The meetings have been on-line and drafts of the documents have not been released for us to review nor has officials been here to talk to us.

Bonnie Reemsnyder asked Joe Comerford and Andrew Chiaravallo to e-mail Mr. Gold three key points that should be included in the letter to the representatives and to invite them to the next RiverCOG meeting to speak about this issue.

Carl Fortuna asked if the transit districts have prepared for this with their riders such as posters on the buses or handouts. Joe Comerford said that this has been debated but will wait until they know what the cuts will be. Public hearings will begin in May and that is when everyone will see the real proposal. Bonnie Reemsnyder asked Mr. Comerford if a survey would help determine the reasons for ridership and what it would mean to these people if the buses were decreased. Sam Gold said that this spring the RiverCOG will be doing a passenger count study of both systems which will be very comprehensive.

Upon motion of Cathy Iino, seconded by Susan Bransfield, it was unanimously voted to have Sam Gold write a letter from the RiverCOG members to the state representatives stating their concerns and inviting them to the next meeting.

3. LCRVCOG BUSINESS

a. Discussion of Governor's Budget Proposal (motion)

Sam Gold said that a spreadsheet was sent out that showed all the proposed cuts to the 17 towns. He said that every town was cut with the exception of Middletown. Lauren Gister said that she was at the Capitol to speak at the Appropriations Committee yesterday on this issue and the turnout was so large, 200 or more, that the hearing was divided into two rooms. The feedback from the Committee was that regionalization is the best way to proceed. Susan Bransfield was also at this hearing with Joe DeLong, CCM Executive Director.

Bonnie Reemsnyder asked Susan Bransfield if she could send to Mr. Gold some of the key points she made and then a letter could be sent to our legislators. Ms. Bransfield said that CCM and COST are also addressing this issue and are willing to write testimony if desired. She said that all the towns need to stick together on this.

Susan Bransfield felt that the COG should get in touch with CCM and COST. Cathy Iino said that the letter should state some of the issues that are specific to this COG.

Upon motion of Laura Francis, seconded by Norm Needleman, it was unanimously voted to send a letter from the RiverCOG reflecting CCM and COST's comments and to also state some of the issues that are specific to this COG.

Carl Fortuna said that he also gave testimony on the issue of leaving pensions on collective bargaining.

b. Probate Court Office Space – The Honorable Terrance Lomme, Judge of Probate Old Saybrook

Bonnie Reemsnyder introduced Probate Judge Terrance Lomme. He said that his district encompasses the nine towns south of Middletown plus Lyme. He explained that this probate court has been located in the Old Saybrook Town Hall for the past six years and the town has been very generous not to charge for the use of the town hall space. There is a strong view that there should be some kind of contribution from the eight other towns to cover the expenses. He passed out a breakdown of the types of cases the probate court deals with (attachment #1).

Judge Lomme said that the probate court should be in a town that has a full time police department. Unfortunately from time to time there is a need for a police presents. This is the second largest probate court in the state. The other issue is that in July 2018 he will age out of this position and wanted to know how the towns want to handle this. He suggested three options: He can retire and have another judge come in until the next election, which he stated doesn't work the best; the second option is to put this on the November ballot. That person can go through the training and classes to get the appropriate education and then take over immediately after his retirement; the third option is to have a special election in July of '18 which is an expense for the towns. Bonnie Reemsnyder asked if an election was held this year would this also be on the 2018 ballot. Judge Lomme said that it would be because this is an elected position. Carl Fortuna stated that they do not have a lease.

Bonnie Reemsnyder thanked the Judge for bringing this to the attention of the members. She moved onto the RiverCOG office space issue.

c. RiverCOG Office Space

Sam Gold said that he had met with our landlord and if we renewed the lease the cost would increase to \$12.50/sq. ft. plus maintenance fees which is a substantial increase from the \$10.82 we are currently paying. He said that another property that was looked at would be \$10.00/sq. ft. with no obligations for maintenance costs. He said that there are less expense properties to lease in the region and that purchasing a property is also being investigated. He said that in the current building we have 5200 sq. ft. but not all the space is needed and we could move to a smaller facility and save money. He stated that we need to be out of this building by July 31st. Bonnie Reemsnyder, Cathy Iino, Noel Bishop and Tony Salvatore volunteered to serve on an office space committee.

Paula Fernald distributed cost projections for properties for lease and if we purchased (attachment #2). She discussed different properties that are being investigated. She stated that one of the properties is much larger than we need but renting to another organization is an option. Norm Needleman asked questions regarding fixed and variable rates mortgages. Ms. Fernald said that commercial loans are limited to variable rate mortgages. Tony Salvatore asked

if we pay utilities here. Mr. Gold stated yes, we pay for utilities, mowing, plowing, oil and part of some repairs.

Mr. Gold introduced Leslie Strauss, a real estate agent that will be helping in this search for a property to either lease or purchase.

Bonnie Reemsnyder said that the office space committee needs to meet right away. Mr. Gold had spoken with the landlord and asked if we could stay on a month to month lease, if needed, and he said no. Norm Needleman said he has two comments to make. One on the financial side, the USDA will lend money to purchase a building for up to 40 years for about 3 ¼% fixed rate to municipal, quasi-municipal and non-profits. If the COG did purchase a building in Haddam he suggests that the two transit districts merge and lease space from us.

Sam Gold felt that if the COG were to lease again the terms should be for a three-year lease. Mr. Gold stated that in the next month more properties will be looked at with the office space committee and a report will be presented at the next COG meeting.

d. New Household Hazardous Waste Collection Contract (motion)

Janice Ehle/Meyer said that the contract with Clean Harbors, the hauler for the household hazardous waste collections, had expired last October. A new RFP was publicized and the COG received three bids. Reviewing the bids Clean Harbors was chosen as the hauler for the next three years. Due to cost increases, from \$43.50/household to \$47.00/household, one collection has been deleted from this year's schedule. Sue Bransfield asked why the costs have escalated so much. Sam Gold said that the cost for the disposal of the materials has increased and because some of the value of these recycling items have gone down. This contract is for a fixed rate, three-year contract with two 1-year renewals fixed.

Upon motion of Carl Fortuna, seconded by Ed Bailey, it was unanimously voted to approve entering into a three-year Household Hazardous Waste Collection contract with Clean Harbors.

i. 2017 HHW Collection and Paper Shredding Event Dates

Janice Ehle/Meyer said that the 2017 HHW and paper shredding dates have been confirmed and pamphlets and flyers will be distributed to the towns shortly. The paper shredding costs have also increased per event from \$400 to \$500.

Janice Ehle/Meyer said that she had gone to a workshop on recycling of plastics films, such as shopping bags, laundry/cleaning bags, cereal and bread bags. Many stores have a container available where these items can be disposed of. Shop Rite, Price Rite, IGA, Price Choppers, Lowes are some of the store that are participating in this recycling program.

e. RiverCOG Non-Profit

Sam Gold stated that he has been working with the CT Gateway Commission and representatives of the Land Trust Exchange Committee to transfer the unused Lower CT Land Trust over to the RiverCOG. We are working with our attorney on the by-laws and having conversations with the Gateway Commission. An amendment to the by-laws and this issue will be brought to the Executive Committee next month.

f. Legislation Tracking

Sam Gold said that Jon Curtis has been tracking some of the bills that are of interest to the COG. Mr. Curtis said that both house and senate bills are being followed and comments are being made.

One Bill in particular, HB6169, which deals with 830g (affordable housing). If a developer proposed a project on a site with zoning standards and was denied the legislation would prevent that developer from coming back to the commission within a year. There would be a minimum of one year before a new application is allowed to be submitted by the same applicant.

Jon Curtis said that the MPO rule change has been finalized. Letters have been sent to each of the members of the CT Congressional Delegation asking for their support to repeal this. The only thing that was changed was the effective date. That has been changed to 2023.

Jon Curtis said that testimony was submitted supporting the house joint resolution 54 which opposes the FRA's final environmental impact statement with a track from Old Saybrook through Old Lyme to Rhode Island. He asked the members to forward any bills of interest to him for review and track.

g. Regional Plan and GrowSmart Update

Jon Curtis said he is working on GrowSmart strategy prioritization meeting with our consultants Ninigret Partners. The three prioritization strategies that came out of the meeting are: 1) to work to create a regional development authority, possibly building on existing capacity at the Middlesex Chamber; 2) research the potential for creating a parts manufacturing incubator in the region; 3) to assist the municipalities in developing design standards that will facilitate the development process by forming potential developers with what the towns wants and will support. He said right now the staff is working with Ninigret to complete a full proposal and most likely next month there will be a presentation.

Jon Curtis said that he is working on the POCD public outreach with Fitzgerald and Halliday, who are our consultants on this project. We are planning a late April outreach workshop and two pop-up events before that. Jon Curtis said that he is working on the updates for POCD and the target completion day is the end of this year for adoption by December or January.

Margot Burns said that Dewberry is the consultant for the flood resiliency community study. She just received the plan for the community communication and will be reviewing that shortly,

4. CHAIRMAN'S AND EXECUTIVE DIRECTOR'S REPORTS

Sam Gold stated that the financial report is on track and so is the COG funding.

5. OTHER BUSINESS

a. DEMHS Update

Torrance Downes said that Region 2 is going into the budgeting process for the next grant that will go into place on October 1st.

Laura Francis said that at the DEMHS meeting making a quorum is difficult. She asked that members send a proxy if they are not going to attend and to be sure that the proxy attends the meetings.

Sam Gold said that he has been attending both the state Water Planning Council and the Central Water Utilities Coordinating Council meetings.

6. ADJOURNMENT

Upon motion of Laura Francis, seconded by Lauren Gister it was unanimously voted to adjourn the meeting at 11:15 a.m.

Respectfully submitted,

Judith Snyder
Recording Secretary

Connecticut Probate Courts

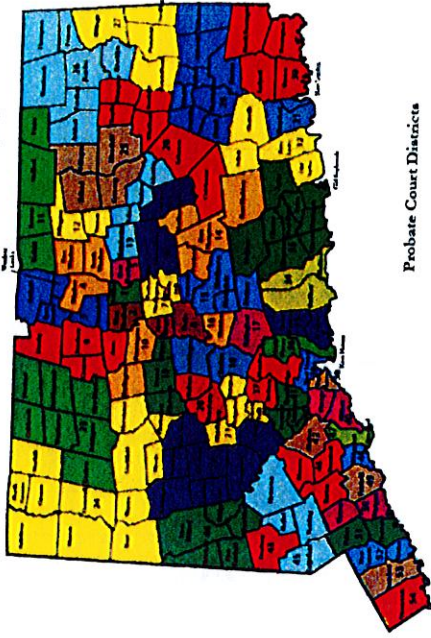
Types of Cases

- Mental Health
 - Conservators
 - Commitments
- Children's Matters
- Intellectual Disability
- Estates, Wills & Trusts
- Name Changes

Personal Approach

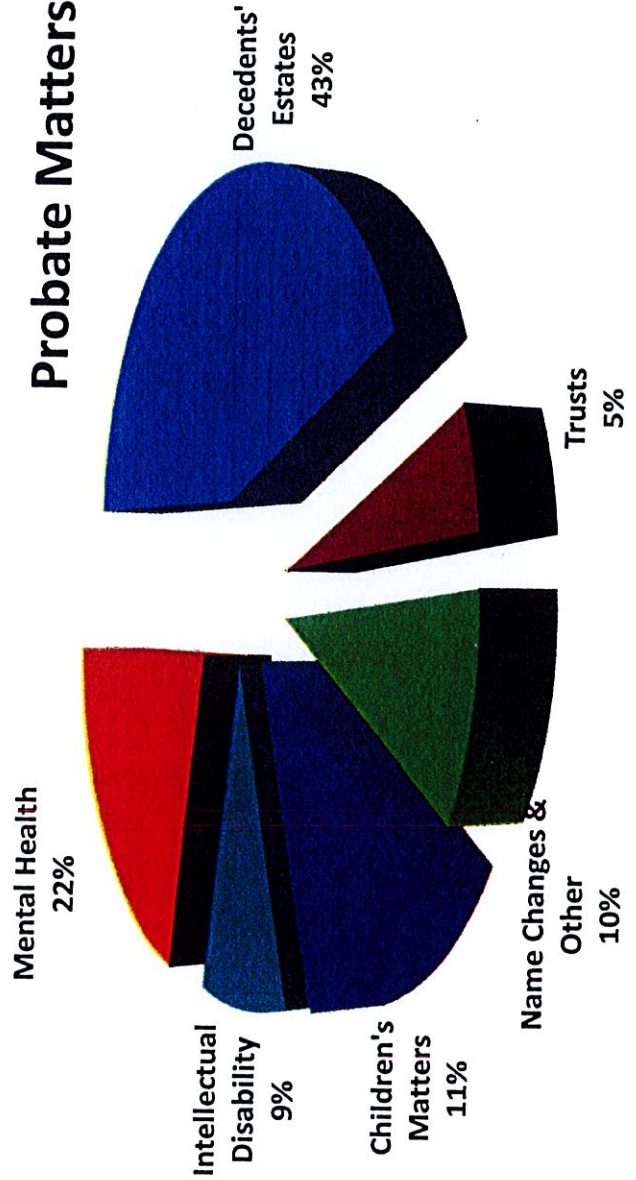
- Community Based
- Convenient & Accessible
- Compassionate
- User-friendly
- Efficient
- Informative Website
ctprobate.gov

Professional



- 54 Full-Time Courts
- Updated Rules of Procedure
 - Easy to use forms
 - Uniform procedures
 - Simplified financial reports
 - Plain language
 - Better access to information
- Strict Code of Ethics
- Ongoing Professional Development

Probate Matters



SAYBROOK PROBATE COURT
302 MAIN STREET.
OLD SAYBROOK, CT 06475

PHONE 860-510-5028

HOURS OF OPERATION; 8:30-4:30 MON-FRI.

TOWNS SERVED; CHESTER
CLINTON
DEEP RIVER
ESSEX
HADDAM
KILLINGWORTH
LYME
OLD SAYBROOK
WESTBROOK

JUDGE; TERRANCE D. LOMME

CLERKS; VALERIE N. SHICKEL, CHIEF
SHARON TIEZZI
MARGE B. CALLTHARP
STELLA BEAUDOIN
MARGARET A. SCHROEDER
HELENE YATES
JACQUELINE L. CRACO

Budget Proposal
 Nine Town District #33

Town	Clinton	Chester	Deep River	Essex	Haddam	Killingworth	Lyme
Population	13,578	3,834	4,673	6,753	7,800	6,443	2,076
Grand List 2009	1,657,291,360	508,149,440	518,337,262	1,110,265,319	899,067,027	813,868,140	605,059,741
Weighted Workload	847	444	514	883	341	382	207
Percentages							
Population	21.8	6.2	7.5	10.8	12.5	10.3	3.4
Grand List 2009	17	5	5	11	9	8	6
Weighted Workload	16.5	8.4	9.8	16.8	6.4	7.2	3.9
* Average	17%	6%	8%	13%	10%	8%	5%
Dropping lowest of the three percentages							
Office Supplies	961	339	452	735	565	452	283
Postage	1,404	496	662	1,074	825	662	413
Office Equip/Phone/Copies	289	102	136	221	170	136	85
Telephone	510	180	240	390	300	240	150
Recording/Laserfiche	1,020	360	480	780	600	480	300
Account Personnel & Costs	218	69	92	149	115	103	57
Contingency	340	120	160	260	200	160	100
Totals	4,524	1,597	2,130	3,460	2,660	2,130	1,331

Budget Proposal
 Nine Town District #33

Old Saybrook	Westbrook	Totals
10,539	6,618	62,314
2,492,748,126	1,332,924,274	9,937,710,688
1032	608	5,258
16.9	10.6	
25	13	
19.5	11.5	
21%	12%	100%
		Budgets to be allocated
1,187	678	5,652
1,733	991	8,260
357	204	1,700
630	360	3,000
1,260	720	6,000
241	138	1,184
420	240	2,000
5,587	3,193	26,612

+2 = \$13,306.

RENTAL OPTIONS

145 Dennison Road, Essex 5200 Sq. Ft.
 5 Year Lease August 2012-July 2017 \$ 268,424

Per Sq. Ft.	Monthly		% Increase
\$10.00	\$ 4,333.33	2 Years	
\$10.40	\$ 4,506.67	2 Years	4.00%
\$10.82	\$ 4,688.37	1 Year	4.04%

145 Dennison Road, Essex

Proposal

5 Year Lease August 2017-July 2022 \$ 455,000

Per Sq. Ft.	Monthly		% Increase
\$17.50	\$ 7,583.33		61.74%
\$12.50	\$ 5,416.67		15.53%
\$13.13	\$ 5,689.67		21.30%

Plus responsible for Mowing, Snow Plowing & Some Repairs

18 months \$ 97,500.00

18 months \$ 102,414.00

\$ 199,914.00

500 Main St., Deep River 4000Sq. Ft.

5 Year Lease August 2017-July 2020

Per Sq. Ft.	Monthly		% Change
\$10.00	\$ 3,333.33		-7.58%
\$11.23	\$ 3,744.17		3.81%

\$11.23 Includes moving fees over 5 years

No CAM or Triple Net

Moving Expenses

Moving \$ 9,000

Computers 6,650

Room Dividers 9,000

\$ 24,650

5 Years \$ 410.83 Monthly

500 Main Street #29 & 30, Deep River, CT 06417-2000

MLS: N10173226
 Status: Active
 Trans Type: Lease

PropType: Commercial/Investment - Commercial
 County: Middlesex
 Area: Deep River

Price: \$10.00
 List/Lse Date: 10/03/2016
 Nbrhd: Deep River (88)



FB/HB:
 PAR ID: 962496
 SqFt: 4,000
 Acres:
 Flood Zone: False
 ADOM: 100
 Horse Prop: No

Waterfront: No
 Year Built: 0
 Lot SqFt:

Lease Purch:
 REO:
 Pot. Shrt Sle:
 Stories:
 Parking Spc:

of Units:

Cavanaugh & Company LLC (CAVA30)

scnardozi@snet.net
 CoList Office: Cavanaugh & Company LLC (CAVA30)
 Co-LA/ID: Juliet Cavanaugh (CAVANAJU)
 Co-LA Email: juliet@cavanaughandcompany.com
 Owner:
 Show: Call listing office
 Possession:
 List Type/Desc: Exclusive Right to Sell/Lease Listing Agreement/Full Service
 Lckbox Desc/Loc/None
 Date Avail: 2016-11-01

Agent & Office Information

O/Fax: (860) 346-3844
 O/Ph: (860) 346-8900
 Agt Direct: (860) 346-8900 Preferred Ph: (860) 306-3259
 O/Ph: (860) 346-8900
 Phone: (860) 398-0058
 Pref Phone:
 Sign: Yes
 BykB: 2.5 %
 L/Date: 10/03/2016
 Exp/Date:

Property Information

Com Category: Health Care, High Tech, Office, Special Purpose MLS#: N10173226
 Lots - # Of:
 SqFt - Avail Bldg: 4,000
 SqFt - Industrial:
 SqFt - Warehouse:
 Tenant Resp: Building Insurance, Electric, Heat
 Yr Business Estab:
 Photo Srvc Req: No
 Frcls by Mkt Sle: No
 Lease Pr Desc: Per SqFt
 Minimum Space: 1,800
 SqFt Below Grade:
 SqFt-Avail Office: 4,000
 SqFt - Office: 4,000
 SqFt Total Bldg: 4,000
 SqFt - Retail:
 Yr Rem on Lse: 0
 Photo Srvc Opt:
 Remarks: Be a part of this amazing 7 acre professional and industrial park. This 2 story office/medical space is conveniently located close to Route 9. You can lease the entire building with 4,000 sq ft or a min. of 1,800 sq ft. Both floors are handicap accessible and are ready for you to move in. The building features 4 half bathrooms; 2 kitchen areas, private offices, central air and propane heating. There are "NO" CAM or NNN fees with this property.

Agt Remarks: Please call listing agent for showings.

Directions: Rt 9 to exit 4 to Main Street.

Additional Information

Handicap Feat: Yes/Ramps MLS#: N10173226
 Cooling: Central Air
 Fuel Tank Desc: Non Applicable
 Water: Public Water Connected
 Sewage System: Public Sewer Connected
 Utilities
 Assessed Value:
 Mill Rt: 27.53
 LP/Assess Value:
 Email:
 Other
 Taxes:
 Elevation Cert:
 LP\$/SqFt \$0.00
 HOA: False
 CurrP/SF: \$0.00
 Pref Phone:

Wednesday, January 11, 2017

7:22 PM

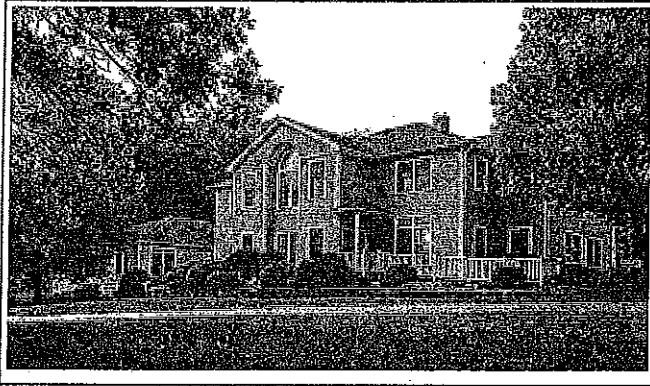
Prepared By: Marilyn A. Phillips

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Office Property For Sale

7 Island Dock Road

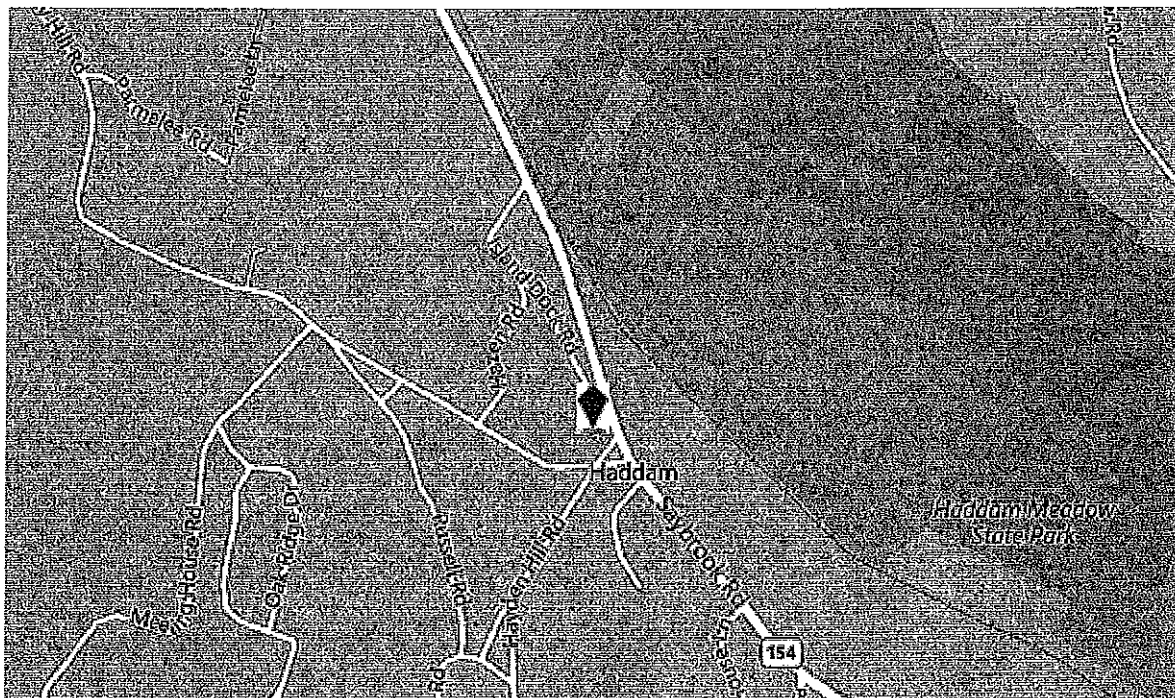
7 Island Dock Rd, Haddam, CT 06438



Price:	\$695,000
Building Size:	12,500 SF
Price/SF:	\$55.60
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Vacant/Owner-User
Commission Split:	2.5%
No. Stories:	2
Building Class:	B
Year Built:	1994
Lot Size:	2.50 AC
Listing ID	19631309
Last Updated	14 days ago

[Find Out More...](#)

Map of 7 Island Dock Rd, Haddam, CT 06438 (Middlesex County)



Possible Purchase - 7 Island Dock Rd, Haddam

Purchase	\$ 650,000
25% Down	<u>162,500</u>
Mortgage	487,500 5/5/5 Year Loan

	<u>2017</u>	<u>2022</u>	<u>2027</u>
Interest Rate	5%	7%	9%
Monthly Mortgage	3,855	3,732	2,994
Additional Insurance	68	78	89
Monthly	\$ 3,922.62	\$ 3,809.63	\$ 3,083.27
vs Current Rent	-16.33%	-18.74%	-34.23%

2012-2017 Lease \$ 268,424 Total Paid 4,473.73 Monthly Average 618.61 Extra per month - 5% interest

Mortgage	487,500		
Principal	<u>166,062</u>	102,362	Interest 1st 5 Years at 5%
Balance at July 2017	<u>321,438</u>	83809	Interest 2nd 5 Years at 7%
		<u>27835</u>	Interest 3rd 5 Years at 9%
Mtge + Interest	701,506	214,006	
15 Years at Current	805,272		

163697 fixed 5% with extra \$618 monthly

Current Rent \$4,688 Would cut 22 months off the mortgage

\$481,481	Unrestricted Funds	Moving	9000
\$303,331	Unrestricted after Down Payment & Moving Costs	Computers	<u>6650</u>
0.27518	STIF interest earnings average		15650

Offers 5k - 6k extra sq.ft. office space for room to grow and to have tenants
\$50k-\$60k Potential Earnings Annually at \$10 per s/f



John Cafasso — (860) 616-4013
Matthew Ross — (860) 616-4017

Office Property For Sale

130 Elm Street

130 Elm St, Old Saybrook, CT 06475



Price:	\$515,000
Building Size:	4,123 SF
Price/SF:	\$124.91
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Vacant /Owner-User
No. Stories:	1
Building Class:	C
Year Built:	1975
Lot Size:	1.12 AC
APN / Parcel ID:	OSAY-000036-000055
Listing ID	20050412
Last Updated	1 day ago

Find Out More...

Possible Purchase - 130 Elm Street, Old Saybrook, CT

Purchase	\$ 500,000
25% Down	<u>125,000</u>
Mortgage	375,000

Interest Rate	5%	7%	9%
Monthly Mortgage	2,966	2,056	-
Additional Insurance	68	78	89
Monthly	\$ 3,033.50	\$ 2,133.95	\$ 89.27
vs Current Rent	-35.29%	-54.48%	-98.10%

2012-2017 Lease \$ 268,424 Total Paid 4,473.73 Monthly Average
1,507.73 Extra per month - 5% interest

Mortgage	375,000		
Principal	<u>197,897</u>	70,527	Interest 1st 5 Years at 5%
Balance at July 2017	<u>177,103</u>	32656	Interest 2nd 5 Years at 7%
		0	Interest 3rd 5 Years at 9%

Mtge + Interest	478,183	<u>103,183</u>
15 Years at Current	805,272	

87304 fixed 5% with extra \$1507 monthly

Current Rent \$4,688 Would cut 6 years off the mortgage

\$481,481	Unrestricted Funds	Moving	9000
\$340,831	Unrestricted after Down Payment & Moving Costs	Computers	<u>6650</u>
0.27518	STIF interest earnings average		15650



145 Dennison Road
Essex, CT 06426
860/581-8554 FAX: 860/581-8543
www.rivercog.org

Chester, Clinton, Cromwell,
Deep River, Durham, East Haddam,
East Hampton, Essex, Haddam,
Killingworth, Lyme, Middlefield,
Middletown, Old Lyme,
Old Saybrook, Portland, Westbrook

**LOWER CONNECTICUT RIVER VALLEY COUNCIL OF GOVERNMENTS
AND
LOWER CONNECTICUT RIVER VALLEY METROPOLITAN PLANNING ORGANIZATION**

APPROVED MINUTES OF MEETING

Wednesday, February 22, 2017

9:00 a.m.

RiverCOG Offices
145 Dennison Road
Essex, CT

RiverCOG Members:

Chester: Lauren Gister *
Clinton: Bruce Farmer *
Cromwell: Anthony Salvatore *
Deep River: Angus McDonald, Jr. *
Durham: Laura Francis *
East Haddam: Emmett Lyman *
East Hampton: Michael Maniscalco (Jeremy DeCarli proxy) *
Essex: Norm Needleman * (9:13)
Haddam: Lizz Milardo
Killingworth: Cathy Iino *
Lyme: Ralph Eno
Middlefield: Ed Bailey * (9:15)
Middletown: Joseph Samolis, Alternate for Daniel Drew
Old Lyme: Bonnie Reemsnyder *
Old Saybrook: Carl Fortuna *
Portland: Susan Bransfield *
Westbrook: Noel Bishop

MPO Members:

Middlesex Chamber of Commerce: Darlene Briggs *
Estuary Transit District: Joe Comerford *
Middletown Area Transit: Andrew Chiaravallo *

* Member Present

Others Present:

Edgar Wynkoop, CT Dept. of Transportation
Pat Bandzes, Eversource Energy
Paul Doyle, Executive Director Estuary Council of Seniors, Inc.
Derek Howell, Power Options
The Honorable Terrance Lomme, Judge of Probate
Ellen Graham, Senator Blumenthal's Office
Leslie Strauss, Heritage Co., Inc.

Staff Present:

Samuel Gold, AICP, Executive Director
Judy Snyder
Rob Haramut
Torrance Downes
Dan Bourret
Margot Burns
Janice Ehle-Meyers
Nate Hougrand
Jon Curtis
Paula Fernald

1. ROLL CALL, INTRODUCTIONS, PUBLIC SPEAKING

Chairman Bonnie Reemsnyder called the meeting to order at 9:05 a.m. in the conference room at RiverCOG, 145 Dennison Road, Essex, CT. Roll call was taken and Sam Gold, AICP, Executive Director introduced the guests and asked if anyone from the public wished to speak at this time.

Bonnie Reemsnyder introduced Derek Howell from Power Options. He explained that Power Options is an organization that helps municipalities and non-profits purchase power from third parties. Power Options is a non-profit company that has operated in Massachusetts for 15 years and recently has come to Connecticut. This company is member based and offers a contract that is unique in the energy industry. It allows the members to purchase electricity with credit protections. He said a number of power plants have or will be closing soon and the cost of power will increase.

Pat Bandzes, Eversource Energy, announced two events that will be coming soon. 1) March 17th the Municipal Energy Winter Warmer Conference will be held at the Berlin Eversource Headquarters and is an all-day conference; and, 2) March 21st there will be an Economic Development forum at the Infinity Hall in Hartford.

2. LCRMPO BUSINESS

- a. Approval Minutes of the January 18, 2017 LCRVCOG and LCRMPO Meeting (motion)

Bonnie Reemsnyder stated that there is an amendment to the draft minutes. On page three, section 4. "Conversation with Legislators about the RiverCOG 2017 Legislative Agenda", paragraph three, to delete the sentence "Also the assessment of whether or not the COG, COST and CCM have decided to have a 2.5% operation budget cap on MIRA funds repeal."

Upon motion of Tony Salvatore, seconded by Angus McDonald, Jr., it was unanimously voted to approve the amended minutes of the January 18, 2017 meeting of the LCRVCOG and LCRMPO.

- b. TIP Amendments (motion)
 - i. 2015 TIP amendment #34, Replace traffic control signals in District 1 and 2, project no. 0172-0471
 - ii. 2015 TIP Amendment #35, Federally eligible PE for TA program, statewide, project no. 0170-3439

Robert Haramut discussed the TIP amendments. Susan Bransfield asked when Portland could expect the traffic controls to be replaced. Mr. Haramut said it could be 2-3 years. Sam Gold asked what the TA priorities were. Mr. Haramut stated that Haddam, Portland, and Essex had priority projects.

Upon motion of Carl Fortuna, seconded by Tony Salvatore, it was unanimously voted to approve the 2015 TIP amendment #34, Replace traffic control signals in District 1 and 2, project no. 0172-0471 and 2015 TIP Amendment #35, Federally eligible PE for TA program, statewide, project no. 0170-3439.

- c. Transportation Program Updates: RT66 and RT81 Corridor Studies, MPO Certification Review, FTA Section 5310, 17-18 UPWP, 18-21 TIP

Robert Haramut said that the RFQs for Routes 66 and 81 corridors have been posted. The statements of qualifications are due March 10th and once received a project selection committee will be set up. He suggested that the state rating forms be used for a short list, then a list of questions will be done, interviews scheduled, and a consultant will be selected. Mr. Haramut said the MPO certification review is in progress and the on-site certification review will be March 23rd. The 5310 applications were sent out a few weeks ago and the deadline for submittal is March 24th. The '17-'18 UPWP is being updated now for the upcoming fiscal year. The current plan is to have the draft to the feds and state in early April and to have a 30-day public comment period for board endorsement in May. The '18-'21 TIP is currently in development

and will probably be approved this summer. Mr. Haramut explained that the UPWP (Unified Planning Work Program) is a list of all the activities for the next two years. Sam Gold stated that the two-year transportation work program will have to be done this year and also for the Regional Plan and approved by the COG.

Susan Bransfield asked who was on the Routes 66 and 81 corridor studies selection committee. Sam Gold said that Michael Maniscalco, Bruce Farmer and Susan were going to be asked to participate, however alternates could be chosen. Cathy Iino said she hopes that the Route 81 study in Clinton will take Killingworth into account.

d. State Transit District Funding – Joe Comerford and Andrew Chiaravallo

Joe Comerford spoke about the proposed budget cuts to the transit districts. The DOT made a proposal for a 50% reduction in '17 and a 100% reduction in '18. What we have seen in the Governor's budget is the increase in funding for the CT Fastrak which was previously federally funded and will no longer be in this next coming year. In March of '18 the federal funding will end and becomes all state funding. Then in fiscal year '18-'19 the funds will be spent for the new Hartford to Springfield rail line. The cuts would include the elimination of Saturday service and some of the routes. Andrew Chiaravallo stated that the dial-a-ride program would be eliminated because there would be no operation funds available. Bonnie Reemsnyder stated that it is like going backwards. The transit districts are important to the towns. Joe Comerford asked the towns for their support to help protect the transportation funds. He said that the plan to expand for the Fastrak East (east of Hartford) project is still in the budget. This project would expand service on local routes to more closely match the service hours of the CT Fastrak Bus Rapid Transit System, improve access to The Shoppes at Buckland Hills and provide a public transportation service between the University of Connecticut main campus in Storrs and the CTfastrak system. Sam Gold asked if these buses are in the budget. Mr. Comerford said yes in the budget increases. Cathy Iino asked if the environmental impacts have been investigated. Laura Francis asked if all transit districts were being reduced. Mr. Comerford answered no not CT Transit. Sam Gold stated that the cuts to the transit services may be felt by the towns in increase demands in your senior centers and your 5310 vehicles as people look for other options to get rides.

Sam Gold said that a letter could be sent to the Transportation Committee members stating that the RiverCOG towns are opposed to increases in fares and deletion of routes and/or services. The members of the Transportation Committee are: Antonio (Tony) Guerrero, Chair; Toni Boucher, Co-Chair; Leone Carlo, Co-Chair; Len Suzio, Vice Chair; Devin Carney, Ranking Member; Ted Kennedy, Jr.; Jesse MacLachlan; Joseph Serra; Art Linares; Emil Altobello; Steve Cassano; and, Gail Lavielle.

Bonnie Reemsnyder asked the members if they agreed a letter from the COG should be sent to our representatives. All agreed. Susan Bransfield felt that our state senators should be invited to speak with us. Sam Gold suggested that the letter also mention the state bus study saying that up

to today there have not been any public meetings. The meetings have been on-line and drafts of the documents have not been released for us to review nor has officials been here to talk to us.

Bonnie Reemsnyder asked Joe Comerford and Andrew Chiaravallo to e-mail Mr. Gold three key points that should be included in the letter to the representatives and to invite them to the next RiverCOG meeting to speak about this issue.

Carl Fortuna asked if the transit districts have prepared for this with their riders such as posters on the buses or handouts. Joe Comerford said that this has been debated but will wait until they know what the cuts will be. Public hearings will begin in May and that is when everyone will see the real proposal. Bonnie Reemsnyder asked Mr. Comerford if a survey would help determine the reasons for ridership and what it would mean to these people if the buses were decreased. Sam Gold said that this spring the RiverCOG will be doing a passenger count study of both systems which will be very comprehensive.

Upon motion of Cathy Iino, seconded by Susan Bransfield, it was unanimously voted to have Sam Gold write a letter from the RiverCOG members to the state representatives stating their concerns and inviting them to the next meeting.

3. LCRVCOG BUSINESS

a. Discussion of Governor's Budget Proposal (motion)

Sam Gold said that a spreadsheet was sent out that showed all the proposed cuts to the 17 towns. He said that every town was cut with the exception of Middletown. Lauren Gister said that she was at the Capitol to speak at the Appropriations Committee yesterday on this issue and the turnout was so large, 200 or more, that the hearing was divided into two rooms. The feedback from the Committee was that regionalization is the best way to proceed. Susan Bransfield was also at this hearing with Joe DeLong, CCM Executive Director.

Bonnie Reemsnyder asked Susan Bransfield if she could send to Mr. Gold some of the key points she made and then a letter could be sent to our legislators. Ms. Bransfield said that CCM and COST are also addressing this issue and are willing to write testimony if desired. She said that all the towns need to stick together on this.

Susan Bransfield felt that the COG should get in touch with CCM and COST. Cathy Iino said that the letter should state some of the issues that are specific to this COG.

Upon motion of Laura Francis, seconded by Norm Needleman, it was unanimously voted to send a letter from the RiverCOG reflecting CCM and COST's comments and to also state some of the issues that are specific to this COG.

Carl Fortuna said that he also gave testimony on the issue of leaving pensions on collective bargaining.

b. Probate Court Office Space – The Honorable Terrance Lomme, Judge of Probate Old Saybrook

Bonnie Reemsnyder introduced Probate Judge Terrance Lomme. He said that his district encompasses the nine towns south of Middletown plus Lyme. He explained that this probate court has been located in the Old Saybrook Town Hall for the past six years and the town has been very generous not to charge for the use of the town hall space. There is a strong view that there should be some kind of contribution from the eight other towns to cover the expenses. He passed out a breakdown of the types of cases the probate court deals with (attachment #1).

Judge Lomme said that the probate court should be in a town that has a full time police department. Unfortunately from time to time there is a need for a police presents. This is the second largest probate court in the state. The other issue is that in July 2018 he will age out of this position and wanted to know how the towns want to handle this. He suggested three options: He can retire and have another judge come in until the next election, which he stated doesn't work the best; the second option is to put this on the November ballot. That person can go through the training and classes to get the appropriate education and then take over immediately after his retirement; the third option is to have a special election in July of '18 which is an expense for the towns. Bonnie Reemsnyder asked if an election was held this year would this also be on the 2018 ballot. Judge Lomme said that it would be because this is an elected position. Carl Fortuna stated that they do not have a lease.

Bonnie Reemsnyder thanked the Judge for bringing this to the attention of the members. She moved onto the RiverCOG office space issue.

c. RiverCOG Office Space

Sam Gold said that he had met with our landlord and if we renewed the lease the cost would increase to \$12.50/sq. ft. plus maintenance fees which is a substantial increase from the \$10.82 we are currently paying. He said that another property that was looked at would be \$10.00/sq. ft. with no obligations for maintenance costs. He said that there are less expense properties to lease in the region and that purchasing a property is also being investigated. He said that in the current building we have 5200 sq. ft. but not all the space is needed and we could move to a smaller facility and save money. He stated that we need to be out of this building by July 31st. Bonnie Reemsnyder, Cathy Iino, Noel Bishop and Tony Salvatore volunteered to serve on an office space committee.

Paula Fernald distributed cost projections for properties for lease and if we purchased (attachment #2). She discussed different properties that are being investigated. She stated that one of the properties is much larger than we need but renting to another organization is an option. Norm Needleman asked questions regarding fixed and variable rates mortgages. Ms. Fernald said that commercial loans are limited to variable rate mortgages. Tony Salvatore asked

if we pay utilities here. Mr. Gold stated yes, we pay for utilities, mowing, plowing, oil and part of some repairs.

Mr. Gold introduced Leslie Strauss, a real estate agent that will be helping in this search for a property to either lease or purchase.

Bonnie Reemsnyder said that the office space committee needs to meet right away. Mr. Gold had spoken with the landlord and asked if we could stay on a month to month lease, if needed, and he said no. Norm Needleman said he has two comments to make. One on the financial side, the USDA will lend money to purchase a building for up to 40 years for about 3 ¼% fixed rate to municipal, quasi-municipal and non-profits. If the COG did purchase a building in Haddam he suggests that the two transit districts merge and lease space from us.

Sam Gold felt that if the COG were to lease again the terms should be for a three-year lease. Mr. Gold stated that in the next month more properties will be looked at with the office space committee and a report will be presented at the next COG meeting.

d. New Household Hazardous Waste Collection Contract (motion)

Janice Ehle/Meyer said that the contract with Clean Harbors, the hauler for the household hazardous waste collections, had expired last October. A new RFP was publicized and the COG received three bids. Reviewing the bids Clean Harbors was chosen as the hauler for the next three years. Due to cost increases, from \$43.50/household to \$47.00/household, one collection has been deleted from this year's schedule. Sue Bransfield asked why the costs have escalated so much. Sam Gold said that the cost for the disposal of the materials has increased and because some of the value of these recycling items have gone down. This contract is for a fixed rate, three-year contract with two 1-year renewals fixed.

Upon motion of Carl Fortuna, seconded by Ed Bailey, it was unanimously voted to approve entering into a three-year Household Hazardous Waste Collection contract with Clean Harbors.

i. 2017 HHW Collection and Paper Shredding Event Dates

Janice Ehle/Meyer said that the 2017 HHW and paper shredding dates have been confirmed and pamphlets and flyers will be distributed to the towns shortly. The paper shredding costs have also increased per event from \$400 to \$500.

Janice Ehle/Meyer said that she had gone to a workshop on recycling of plastics films, such as shopping bags, laundry/cleaning bags, cereal and bread bags. Many stores have a container available where these items can be disposed of. Shop Rite, Price Rite, IGA, Price Choppers, Lowes are some of the store that are participating in this recycling program.

e. RiverCOG Non-Profit

Sam Gold stated that he has been working with the CT Gateway Commission and representatives of the Land Trust Exchange Committee to transfer the unused Lower CT Land Trust over to the RiverCOG. We are working with our attorney on the by-laws and having conversations with the Gateway Commission. An amendment to the by-laws and this issue will be brought to the Executive Committee next month.

f. Legislation Tracking

Sam Gold said that Jon Curtis has been tracking some of the bills that are of interest to the COG. Mr. Curtis said that both house and senate bills are being followed and comments are being made.

One Bill in particular, HB6169, which deals with 830g (affordable housing). If a developer proposed a project on a site with zoning standards and was denied the legislation would prevent that developer from coming back to the commission within a year. There would be a minimum of one year before a new application is allowed to be submitted by the same applicant.

Jon Curtis said that the MPO rule change has been finalized. Letters have been sent to each of the members of the CT Congressional Delegation asking for their support to repeal this. The only thing that was changed was the effective date. That has been changed to 2023.

Jon Curtis said that testimony was submitted supporting the house joint resolution 54 which opposes the FRA's final environmental impact statement with a track from Old Saybrook through Old Lyme to Rhode Island. He asked the members to forward any bills of interest to him for review and track.

g. Regional Plan and GrowSmart Update

Jon Curtis said he is working on GrowSmart strategy prioritization meeting with our consultants Ninigret Partners. The three prioritization strategies that came out of the meeting are: 1) to work to create a regional development authority, possibly building on existing capacity at the Middlesex Chamber; 2) research the potential for creating a parts manufacturing incubator in the region; 3) to assist the municipalities in developing design standards that will facilitate the development process by forming potential developers with what the towns wants and will support. He said right now the staff is working with Ninigret to complete a full proposal and most likely next month there will be a presentation.

Jon Curtis said that he is working on the POCD public outreach with Fitzgerald and Halliday, who are our consultants on this project. We are planning a late April outreach workshop and two pop-up events before that. Jon Curtis said that he is working on the updates for POCD and the target completion day is the end of this year for adoption by December or January.

Margot Burns said that Dewberry is the consultant for the flood resiliency community study. She just received the plan for the community communication and will be reviewing that shortly,

4. CHAIRMAN'S AND EXECUTIVE DIRECTOR'S REPORTS

Sam Gold stated that the financial report is on track and so is the COG funding.

5. OTHER BUSINESS

a. DEMHS Update

Torrance Downes said that Region 2 is going into the budgeting process for the next grant that will go into place on October 1st.

Laura Francis said that at the DEMHS meeting making a quorum is difficult. She asked that members send a proxy if they are not going to attend and to be sure that the proxy attends the meetings.

Sam Gold said that he has been attending both the state Water Planning Council and the Central Water Utilities Coordinating Council meetings.

6. ADJOURNMENT

Upon motion of Laura Francis, seconded by Lauren Gister it was unanimously voted to adjourn the meeting at 11:15 a.m.

Respectfully submitted,

Judith Snyder
Recording Secretary

Connecticut Probate Courts

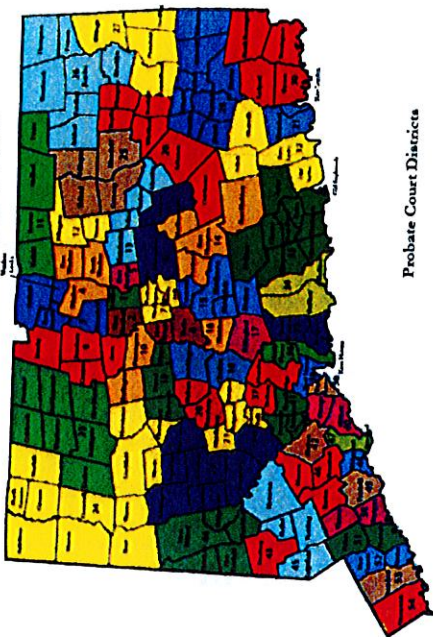
Types of Cases

- Mental Health
 - Conservators
 - Commitments
- Children's Matters
- Intellectual Disability
- Estates, Wills & Trusts
- Name Changes

Personal Approach

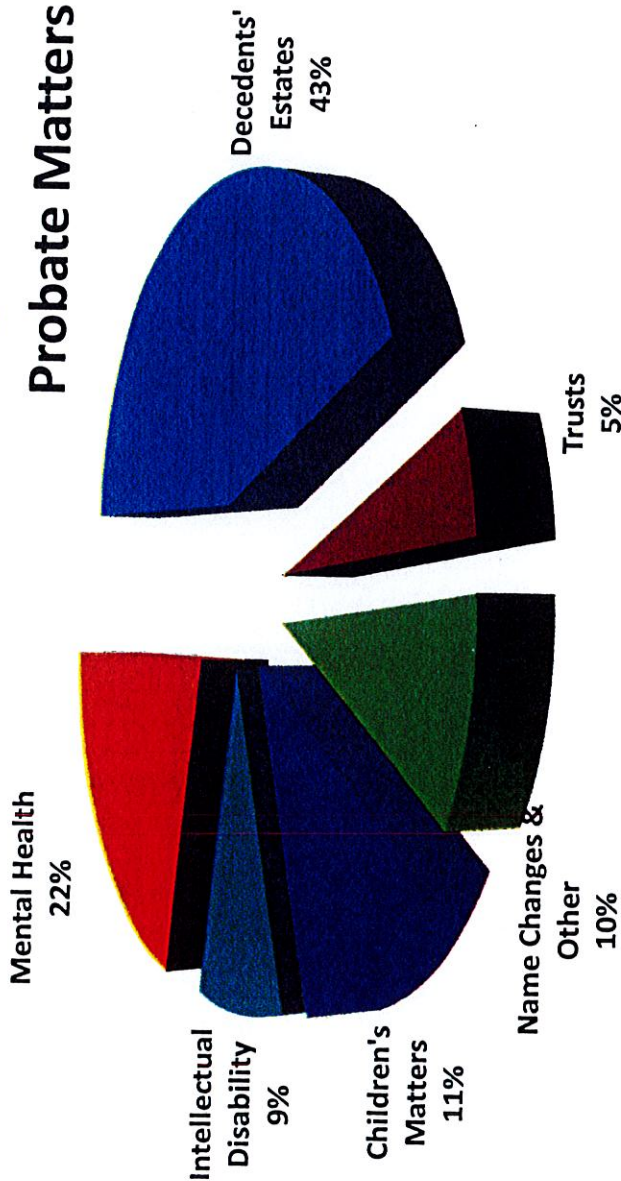
- Community Based
- Convenient & Accessible
- Compassionate
- User-friendly
- Efficient
- Informative Website
ctprobate.gov

Professional



- 54 Full-Time Courts
- Updated Rules of Procedure
 - Easy to use forms
 - Uniform procedures
 - Simplified financial reports
 - Plain language
 - Better access to information
- Strict Code of Ethics
- Ongoing Professional Development

Probate Matters



SAYBROOK PROBATE COURT
302 MAIN STREET.
OLD SAYBROOK, CT 06475

PHONE 860-510-5028

HOURS OF OPERATION; 8:30-4:30 MON-FRI.

TOWNS SERVED; CHESTER
CLINTON
DEEP RIVER
ESSEX
HADDAM
KILLINGWORTH
LYME
OLD SAYBROOK
WESTBROOK

JUDGE; TERRANCE D. LOMME

CLERKS; VALERIE N. SHICKEL, CHIEF
SHARON TIEZZI
MARGE B. CALLTHARP
STELLA BEAUDOIN
MARGARET A. SCHROEDER
HELENE YATES
JACQUELINE L. CRACO

Budget Proposal
 Nine Town District #33

Town	Clinton	Chester	Deep River	Essex	Haddam	Killingworth	Lyme
Population	13,578	3,834	4,673	6,753	7,800	6,443	2,076
Grand List 2009	1,657,291,360	508,149,440	518,337,262	1,110,265,319	899,067,027	813,868,140	605,059,741
Weighted Workload	847	444	514	883	341	382	207
Percentages							
Population	21.8	6.2	7.5	10.8	12.5	10.3	3.4
Grand List 2009	17	5	5	11	9	8	6
Weighted Workload	16.5	8.4	9.8	16.8	6.4	7.2	3.9
* Average	17%	6%	8%	13%	10%	8%	5%
Dropping lowest of the three percentages							
Office Supplies	961	339	452	735	565	452	283
Postage	1,404	496	662	1,074	825	662	413
Office Equip/Phone/Copies	289	102	136	221	170	136	85
Telephone	510	180	240	390	300	240	150
Recording/Laserfiche	1,020	360	480	780	600	480	300
Account Personnel & Costs	218	69	92	149	115	103	57
Contingency	340	120	160	260	200	160	100
Totals	4,524	1,597	2,130	3,460	2,660	2,130	1,331

Budget Proposal
 Nine Town District #33

Old Saybrook	Westbrook	Totals
10,539	6,618	62,314
2,492,748,126	1,332,924,274	9,937,710,688
1032	608	5,258
16.9	10.6	
25	13	
19.5	11.5	
21%	12%	100%
		Budgets to be allocated
1,187	678	5,652
1,733	991	8,260
357	204	1,700
630	360	3,000
1,260	720	6,000
241	138	1,184
420	240	2,000
5,587	3,193	26,612

÷ 2 = \$ 13,306.

RENTAL OPTIONS

145 Dennison Road, Essex 5200 Sq. Ft.
 5 Year Lease August 2012-July 2017 \$ 268,424

Per Sq. Ft.	Monthly		% Increase
\$10.00	\$ 4,333.33	2 Years	
\$10.40	\$ 4,506.67	2 Years	4.00%
\$10.82	\$ 4,688.37	1 Year	4.04%

145 Dennison Road, Essex

Proposal

5 Year Lease August 2017-July 2022 \$ 455,000

Per Sq. Ft.	Monthly		% Increase
\$17.50	\$ 7,583.33		61.74%
\$12.50	\$ 5,416.67		15.53%
\$13.13	\$ 5,689.67		21.30%

Plus responsible for Mowing, Snow Plowing & Some Repairs

18 months \$ 97,500.00

18 months \$ 102,414.00

\$ 199,914.00

500 Main St., Deep River 4000Sq. Ft.

5 Year Lease August 2017-July 2020

Per Sq. Ft.	Monthly		% Change
\$10.00	\$ 3,333.33		-7.58%
\$11.23	\$ 3,744.17		3.81%

\$11.23 Includes moving fees over 5 years

No CAM or Triple Net

Moving Expenses

Moving \$ 9,000

Computers 6,650

Room Dividers 9,000

\$ 24,650

5 Years \$ 410.83 Monthly

500 Main Street #29 & 30, Deep River, CT 06417-2000

MLS: N10173226
 Status: Active
 Trans Type: Lease

PropType: Commercial/Investment - Commercial
 County: Middlesex
 Area: Deep River

Price: \$10.00
 List/Lse Date: 10/03/2016
 Nghbrhd: Deep River (88)



FB/HB:
 PAR ID: 962496
 SqFt: 4,000
 Acres:
 Flood Zone: False
 ADOM: 100
 Horse Prop: No

Waterfront: No
 Year Built: 0
 Lot SqFt:

Lease Purch:
 REO:
 Pot. Shrt Sls:
 Stories:
 Parking Spc:

Cavanaugh & Company LLC (CAVA30)

scardozzi@snet.net
 CoList Office: Cavanaugh & Company LLC (CAVA30)
 Co-LA/ID: Juliet Cavanaugh (CAVANAJU)
 Co-LA Email: juliet@cavanaughandcompany.com
 Owner:
 Show: Call listing office
 Possession:
 List Type/Desc: Exclusive Right to Sell/Lease Listing Agreement/Full Service
 Lckbox Desc/Loc/None
 Date Avail: 2016-11-01

Agent & Office Information

O/Fax: (860) 346-3844
 O/Ph: (860) 346-8900
 Agt Direct: (860) 346-8900 Preferred Ph: (860) 306-3259
 O/Ph: (860) 346-8900
 Phone: (860) 398-0058
 Pref Phone:
 Sign: Yes
 BykBr: 2.5 %
 L/Date: 10/03/2016
 Exp/Date:

Property Information

Com Category: Health Care, High Tech, Office, Special Purpose MLS#: N10173226

Lots - # Of:		Lease Pr Desc:	Per SqFt	
SqFt - Avail Bldg:	4,000	Minimum Space:	1,800	
SqFt - Industrial:		SqFt Below Grade:		
SqFt - Warehouse:		SqFt-Avail Office:	4,000	SqFt Total Bldg: 4,000
Tenant Resp:	Building Insurance, Electric, Heat	SqFt - Office:	4,000	SqFt - Retail:
Yr Business Estab:		Yr Rem on Lse:	0	
Photo Svc Req:	No	Photo Svc Opt:		
Frcls by Mkt Sls:	No			

Remarks: Be a part of this amazing 7 acre professional and industrial park. This 2 story office/medical space is conveniently located close to Route 9. You can lease the entire building with 4,000 sq ft or a min. of 1,800 sq ft. Both floors are handicap accessible and are ready for you to move in. The building features 4 half bathrooms; 2 kitchen areas, private offices, central air and propane heating. There are "NO" CAM or NNN fees with this property.

Agt Remarks: Please call listing agent for showings.

Directions: Rt 9 to exit 4 to Main Street.

Additional Information

Handicap Feat: Yes/Ramps MLS#: N10173226

Cooling: Central Air
Fuel Tank Desc: Non Applicable
Water: Public Water Connected
Sewage System: Public Sewer Connected

Utilities

Assessed Value:
 Mill Rt: 27.53
 LP/Assess Value:
 Email:

Other

Taxes:
 Elevation Cert:
 LP\$/SqFt \$0.00
HOA: False
CurrP/SF: \$0.00
Pref Phone:

Wednesday, January 11, 2017

7:22 PM

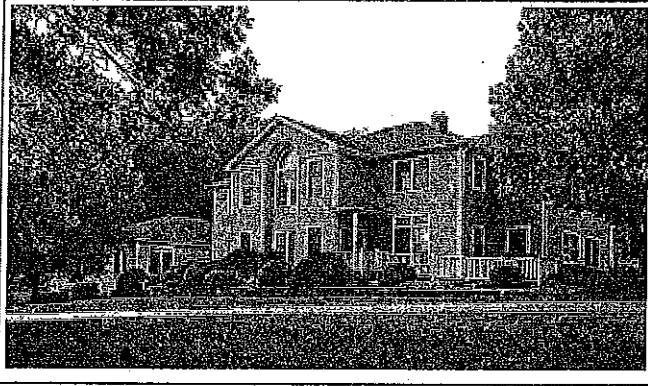
Prepared By: Marilyn A. Phillips

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Office Property For Sale

7 Island Dock Road

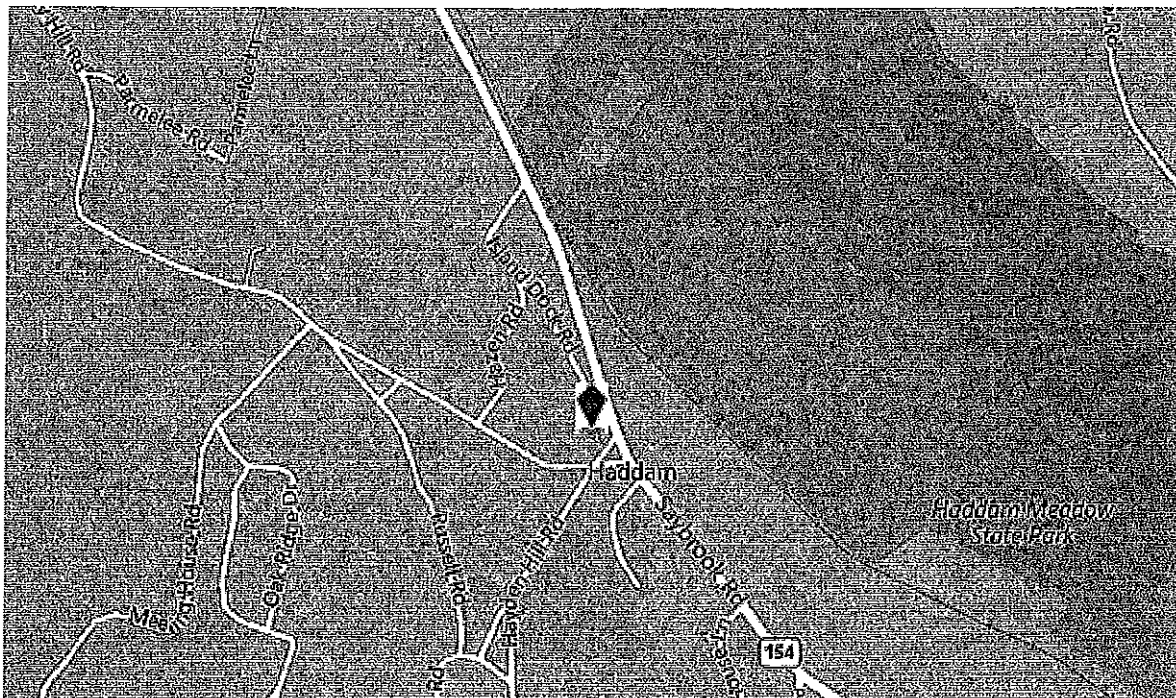
7 Island Dock Rd, Haddam, CT 06438



Price:	\$695,000
Building Size:	12,500 SF
Price/SF:	\$55.60
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Vacant/Owner-User
Commission Split:	2.5%
No. Stories:	2
Building Class:	B
Year Built:	1994
Lot Size:	2.50 AC
Listing ID	19631309
Last Updated	14 days ago

[Find Out More...](#)

Map of 7 Island Dock Rd, Haddam, CT 06438 (Middlesex County)



Possible Purchase - 7 Island Dock Rd, Haddam

Purchase	\$ 650,000
25% Down	<u>162,500</u>
Mortgage	487,500 5/5/5 Year Loan

	<u>2017</u>	<u>2022</u>	<u>2027</u>
Interest Rate	5%	7%	9%
Monthly Mortgage	3,855	3,732	2,994
Additional Insurance	68	78	89
Monthly	\$ 3,922.62	\$ 3,809.63	\$ 3,083.27
vs Current Rent	-16.33%	-18.74%	-34.23%

2012-2017 Lease	\$ 268,424	Total Paid	4,473.73	Monthly Average	
				618.61	Extra per month - 5% interest
Mortgage	487,500				
Principal	<u>166,062</u>		102,362	Interest	1st 5 Years at 5%
Balance at July 2017	<u>321,438</u>		83809	Interest	2nd 5 Years at 7%
			<u>27835</u>	Interest	3rd 5 Years at 9%
Mtge + Interest	701,506		214,006		
15 Years at Current	805,272				

163697 fixed 5% with extra \$618 monthly

Current Rent \$4,688 Would cut 22 months off the mortgage

\$481,481	Unrestricted Funds	Moving	9000
\$303,331	Unrestricted after Down Payment & Moving Costs	Computers	<u>6650</u>
0.27518	STIF interest earnings average		15650

Offers 5k - 6k extra sq.ft. office space for room to grow and to have tenants
 \$50k-\$60k Potential Earnings Annually at \$10 per s/f

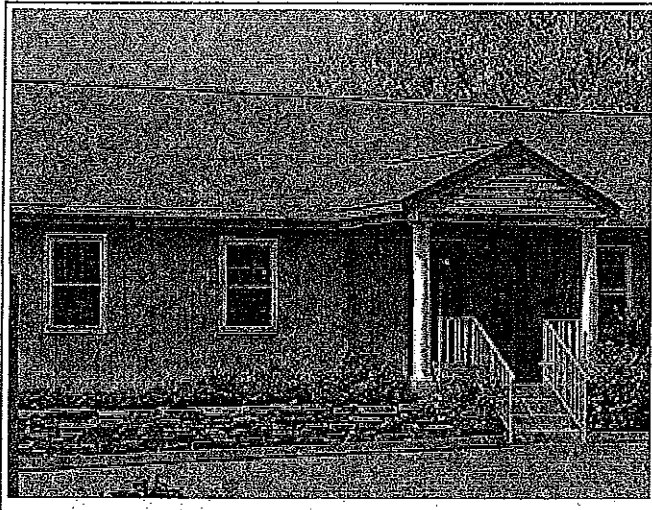


John Cafasso — (860) 616-4013
Matthew Ross — (860) 616-4017

Office Property For Sale

130 Elm Street

130 Elm St, Old Saybrook, CT 06475



Price:	\$515,000
Building Size:	4,123 SF
Price/SF:	\$124.91
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Vacant /Owner-User
No. Stories:	1
Building Class:	C
Year Built:	1975
Lot Size:	1.12 AC
APN / Parcel ID:	OSAY-000036-000055
Listing ID	20050412
Last Updated	1 day ago

Find Out More...

Possible Purchase - 130 Elm Street, Old Saybrook, CT

Purchase	\$ 500,000
25% Down	<u>125,000</u>
Mortgage	375,000

Interest Rate	5%	7%	9%
Monthly Mortgage	2,966	2,056	-
Additional Insurance	68	78	89
Monthly	<u>\$ 3,033.50</u>	<u>\$ 2,133.95</u>	<u>\$ 89.27</u>
vs Current Rent	-35.29%	-54.48%	-98.10%

2012-2017 Lease \$ 268,424 Total Paid 4,473.73 Monthly Average
1,507.73 Extra per month - 5% interest

Mortgage	375,000		
Principal	<u>197,897</u>	70,527	Interest 1st 5 Years at 5%
Balance at July 2017	<u>177,103</u>	32656	Interest 2nd 5 Years at 7%
		0	Interest 3rd 5 Years at 9%
Mtge + Interest	478,183	<u>103,183</u>	
15 Years at Current	805,272		

87304 fixed 5% with extra \$1507 monthly

Current Rent \$4,688 Would cut 6 years off the mortgage

\$481,481	Unrestricted Funds	Moving	9000
\$340,831	Unrestricted after Down Payment & Moving Costs	Computers	<u>6650</u>
0.27518	STIF interest earnings average		15650