

Special Meeting of the
Board of TFD Fire Commissioners

DRAFT -- Meeting Minutes – March 1, 2016
Thompsonville Fire Station, 35 N. Main Street

1. Call to Order: by Sec/Treasurer Comm. Gaskell at 5:43 pm.

2. Roll Call: present was Chairperson Reidy, Comm. Magistri, and Comm. Gaskell. Comm. Stone and Comm. Brouillette were absent.

3. Discussion and Possible Action: offer to purchase/lease 11 Pearl Street:

Comm. Reidy said we received an offer from Daniel Dineen of 17 Winter St. Corp. His offer is for \$100,000 cash with no mortgage. He would like to close by noon on March 23, 2016. There are no plans for the building as of yet. Acting Chief Provencher said Mr. Dineen said he was intrigued by old buildings. He owns several properties in Vermont and Springfield.

Comm. Stone arrived at 5:46 pm.

Comm. Reidy asked do we want to maintain ownership of the bell. Comm. Magistri said if he is willing to give it to us. Comm. Stone said it is not mentioned in the offer. Comm. Reidy said we can always counter offer.

Comm. Gaskell said I would like to get a price around \$160,000 to offset the value of our current property. Comm. Magistri said I would like to get as much as I can for the building. However I'm not willing to look a gift horse in the mouth. He's offering a fair amount and it relieves us of any liability. If we want more money we could end up with nothing. I think we should take the offer.

Comm. Reidy said he owns several bars in Springfield. Comm. Magistri said what he does with the building is his business. Comm. Reidy said I just don't want the building to be empty. There are a lot of empty buildings and I don't want to add to that.

Comm. Stone said personally I don't care. The value of the building would go up with the transit station down the road which would be good for us. If that doesn't happen then at least we got some money for it. The offer was less than what I was hoping for. Comm. Magistri said he's not going to make a top offer if he can get away with a lower one.

Comm. Stone asked where the money is going to go. Comm. Magistri said we should put it towards the FY 16-17 budget. Comm. Stone agreed.

Comm. Reidy said I would like more money. Comm. Gaskell said what we paid for this property was ridiculous. We could end up giving the property away. Comm. Magistri said we could end up with nothing and a building that needs a lot of work.

Comm. Reidy said I don't think the train station is going to happen. Comm. Stone said it doesn't matter because we're not going to get a lot of money from it. Comm. Magistri said they are going to go on the assessed value of the building. And if a business goes into the building the property will be reassessed.

Comm. Magistri said the price of this building doesn't have any bearing on what you sell the old building for. They are separate and distinct entities. If someone is offering \$100,000 to me that's a no brainer. Comm. Gaskell said I definitely want it back on the tax roll.

Comm. Reidy called Comm. Brouillette on the phone to vote on the offer. Comm. Reidy explained what was discussed. Comm. Brouillette said I want to get it out from under us as quick as possible.

MOTION *to request to retain ownership of the bell, if the offer is accepted, so if at any time it can be removed from the tower that it be returned to the Thompsonville Fire Dept.* made by Comm. Reidy, seconded by Comm. Brouillette. Discussion: Comm. Magistri said I am concerned about liability if the bell falls. I would approve if he agrees to remove it and give it to us for nothing. Comm. Stone said we can ask him to donate it.

AMENDED MOTION *to request that they donate the bell back to the Fire Dept.* made by Comm. Reidy, seconded by Comm. Brouillette. Discussion: none. Roll Call: Motion passes 5-0.

MOTION *to accept the offer to purchase 11 Pearl Street building for \$100,000 closing shall occur on or before March 23, 2016 by Daniel V. Dineen* made by Comm. Gaskell, seconded by Comm. Reidy. Discussion: none. Roll Call: Motion passes 3-1-1 with Comms. Magistri, Gaskell and Brouillette voting for, Comm. Reidy voting against and Comm. Stone abstaining.

4. Adjourn:

MOTION *to adjourn* made by Comm. Reidy, seconded by Comm. Gaskell. All in favor by ayes at 6:03 pm.

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Offer to Purchase Real Estate

This OFFER is made on 2-23-2016, by 17 Winter St Corp Daniel V Dincen,
Buyer, of 207 Pinehurst Dr, City of East Longmeadow,
State of Mass, who offers to purchase from Thompsonville Fire Dist #2,
Owner, of 11 Pearl St, City of Enfield,
State of Conn, the following described real estate, located at 11 Pearl St
City of Enfield, State of Conn:

| | |
|---|-------------------|
| The following price is offered for the property: | \$ <u>100,000</u> |
| Escrow deposit paid to the Owner with this Offer: | \$ <u>1000</u> |
| Further deposit to Owner upon signing of Sales Agreement: | \$ <u>20,000</u> |
| Balance due at closing: | \$ <u>79,000</u> |
| Total purchase price: | \$ <u>100,000</u> |

This Offer is conditioned on the following terms:

1. This Offer is conditional upon the Buyer being able to arrange a firm commitment for suitable financing on the following terms within ninety (90) days of acceptance of this Offer by the Owner:

Mortgage amount: No Mortgage
Term of Mortgage: N/A monthly payments
Interest rate of Mortgage: N/A percent per annum

2. This Offer is conditional upon the Buyer obtaining a satisfactory termite report and upon a satisfactory inspection of the property by Buyer within ninety (90) days of acceptance of this Offer by the Owner.

3. Property will be sold free and clear of all encumbrances and with good and marketable title.

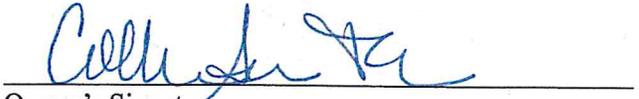
4. The parties agree to execute a standard Agreement to Sell Real Estate within ninety (90) days of acceptance of this Offer by the Owner.

5. The closing for this sale shall occur on or before 3-23-2016, at 12 Noon
o'clock, at See P&S, City of Enfield, State
of Conn.

6. Other terms:

7. This Offer shall remain open until 3-4-2016 o'clock, on Friday.
If not accepted by the Owner by this time, this Offer is rescinded and the deposit money shall be returned.


Buyer's Signature


Owner's Signature

Daniel V Dineen
Buyer's Printed Name

Colleen Ann Reidy
Owner's Printed Name

2-23-2016
Date Signed

~~3-4-2016~~ March 1, 2016
Date Signed

we request the bell be donated to the Thompsonville
Fire District.


3/1/2016

Daniel V Dineen
207 Pinhurst Dr
East Longmeadow Mass
01028

860-841-3688 Cell #