

WILLIAMSTOWN SELECTBOARD MEETING MINUTES

January 31, 2022

Williamstown Public Safety Building

Present: Matt Rouleau, Rodney Graham, Clayton Woodworth, Jasmin Couillard and Jessica Worn

Call to Order – Meeting called to order 6:30 p.m.

Set the Agenda – Jasmin made motion to accept agenda as written. Matt second. So moved.

Approve Warrants – Matt made motion to approve SB20126. Jessica second. So moved.

New Business –

Rosewood Inn Bids:

Two sealed bids submitted.

1. Chris Dessureau - \$25,001.00 – Proposal attached.
2. Larry Hebert \$30,058.00 – Proposal attached.

Executive Session – Matt made motion to enter executive session at 6:55 p.m. Jasmin second. So move.

Matt made motion to exit executive session 7:20 p.m. Jasmin second. So moved.

Matt made motion to accept bid of \$30,058.00 from Larry Hebert. Jasmin second. Rodney wanted to thank both Larry and Chris for bidding. Both bids were good and both bidders would have followed through with their projects.

Matt called the question –


Yes Vote – Matt, Jasmin, and Rodney.

No Vote – Jessica and Clayton. Yes, vote has it. Motion carried to sell property to Larry Hebert.


Adjourn – Jasmin made motion to adjourn at 7:40 p.m. Matt Second. So moved.

Respectfully Submitted

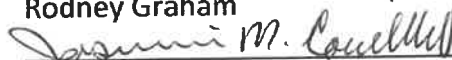
Jacqueline Higgins



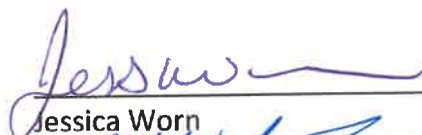
Matt Rouleau



Rodney Graham



Jasmin Couillard



Jessica Worn



Clayton Woodworth

Town of Williamstown
WILLIAMSTOWN SELECTBOARD MEETING

MONDAY, JANUARY 31, 2022
SELECTBOARD MEETING – 6:30 P.M.
PUBLIC SAFETY BUILDING

MEMBERS: **RODNEY GRAHAM**
 JASMINE COULLIARD
 JESSICA WORN
 MATT ROULEAU
 CLAYTON WOODWORTH

TOWN MANAGER – JACQUELINE HIGGINS

SELECTBOARD MEETING

CALL TO ORDER: (1 MIN)
SET THE AGENDA: (1 MIN)
APPROVE WARRANTS –SB20126

NEW BUSINESS: (10 MIN)
 OPEN SEALED BIDS FOR FORMER ROSEWOOD INN PROPERTY

EXCUCUTIVE SESSION – 1 V.S.A. SECTION 313 – IF NEEDED

ADJOURN

LAURENCE HEBERT

P.O. Box 451
Williamstown, VT 05679
PH (802) 433-6284
FAX (802) 433-5890

Select Board
Town of Williamstown

1/28/22

RE: 2511 Rt 14 Rosewood Inn Property

After inspection of the building and using GPS to size the lot. It confirmed my thoughts that the structure was beyond a reasonable cost to renovate. Along with it being located in the center of the lot limited the amount of street parking available. With that the structure would be removed from the lot. While not investing a lot of time and money into it unless awarded the property, we have done enough work to see what would fit on the lot with regards to building sizes and available parking spaces with regards to commercial office space, rental and resale housing. New construction of one of these three options would be what is proposed for this site. If awarded the bid I look forward to working with the town in making a good looking project for this site.

My Bid Amount- \$30,058.00

Signed



Larry Hebert

Rose Wood Inn

Submitted by Green Mountain Apartments

Benefits of Awarding Winning Bid to Green Mountain Apartments

How does this decision benefit the other Residents of Williamstown

- By revitalizing a once beautiful property into an aesthetically pleasing building providing housing needs to a specific group of fellow Vermonters that would help stabilize and benefit the downtown economy within the community.
- Having a multi-unit building of 12 total one bedroom units housing a demographic of 45 year old and older residents that would provide a well manicured and groomed building for this in demand tenant.
- Giving the Town an opportunity to realize Tax and Utility compensation that equals the value a downtown building would appraise for and benefit our overall grand list by injecting much needed tax revenue and water and sewer revenue in line with a much higher valued property than the abandoned building currently on-site.

BID SHEET

FUNDS TO BE PROVIDED BY CERTIFIED FUNDS AT CLOSING EARNEST DEPOSIT NEGOTIABLE PER ACCEPTANCE OF WILLIAMSTOWN BOARD MEMBERS

- PURCHASE PRICE BID OF \$25,001.00 TWENTY FIVE THOUSAND AND ONE DOLLAR.
- CLOSING DATE TO BE NO EARLIER THAN APRIL 1ST 2022 BASED UPON THE 6 MONTH TIMEFRAME STARTING AT CLOSING FOR DEMO AND WINTER MONTHS AND FROST WOULD HINDER THAT TIME FRAME.
- ALL CLOSING AND TITLE WORK TO BE HANDLED BY STEPHEN CRADDOCK ESQ. OF BERLIN, VT
- PROPERTY PURCHASED AS-IS AS SEEN WITH BUYER ASSUMING ALL KNOWN AND UNKNOWN DEFECTS.
- SIGNED:


Myra M. Desjardins


Christopher A. Desjardins

Finished Project Timeframe

Demolishing Surety and Final Construction Approximation

- We agree to demolish and remove the current structure within the 6 month allotted timeframe.
- We promise and assure that all efforts to minimize public outcry of the tear down stage will be offset with a transparent informational website and brochures for the new project. Providing all residents and interested parties contact information for the principals of the company.
- The finished project to be approximately a per floor finished living space of 4500 square feet by two stories which would be finished in approximately 16 months after completion of demolishing the current structure and foundation.

~~44000~~ -

~~30000~~ SF

3700

Funding and Viability of Buyers

How will we pay for the site construction

- Through state grants that are specifically available on a per unit reimbursement of \$37k per unit we will be receiving funds to work with state subsidized aging tenants to help provide housing while providing the funds to create an eco savvy structure with “Green” compliant heating and cooling which leaves a much smaller carbon footprint than the current ancient inefficient structure which requires much more in it’s current configuration.
- We will be utilizing a line of credit in personally guaranteed credit in the sum of \$500,000.00.
- The remaining approximately \$600,000.00 will be paid in non-attached funds and assets held by the two principals of Green Mountain Apartments.

About the Buyer

Green Mountain Apartments Owned By Chris & Kysa Dessureau

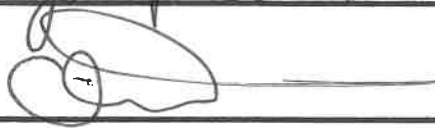
- Williamstown Resident over 35 years
- Main Street Business Owners x2 Green Mountain Auto Sales & Williamstown Service Center employing local residents and serving the community for 5 years located at 2431 VT Route 14 and 2591 VT Route 14
- Williamstown Landlords providing 19 Rental Properties to a diverse group of Tenants ranging from Affordable Efficiency Apartments through full luxury Modern Single Family Homes
- Purchasing older dilapidated and abandoned downtown properties with a goal to rehab Williamstown's Backbone to it's historically beautiful status.

WILLIAMSTOWN SELECTBOARD

MEETING SIGN IN SHEET

DATE 1/31/22

Jennifer Allen



Christian Pratt
