

**NOTICE OF SPECIAL TOWN MEETING
OF THE TOWN OF SPRAGUE, CT**

CORRECTION

The duly qualified voters of the Town of Sprague, Connecticut and any other persons entitled to vote upon any of the matters contained in the Notice and Warning, are hereby notified and warned to meet in a Special Town Meeting at the Sprague Town Hall 1 Main St., Baltic, CT on September 12, 2019 at 7:00 P.M. for consideration and action upon the following purposes:

1. Election of a moderator.
2. To adopt the following resolutions:
 - a. That the Town of Sprague sell to Francis J. and Judith H. Foley, for the consideration of Thirty- One Thousand, Eight Hundred Eighty Two Dollars (\$31,882), certain real property located off Potash Hill Road and consisting of 29.87 acres, more or less. Said land is more particularly described as Parcel 'A' on a survey map prepared by Mattern & Stefon Land Surveyors, LLC, entitled: *Property Survey Prepared for Town of Sprague, Off Potash Hill Road, Sprague, Connecticut, Scale: 1"=100', Date: April 2019, Job I.D. No.: 19-0710*. The said property shall be conveyed by quitclaim deed in form approved by the Town Attorney. The First Selectman and other proper officers of the Town be, and they hereby are, authorized, directed and empowered on behalf of the Town to enter into, execute and deliver such deed, agreements, certificates and other instruments as they may deem necessary or appropriate to consummate the transaction contemplated by this resolution.
 - b. That the Town of Sprague enter into a lease agreement with the Willimantic Waste Paper Co., Inc., or to its subsidiary, letting certain real property located off Potash Hill Road and consisting of approximately 25 acres, more or less, together with improvements thereon. The consideration for the lease shall be Three Hundred Twenty-Five Thousand Dollars (\$325,000.00), payable in full on or about the date of the execution of the lease. The lease shall permit the tenant to develop and redevelop the property and all improvements thereon, and to use the property for commercial and industrial uses, subject to ordinary municipal regulatory and other governmental approvals. The lease shall provide for adequate access to the Town's remaining lands, use of the existing water tower and sewer and rail lines, and contain usual commercial terms and conditions as are approved by the Town Attorney; in addition, it shall provide that should the property not be taxable as a leasehold during the term of the lease, the tenant shall pay to the town semi-annually an amount equivalent to the *ad valorem* real estate taxes that would be due were the tenant to own the property. Said lease shall be for a term of not more than 99 years and contain an option and right for the tenant to purchase the said property, together with rights

corresponding to the lease, for \$1.00 at any time during the term of the lease agreement.

c. To accept from the State of Connecticut, and to appropriate as recommended by the Board of Finance, up to \$900,000 in assistance funds, to be expended in accordance with the conditions required by the State of Connecticut Office of Policy and Development, and to thereafter reimburse said amount over a period of time as required by the same Office of Policy and Development. The First Selectman and other proper officers of the Town be, and they hereby are, authorized, directed and empowered on behalf of the Town to negotiate and to enter into, execute and deliver such agreements as they may deem necessary or appropriate to consummate the transaction contemplated by this resolution.

4. Adjournment

Board of Selectmen

Catherine A. Osten
Denise M. Dembinski
Cheryl A. Blanchard