

**Town of Franklin
Office of the First Selectman
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**MINUTES OF THE SPECIAL MEETING OF THE
FRANKLIN BOARD OF SELECTMAN**

**Held at the Franklin Town Hall at 6:15 p.m.
Wednesday, the 20th day of November 2019**

CALL TO ORDER: First Selectman Charles Grant called the meeting to order at 6:20 p.m.

PRESENT: Selectman Russell Beisiegel and Selectman Thomas Craney

OLD BUSINESS:

- a. **Discussion on Warehouse Tenant:** First Selectman Charles Grant reported that he received word two weeks ago that the tenant wanted to discuss paying the back rent. First Selectman Charles Grant said that he did not reach out because he did not want to jeopardize the town's eviction case against the tenant. First Selectman Charles Grant stated that he called Matthew Willis of Halloran & Sage, the town's legal counsel regarding the tenant's offer. Matt said that the deadline is Friday to file the legal documents with the court for the eviction. Mr. Willis also said that it would be unlikely that the town would be able to collect the back rent that is owed and continue with the eviction.

First Selectman Charles Grant reminded the Board that the original lease was for 3 years. The eviction process was started in March of this year. Selectman Thomas Craney said the town needs to get all the back rent before the tenant can finish out the lease term. First Selectman Charles Grant asked Matt Willis how long would the eviction process take. Matt said that it depends on how long the tenant decides to fight it. There is no specific timeline.

The Board of Selectman discussed what steps to take to resolve the issue. They debated having the tenant get current on the rent and increase the security deposit to 6 months instead of the original 1 month and would have to stay current with rent in order to

avoid the eviction. Selectman Thomas Craney said they should revise the lease to be only for 1 year. Selectman Russell Beisiegel asked how the town can get out of the current lease. First Selectman Charles Grant said he really wants to get the money that is owed to the town from the warehouse tenant. He needs to get back to Matt with an offer before the Friday deadline.

The Board of Selectman agreed to terminate the current 3 year lease and renew the lease for 1 year but tenant must pay all the back rent and become current; the tenant must pay a 6 month's security deposit, the tenant must stay current on the rent or the lease will become null and void and the tenant will be evicted and forfeit the security deposit. Additionally, it was agreed that as per the original lease, the revised lease will stipulate that each time the tenant adds 4 more vehicles to his fleet, the rent will increase by \$1,000 a month.

MOTION #1: First Selectman Charles Grant requested a motion to move forward with the new terms for the warehouse tenant as agreed. Selectman Russell Beisiegel made a motion to move forward with the agreed upon terms and present them to the warehouse tenant. Selectman Thomas Craney seconded the motion. Motion carried unanimously.

ADJOURNMENT:

MOTION #2: First Selectman Charles Grant requested a motion to adjourn the meeting. Selectman Russell Beisiegel made a motion to adjourn the meeting. Selectman Thomas Craney seconded the motion. Motion carried unanimously. The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Lee Ann D'Ambrosio
Administrative Assistant to the First Selectman