

Received 5/27/2025

9:25am

Tonya Hogan, TC

Town of Middlefield, Connecticut  
Church Exploratory Commission  
405 Main Street, Middlefield, CT 06455  
Tuesday, April 15, 2025 Regular Meeting Minutes

Date and Time: April 15, 2025 at 4:00 pm

Location: 405 Main Street, Room 2, Middlefield, CT

Attendees: Ken Twombly (Chair), John Giammatteo, Fran Gudelski, Anne Malcolm, Susan McNamara (Secretary), Cheryl Pizzo, Howard Weissberg, Robert Yamartino (First Selectman).

Absent: Al Rusilowicz, CPA (Finance Director and non-voting member of the commission).

Guest: Arnold J. Grant, from Arnold J. Grant Associates, Inc., Real Estate Appraisers & Counselors, Inc.

Meeting Notes:

1. Call to Order:

The meeting was called to order at 4:08 pm by Ken Twombly, Chair.

2. Pledge of Allegiance:

The Pledge of Allegiance was recited.

3. Approval of the minutes of April 1, 2025:

A motion to approve the minutes as presented was made by Anne Malcolm and seconded by Fran Gudelski. The motion was approved unanimously with no abstentions.

4. Public Comment:

None.

5. Executive Session:

Motion to go into executive session.

Made by: Cheryl Pizzo

Seconded by: John Giammatteo

The motion was unanimously approved with no abstentions.

Executive session started at 4:21 pm.

The commission came out of executive session at 5:14 pm. During executive session, no motions were made and no votes were taken.

6. General discussion:

Engaging an independent appraiser is important to ascertain the objective value of the church property. After the First Selectman reached out to other appraisers, Arnold J. Grant Associates was determined to have extensive credentials in appraising churches.

Motion to ask the First Selectman to engage the services of Arnold Grant of Arnold J. Grant Associates, Inc., to perform an independent appraisal of the Middlefield Federated Church property.

Made by: Fran Gudelski

Second by: John Giamatteo

Discussion: The commission members believe that Arnold J. Grant has extensive experience appraising churches for the diocese and various denominations and would provide an accurate assessment of the value of the Middlefield Federated Church property for between \$3,000 and \$4,000.

The motion was approved unanimously with no abstentions.

The commission chair will contact the broker for the property to let him know that we are arranging for an independent appraisal in anticipation of providing a letter of intent.

7. Adjourn:

Motion to adjourn was made at 5:25 pm by Fran Gudelski and seconded by Susan McNamara. The motion was approved unanimously with no abstentions.