The Bozrah Board of Selectmen held a SPECIAL MEETING on Monday April 8, 2019 at 2:00 PM in the Meeting Room of the Bozrah Town Hall at 1 River Road, Bozrah, Connecticut.

MINUTES

1) **Call to order/attendance:** Full Board of Selectmen, No members of the public

2) **Public comment(s):** None

3) **Bozrah Senior Living/Optimus proposed addendum agreement discussion/formulation to Contract of Sale of Water and Sewer Assets dated December 14, 2017:**
   The attached draft copy of the First Amendment To Contract For Sale Of Water And Sewer Assets and accompanying financing matrix (Four Pages) was accepted to bring forward to the Board of Finance Special Meeting April 8, 2019 at 7PM.
   MOTION: Ballinger/ SECONDED: Zorn    PASSED-UNANIMOUS

4) **Proposal for the purchase of Life Line Ambulance (body only) off of the retired BVFD ambulance:**
   First Selectman Pianka brought forth a verbal proposal from a Pennsylvania Ambulance Corps to purchase the body only from the recently retired FD ambulance for the price of $17,500. Additionally, he informed the BOS that the Town of Franklin may be interested in purchasing the remaining cab/chassis for $20,000.
   MOTION: Ballinger to accept the purchase proposal from the Pennsylvania Ambulance Corps and to authorize First Selectman Pianka to enter into a deal with the Town of Franklin if it should take that course. SECONDED: Zorn    PASSED -UNANIMOUS

5) **Public comment(s):** None

6) **Adjourn:** 2:24 PM

Respectfully Submitted,
Glenn S. Pianka
First Selectman
FIRST AMENDEMENT TO CONTRACT FOR SALE OF 
WATER AND SEWER ASSETS

In consideration of the promises and the mutual obligations of the parties hereto, and
other good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, the Buyer and the Seller hereby agree to amend the Contract of Sale of Water and
Sewer Assets between them dated December 14, 2017, as follows:

1. Paragraph 2 is hereby amended regarding the purchase price. The purchase price is increased
   by NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($95,000.00) for a revised total
   amount of ONE MILLION FOUR HUNDRED SEVENTY THOUSAND AND NO/100
   DOLLARS ($1,470,000.00).

2. Paragraph 1 is hereby amended to add to the definition of “water and sewer assets” any and
   all pipes, conduit, fixtures and equipment that the Seller may own that make up the Seller’s
gas line connecting from, and in between, the Norwich Public Utilities facilities at or near the
Bozrah Town line, and the Seller’s property located at Bozrah Assessor’s Map 19, Lot 60
Route 82, Bozrah, Connecticut.

3. Subject to any necessary approvals from authorizing entities, including but not limited to
Norwich Public Utilities, the Seller shall not object to, and will not hinder or prevent, any
Town of Bozrah resident and/or property owner from connecting to the Seller’s gas line which
was installed to service the improvements at its property located at Bozrah Assessor’s Map 19,
Lot 60 Route 82, Bozrah, Connecticut.

4. Paragraph 3 is amended to read as follows:

3. PAYMENT OF PURCHASE PRICE. The Purchase Price of ONE MILLION FOUR
   HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($1,470,000.00) shall be
   paid in installments as follows:

   A. SEVEN HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS
      ($735,000.00) shall be paid at the time of closing.

   B. SEVEN HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS
      ($735,000.00) shall be placed in an interest bearing escrow account. The Seller’s tax bills,
      beginning with the July 1, 2019 tax bill, shall be paid out of the escrow funds, until said escrow
      funds and any accrued interest are extinguished or February 1, 2022, whichever comes first. If
      after February 1, 2022 there are any funds left in the escrow account, said funds shall be
      released to the Seller.

   C. Notwithstanding the provisions of Subparagraph 3B above, the Buyer shall have the
      right to pay off any remaining balance owed to the Seller at any time without any prepayment
      penalty in the Buyer’s sole discretion.
5. The Seller hereby agrees that its property located at Bozrah Assessor’s Map 19, Lot 60 Route 82, Bozrah, Connecticut shall remain taxable through the October 1, 2022 Grand List. In the event that the Seller sells its property on or before December 31, 2023 to a tax exempt entity that shall make the property non-taxable to the Town, the Seller hereby agrees to guarantee and/or be obligated to pay to the Buyer any and all real property taxes on said real property from the date of the sale through and including the January 1, 2024 tax bill.

6. The Buyer and Seller expressly agree that the terms and conditions of this First Amendment shall survive the closing of the water and sewer assets.

7. All other terms and conditions of the Agreement not in conflict with this Amendment shall remain in full force and effect and are hereby restated by the parties as though fully set forth herein.

[REST OF PAGE LEFT INTENTIONALLY BLANK]
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this ___ day of April, 2019.

BUYER:

Glenn Pianka, First Selectman
Duly Authorized

SELLER:

Frederick Mielke
Duly Authorized Managing Member
Total Due Optimus 1 July 2019  $1,470,000
Amount placed in escrow 1 July 2019  $735,000
Amount paid to Optimus 1 July 2019  $735,000

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** NOTE: These numbers are only estimates based on a mill rate of 27.5. Actual numbers will depend on the assessment and mill rate for any given year.

Following the depletion of the escrow money, facilities' property taxes (based on then current assessments and mill rates) will be guaranteed in writing by Optimus through January 2024.