

**TOWN OF CANAAN
BOARD OF SELECTMEN, SPECIAL MEETING MINUTES
JULY 13, 2023 ~ 2:00PM
108 MAIN STREET, FALLS VILLAGE, CT
IN PERSON ONLY**

Attendees: Greg Marlowe, David Barger and Henry Todd

- 1) Call to Order: Henry Todd called the meeting to order at 2:02pm
- 2) The Board of Selectmen opened and read into the record the one RFP/Proposal received to purchase 35 Railroad Street, Falls Village, CT. The RFP was proposed by James Gillespie and Bunny Williams. A copy is attached to these minutes.
- 3) Adjournment: **Greg Marlowe made a motion to adjourn at 2:09pm. Seconded by David Barger; unanimous**

Respectfully submitted by Recording Secretary, Denise Cohn.

Attachment: Proposal to purchase 35 Railroad Street

Falls Village Firehouse Proposal

The Revitalization of 35 Railroad Street

Falls Village Health & Wellness Center

Submitted on:

July 13, 2023

Recipient:

Town of Canaan, Falls Village Board of Selectmen

Contact Information:

James Gillispie & Bunny Williams
1 Point of Rocks Road, Falls Village, CT 06031
hello@fvhealth.center | <https://fvhealth.center>

**Digital Copy of Proposal & Site Plan
with Architectural Details found at:**

<https://tinyurl.com/fallsvillagehealth>



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Introduction

The Falls Village Health & Wellness Center envisions the transformation of the firehouse in Falls Village, CT into a dynamic health and wellness hub for the residents of Falls Village and nearby communities.

At the center of our proposal will be a state-of-the-art gym facility on the ground floor, providing cutting-edge fitness equipment and amenities. Upstairs, private offices will be available for health practitioners to establish their practices, catering to the needs of the local community.

Additionally we will create a versatile multi-use flex space within the center, facilitating a range of activities and events such as yoga classes and educational classes.

Our approach will focus on purpose-building the center and providing these comprehensive concepts to prospective health practitioners that they can lease and execute a business plan successfully using this detailed proposal as a guide.

About Applicant

James Gillispie, a graduate of Yale University with a Master's in Painting in 2006, has exhibited artwork nationally. Alongside his artistic pursuits, James has developed a career in technology, design, and strategy, utilizing these skills in his current role as Associate Director of Technical Strategy at Athletics agency in Brooklyn, NY. In March 2020, James and his then-fiancée, Sarah Blackwell, made the decision to move to Falls Village, where they celebrated their marriage and welcomed their first son, Benjamin, into the world.

The transition to Falls Village has been greatly supported by Sarah's aunt, Bunny Williams, a cherished resident of the area for 40 years. Bunny's extensive knowledge and involvement in the community have provided James and Sarah with invaluable guidance. With Bunny and Sarah's full endorsement and support, James is excited to present this proposal for the Falls Village Health & Wellness Center.

Proposed Use & Detailed Description

Primary Goals

1. Establish and provide a health and wellness center that caters to the Falls Village and surrounding communities, offering a range of services and programs such as strength & cardio training, yoga, physical therapy, massage therapy, acupuncture, and chiropractic care.
2. Cultivate a welcoming and inclusive environment within the center, ensuring that individuals of all ages and fitness levels feel comfortable and supported in their health and wellness journey.
3. Generate consistent weekly visitor traffic for the Falls Village Historic District and help revitalize a historic building.
4. Foster lasting and symbiotic relationships with neighbors in the community, collaborating with local businesses, organizations, and residents to create a mutually beneficial partnership and contribute to the overall well-being of the area.
5. Design the health and wellness center to seamlessly blend with the architectural style and aesthetic of the Falls Village Historic District, preserving its historical charm while adding modern amenities.
6. Implement a comprehensive green building strategy, integrating solar panel arrays, the latest heat pump technology, and electric vehicle (EV) charging stations in the parking lot to maximize energy efficiency, reduce carbon emissions, and promote sustainable practices within the Falls Village Historic District.

First-floor Goals

1. Transform the main level of the Falls Village firehouse into a welcoming, clean, and well lit gym facility, complete with a diverse selection of strength and cardio exercise equipment and conveniently located bathrooms equipped with showers and lockers.
2. Enhance the natural lighting within the building, utilizing strategies like maximizing window space and installing garage doors windows, to create an invigorating atmosphere for wellness activities and exercise.

3. Equip the gym on the ground floor with state-of-the-art fitness equipment, ensuring members have access to the latest advancements in exercise technology and variety for their workout routines.
4. Provide access to personal trainers who are dedicated to helping members reach their fitness goals, providing expert guidance, tailored workout plans, and unwavering support throughout their fitness journey.

Second-floor Goals

1. Create dedicated private offices on the second floor of the firehouse, specifically designed for healthcare practitioners such as physical therapists, acupuncturists, and chiropractors, enabling them to establish their own private practices within the wellness center.
2. Construct a spacious and versatile flex-use area on the second floor, featuring vaulted ceilings and a separate stairwell for easy access. This flex-use space will be available for online booking by community members interested in teaching classes or leading discussion groups.
3. Provide practitioners with the opportunity to utilize the gym facilities within the wellness center, allowing them to integrate fitness and wellness services into their practices, prioritizing the well-being of the local community.
4. Install a well-equipped kitchenette on the second floor, enabling practitioners to prepare their own lunches throughout the workweek, promoting convenience and autonomy.
5. Ensure a comfortable environment through the installation of central air conditioning and heating systems, allowing for optimal temperature control in all areas of the second floor.
6. Establish fast and reliable high-speed WiFi connectivity enabling practitioners and visitors to seamlessly connect to online resources.
7. Create a welcoming and convenient waiting entryway for guests and patients, providing a comfortable seating area where they can wait before being admitted for appointments or services.
8. Design ADA accessible bathrooms on the second floor, ensuring that all individuals can easily and comfortably use the facilities.

9. Ensure the stairwell is made accessible by installing a stairlift that can be operated with the assistance of staff members, benefiting guests with mobility challenges.
10. Install a glass door at the end of the hallway leading into the multi-use flex space, allowing natural light to illuminate the hallway.

Online / Marketing Plan

1. Leverage the website campaign at fvhealth.center
 - a. Share floor-plans, pre-renderings, and the overall concept.
 - b. Create awareness and generate excitement and curiosity in the community.
2. Utilize the fvhealth.center for newsletter sign-ups:
 - a. Keep community members informed of news and planned launch.
3. Request ideas and feedback on fvhealth.center:
 - a. Gather information on desired membership offerings, classes, and practitioners from the community.
4. Collaborate with local businesses and organizations:
 - a. Promote the center and its services through partnerships.
5. Craft targeted messaging:
 - a. Utilize social media, print advertising, and direct mail.
 - b. Inform the community about the upcoming center and its services

Property Sale Requirements

Purchase Price

- \$300,000

Deposit

- Banking Check BOA (\$30,000) attached to proposal submission

Applicant's Identity and Participating Entities

- James Gillispie
- Bunny Williams

Mortgage Financing

- Salisbury Bank (letter of intent attached)

Proposed Timeline

Aug 15, 2023:

The Board of Selectmen reviews all proposals and makes a final determination.

Sept 1, 2023:

Enter into a Purchase and Sales Agreement with the Town, incorporating all terms and conditions outlined in the proposal.

Sept 15, 2023:

Finalize the purchase and sale of the premises within 30 days after obtaining final land use approvals, unless both parties agree to a different date.

Oct 1, 2023:

Submit applications to local and state land use authorities and obtain necessary approvals

Nov 1, 2023:

After receiving approvals from state and local authorities, construction activities begin in accordance with approved plans.

Apr 2024:

Complete construction.

May 2024:

Open building to the public.

Conditions or financing contingencies

1. Parking provision to regulate parking on Railroad Street

The purchase of the property is contingent upon the Town of Canaan, Falls Village establishing parking regulations for the continuation of main street, clarifying what is parking and what is road for firehouse, inn, and auto-body shop. In conjunction the town will provide a feasible and actionable solution for off-site parking to accommodate auto-body shop vehicles that currently occupy much of the road's capacity. The town shall be responsible for identifying and securing suitable off-site parking spaces for auto-body to store vehicles. The town will be responsible for signage and enforcing rules to dissuade double parking and idling of vehicles.

2. Shared cost negotiation

The purchase of the property is contingent upon the Town of Canaan engaging in good-faith negotiations with the applicant to determine a fair and equitable sharing of costs for the required work on utilities, sidewalk, and septic system. The outcome of these negotiations will be taken into consideration when determining the final purchase price of the property.

Proposal Agreement

We, the undersigned applicant, hereby submit this proposal to the Falls Village Town Hall in agreement with the following terms and conditions:

Timeline Agreement

We provide a comprehensive timeline that outlines the submission of applications to local and state land use authorities. Additionally, we specify the expected start and completion dates for construction. We agree to a financial payment to the Town if the construction timelines are not met without any alterations agreed upon by the Town and the applicant.

Financial Payment Agreement

We express our willingness to agree to a financial payment to the Town if the construction timelines are not met without any alterations agreed upon by both the Town and us, the applicant.

Full Disclosure

We fully disclose our identity as the applicant and any participating entities involved, including the principals of LLCs, partnerships, or members of corporate boards.

Proposal Duration and Extension

We acknowledge that the proposal shall remain open for a minimum of ninety (90) days. However, we are open to the possibility of extending this duration upon mutual agreement if the Town Meeting initially selects a different offer

Purchase and Sales Agreement

If selected, we agree to enter into a Purchase and Sales Agreement with the Town, incorporating all the terms and conditions outlined in this proposal.

Closing of Purchase and Sale

The closing of the purchase and sale of the premises shall take place no later than 30 days after obtaining final land use approvals, unless both parties agree to a different date.

Proposal Submission Deadline

We commit to submitting the proposal to the Falls Village Town Hall no later than 12:00 p.m. on July 13, 2023.

Offer Openness

We indicate our willingness to keep our offer open 6 months if the Town initially selects a different offer.

Acknowledgement of Town Meeting's Approval

By submitting this Qualified Proposal, we acknowledge and agree that the approval of the Town Meeting is required. We further acknowledge that the Board of Selectmen may hold a supplemental proposal session, conduct a public hearing, and retain the right to determine the most favorable proposal(s) while reserving the right to reject any proposals.

By signing below, we confirm our understanding of and agreement to the terms and conditions set forth in this proposal.

Please refer to physical copy dropped off at Town Hall 7/13/23 for signatures

Site Plan and Architectural Details

As part of our proposal, we present a comprehensive conceptual site plan prepared by Christine Gray, AIA.

You will find these Architectural Drawings as downloadable PDFs appended to this proposal located online at: <https://tinyurl.com/fallsvillagehealth>

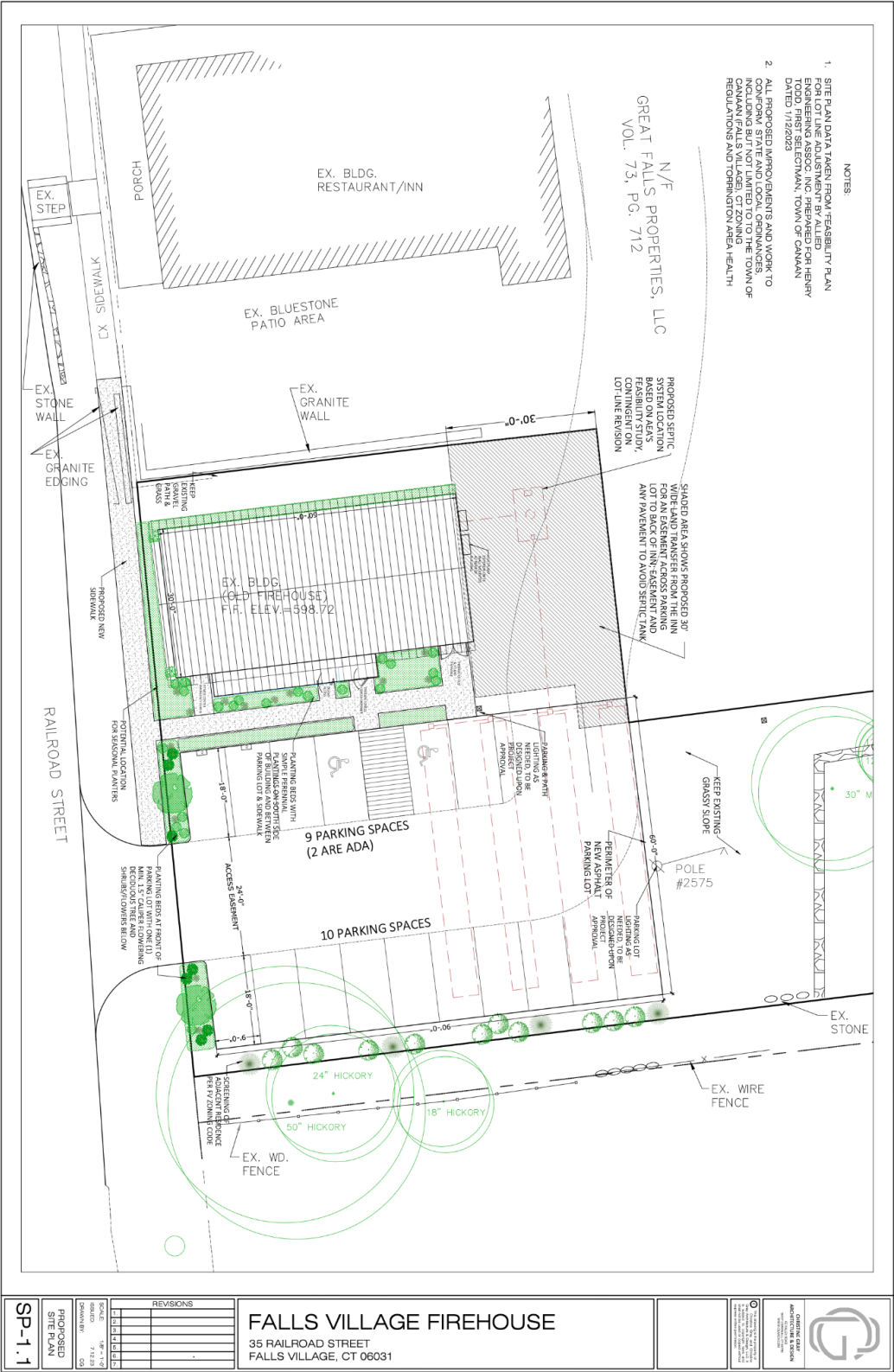
- Front Elevation
 - Facade
 - Right Side
 - Signs & Lighting
- Site Plan
 - Septic

- Parking lot & Easement
- Sidewalk Utilities
- Planting Areas with Adjoining Residence
- Lighting
- Retaining Walls
- First-floor
 - Front Desk
 - Bathroom & Showers
 - Lockers
 - Water Fountains
 - Gym layout
- Second-floor
 - Offices
 - Kitchenette
 - Bathrooms
 - Waiting area

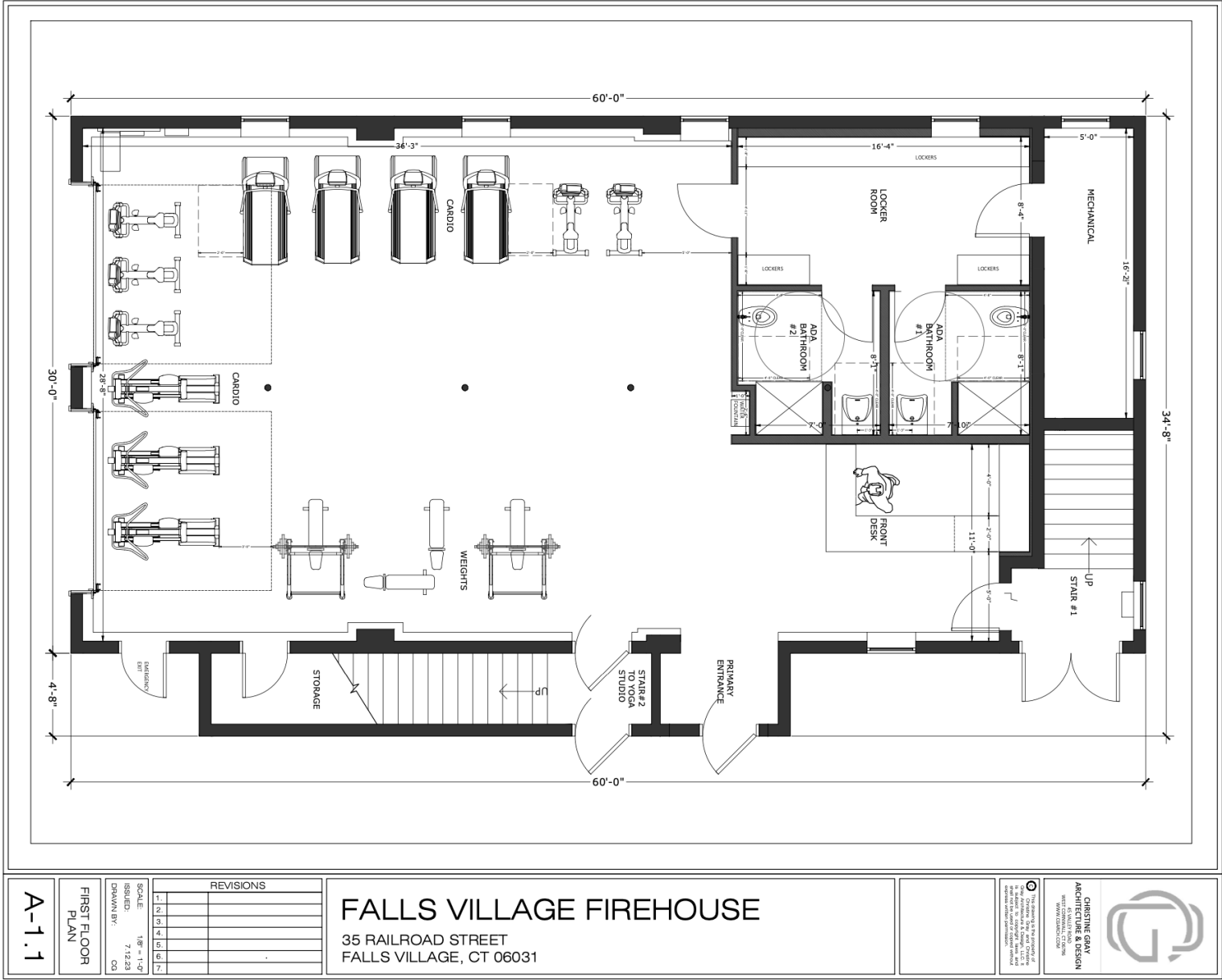
Front Elevation



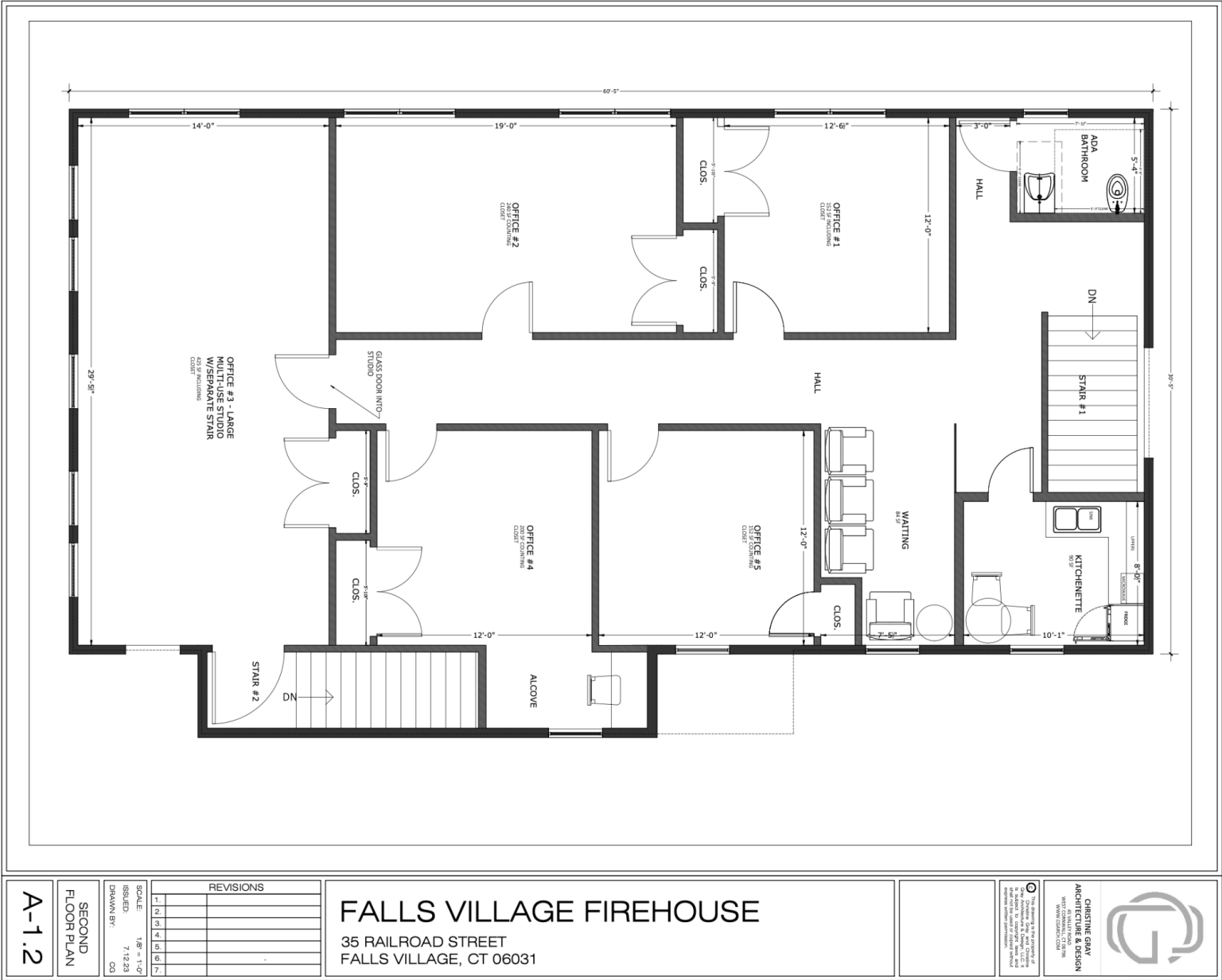
Site Plan



First-floor



Second-floor



3D Renderings









