




# TOWN OF GRANBY

## MEMORANDUM

DATE: January 27, 2025

**TO:** The Granby Board of Selectmen

**FROM:** Mike Walsh, Granby Town Manager 

**REGARDING:** **Next Steps – Kearns School Conversion to Senior Housing**

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As you are aware, the Town of Granby issued an RFP in mid-2024 seeking interested developers of the Kearns School site for the purpose of Senior Housing.

On January 13, 2025, two capable developers gave detailed presentations to the Board of Selectmen, the Commission on Aging, and the residents of the Town who participated in person or via Zoom.

In a Special Meeting held by the Commission on Aging the week of January 20<sup>th</sup>, 2025, they voted in support (seven in favor, one abstention) to proceed to work with New Samaritan/7 Summits in search of an agreement to develop the Kearns School as Senior Housing. The commission also provided a list of priorities that should be considered for any final agreement which is attached.

In light of this information, consistent with the intent of the process, the Board of Selectmen should weigh in on their preferred developer and priorities at this time.

Accordingly, I respectfully request the following motion be approved to allow the Town to begin the process of working toward a development agreement including the preferred priorities of the Commission on Aging and Board of Selectmen.

**Proposed Motion:**

Move that the Board of Selectmen direct Town Manager Mike Walsh to begin work with \_\_\_\_\_ in order to create a development agreement for the Kearns School Senior Housing Initiative with an emphasis on the listed priorities as provided by the Commission on Aging and the Board of Selectmen; and further to return to the Board of Selectmen no later than April 30, 2025 to prove either an update of the progress on the development agreement or an agreement for the Board of Selectmen to consider for approval.

**Town Manager's Office**

CC: Abby Kenyon, Community Development Director  
Betsy Mazzotta, APMO  
Kathy Kane, Admin/Purchasing/Risk Coordinator

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**COA's Kearns Project Priorities**

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From jeandp80 <jeandp80@cox.net>

Date Sun 1/26/2025 5:04 PM

To Mike Walsh <mwash@granby-ct.gov>

 1 attachment (15 KB)

Kearns Project Priorities.docx;

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Hi Mike,

The Commision on Aging (COA) held our meeting last week to discuss which developer we would recommend and establish our priorities for the Kearns project. There was good discussion, albeit, frustrating at times, we worked through the issues.

A straw poll was taken at the beginning of the meeting to see where we stood. With eight members in attendance, one via Zoom, 6 voted in favor of New Samaritan/7 Summits, 1 undecided and 1 did not want to vote until a visit was made to both developers completed projects. At the conclusion of the meeting a vote was taken, 7 for New Samaritan/ 7Summits and 1 maintained the need for site visits.

Attached you will find the priorities established at the meeting. The priorities are not ranked in order of importance.

In addition to the above, the COA also questioned the ramifications that this development will have on our public safety services. Two of the members of the COA are involved with the Granby Ambulance Association. They reported that the GAA is struggling financially and will not be able to meet the needs of the community in the years to come. The COA will be supporting the GAA with their efforts to increase funding from the town and other resources to insure the future of the GAA. The elderly residents of this development and the community as a whole will need continued EMS with short wait times.

The COA looks forward to continued involvement in this project.  
Please contact me if you have any questions or concerns.

Thanks,

## COA Kearns Project Priorities

The priorities are unranked:

- Architectural design will be compatible with the area
- On-site LCSW and maintenance team
- All residential units to be ADA complaint
- Building safety/security
- Continuity of ownership or succession planning
- Greatest number of elderly affordable housing units as possible