

**Torrington Area Health District
Board of Health Special Meeting
October 28, 2021**

Members Present: Nancy Rahuba, Bethlehem, Louis Timolat, Canaan, Robert Collins, Harwinton, Elisa Bauer, Borough of Litchfield, Thomas McClintock, Litchfield, Dr. Scappaticci, Plymouth, Peter Oliver, Salisbury, Daniela Ouellette, Thomaston, Dr. Jessica Magda, Torrington, Tim Waldron, Torrington, Greg LaCava, Warren, Keith Wilson, Winsted.

Meeting called to order at 7:00 pm by Chairman Collins

1. Potential Sale of 339 Main Street Property

- Chairman Collins introduced the agenda item for the special meeting and turned it to Robert Rubbo DOH for presentation.

Robert Rubbo DOH reported that the Academy of Medical training has been a tenant of 339 Main Street for the past six years. Unfortunately, they have closed their Torrington branch and are no longer renting the building located at 339 Main Street as of September 30th.

Robert Rubbo DOH then provided the board with a history of 339 Main Street. In 2004 TAHD purchased 339 Main Street to house and run a water lab. TAHD purchased the building for \$65,000 and spent approximately an additional \$140,000 in renovations and start up fees. Our original mortgage for the building was approximately \$200,000. The water lab did not work out as anticipated and was restructured to the model we have today and there was no longer a need for the building. At the time the decision was made by the board to rent the building to help offset the cost of the mortgage.

Since the lab restructuring years ago TAHD has been fortunate enough to pay off the mortgage for 339 Main Street. TAHD has also been fortunate in terms of tenants over the past few years who have not only been great tenants but also have provided a public health function to our communities.

On Wednesday October 20, 2021, an emergency meeting of the TAHD Executive Board was held to discuss the Districts potential future plans for the building. The Executive Committee discussed the history of the property, why it was originally purchased, & the pros / cons of continuing to own the property. Robert Rubbo also presented a report to the executive committee from Cohen Agency, INC (realtor for TAHD) outlining the fair market value of 339 Main Street and a potential listing price if we choose to list the property for sale which was also shared with the full board. At the Executive committee the Committee voted unanimously in favor of the following motion:

- Whereas: The likelihood of another tenant for 339 Main Street that contributes to the benefit of Public Health is slim, And whereas: The real property value of Torrington are cresting at historic highs
- Therefore: The TAHD Executive committee recommends to the TAHD Board to list for sale the 339 main street property for \$214,500
- Further: Negotiations with a potential buyer are entrusted to the discretion and best judgement of the Director of Health.

This concluded Robert Rubbo's presentation.

Louis Timolat Moved:

**Whereas: The likelihood of another tenant for 339 Main Street that contributes to the benefit of Public Health is slim,
And whereas: The real property value of Torrington are cresting at historic highs**

Therefore: The TAHD Board moves to list for sale the 339 main street property for \$214,500

Further: Negotiations with a potential buyer are entrusted to the discretion and best judgement of the Director of Health.

Motion made by L. Timolat and T. McClintock respectively, hearing no abstentions or objection the motion carried

2. Adjournment

- *Motion made by N. Rahuba and T. McClintock respectively to adjourn this special meeting of the TAHD Board of Directors, hearing no abstentions or objections the meeting was adjourned at 7:15 PM.*

Respectively submitted,

Transcribed by



Robert Rubbo



Robert Rubbo