

Temporary Police Station Committee

November 7, 2022

In attendance: Chief Gerald Millette; Chief Adam Lavoie; James Ferrera; James Dusty; Joe Kondrat; Steven Murphy; Kathy Banas; BJ Church consultant

1. **Call meeting to order:** Mr. Ferrera called the meeting to order at 11:05
2. **Vote to organize the committee (Chair and Clerk) positions, discussion of the roles and responsibilities of each member.** Chief Lavoie nominated James Ferrera as the Chair it was seconded by Mr. Kondrat; Jim dusty nominated Chief Millette as Chair it was second by Steven Murphy. A vote was taken, and it was decided by majority to have Chief Millette as the Chair. No one volunteered to be the clerk so Chief Millette asked if Karen Dusty would be the clerk. It was voted on and unanimously approved.
3. **Review and discuss the two submitted proposals to lease temporary space to house the town's police station:** Mr. Ferrera Outlined the procedure of putting out the Request for Proposal (RFP). Each participant was given a copy of the proposals. Mr. Ferrera outlined the following factors to be considered in the submitted proposals:
 - i. Suitability
 - ii. Rent
 - iii. Utilities
 - iv. Build out
 - v. Flexibility in the lease terms
- b. KMA Holdings, LLC Proposal specifics reviewed:
 - i. Rent: \$90,000.00 for up to 3 years at the same rate
 - ii. The Owner to pay \$250.00 per month on utilities
 - iii. Town is to pay for entire build out and ½ the rent per month during the build out
- c. DEXTrust Developments, LLC specifics reviewed:
 - i. Rent \$79,740.00 for 3 years
 - ii. The owner will pay all utilities
 - iii. The Owner will complete the build out, at owners expense
4. **11:30 am site inspection of 964 & 968 Main St. & 20 Old West Brookfield Road Warren (KMA Holdings, LLC)** The group toured the interior and exterior of the building.
5. **12:00 pm site inspection of 70 Pulaski Street Building #14, Warren MA (DEXTrust Developments, LLC)** Ms. Church walked in and imposed a Cease-and-Desist order, requiring the committed to immediately leave the building.
6. **12:30 pm return to the Shepard Building to continue the discussion on the two lease proposals and to rank each submitted proposal.:** The group discussion was focused on how much it would cost to build out the KMA site to specific requirements and how long it would take. Since there was a cease-and-desist order on the DEXTrust building, there was no further discussion. The question was asked about how long the Police would be in the temporary building. Mr. Ferrera walked the group through what it would take to build a safety complex. The feasibility study, getting the bond/grants, town meeting to approve by vote, leading to the start and completion. Chief Lavoie asked Ms. Church what happens if we don't do either one. Ms. Church as the building commissioner stated that the police are in a very unhealthy environment at the present location, and she has ordered them over a year ago to vacate the property. Chief Lavoie said that since use of the former bank building the town would be required to bring the entire building up to code and "this is a very expensive proposal". Ms. Church stated that she could come up with some estimates for the cost of the

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construction. Ms. Church suggested that they use trailers and park them right next to either the Shepard Building or Highway. She states that is what the town of Monson did while they were waiting to build their new building.

Chief Lavoie made a motion to continue the meeting until more information on trailers, build out cost, and look at other options. 2nd by Jim Dusty AIF passed continue the meeting until November 29, 2022.

7. **Possible vote to submit ranked proposals to the Board of Selectmen for review**
8. **Next meeting** November 29, 2022, at 11:00
Adjourn

Respectfully submitted by

Karen Dusty

A handwritten signature in black ink, appearing to read 'Chief G. Millette', with a long horizontal flourish extending to the right.

Chief G. Millette, Chair