

North Stonington Education Center Sub-Committee
Draft Meeting Minutes, April 26, 2021
Via Zoom 7:00pm
North Stonington, CT

- 1) Call to Order/Roll Call & Introductions- Meeting was called to order by Chair Jennifer Dayton Members Present: Nichole Porter(EDC), Jennifer Dayton(EDC), Priscilla Lewis(Planning & Zoning)(arrived @ 707pm), Bob Carlson(Board of Selectmen), Stefanie Mastroianni(Board of Ed), Carolyn Howell(Board of Finance) & Chris Dias Business Finance Officer.
- 2) Review of Minutes – Minutes for 4.12.2021 were accepted as is.
- 3) Guest-Realtor Report- Mary Nasi and Mike(Realtors for IMT Realty) explained 3 competitive properties that they found. (Gales Ferry Landing at 7 Hurlbut Road, Ledyard Center School @ 740 Col. Ledyard Highway and St. Pius School in Westerly, RI) There was discussion. Realtors explained potential tenants they had been in contact with and the type of business/education they proposed. There was discussion. Realtors were instructed to focus on finding true educational candidates for potential tenants vs. businesses which would like to give classes a few times a month to try to satisfy the educational requirement.
- 4) Discussion of tenants- Discussed the private school that was interested and also waiting on hearing back this week regarding federal funding and grants for work force development. There was discussion.
- 5) Public Comments- **Brett Mastroianni** commented that this should go through regular sales process and not RFP if property were to be sold rather than leased because it has an estimated value of between 8.8 million and 12.6 million dollars. There was a question regarding tax structure for profit vs. non-profit, whether desks/chairs etc. were town property or school property. Have to look into zone change and bring to planning and zoning as this is a municipal building. – **Bob Carlson** responded that Juliet is looking into zone change but that this committee needs to recommend it. To discuss tomorrow night at Selectmen's meeting. **Kathy White** spoke and said that she was very interested in the 7 Hurlbut Property and that she was very familiar with it. She brought up issues about leasing(runs out after every few years). Spoke about feelings on selling the building. Feels that the grant is most beneficial. Spoke of children who had graduated from Wheeler. Daughter went to URI and is now a nurse. A lot of kids don't know hands on or basics. Some kids don't want to leave Wheeler to go to a tech school because of their friends. Nicole Porter- Nicole asked about plan. Jennifer is going to reach out to Pam Potemri informally to see if she is still interested. Jennifer is also going to reach out to Joe Courtney's office to check on decision for grant applications.
- 6) Adjournment- Nichole Porter made a motion to adjourn. Adjourned at 8:06pm 6-0-0.

Respectfully submitted –

Carolyn A. Howell
Secretary