

Misty Hollow Parsonage

6/18/2020

Background:

- Property is located at 103 Junction Road in Brookfield, CT adjacent to POP LC on 2.1 acres.
- The property has been used as a parsonage for many years.
- It was originally part of a farm donated to POP for religious use. The original structure was built before 1800.
- It is not a code compliant building - It has structural deficits.
- It is not in a historical zone and has not been identified as an historic structure.
- The property originally included a milking barn, chicken coop, work house, and repair building. These structures were razed.
- The property was subdivided from the original parcel in approximately 1996 in anticipation of one day selling it.
- There is no longer the need to use as a parsonage.

Potential Sale of Parsonage:

Pros:

- One less thing to manage. Property committee (& all committees) time availability is declining.
- Parsonage is vacant. Any unused facility will become subject to property taxation by Town of Brookfield. Currently that is \$9,388.
- Avoid possible vandalism.
- Permanent reduction in Misty Hollow utility, maintenance and repair costs going forward.
- Can fund future church building capital needs: roof replacement, Narthex/Sanctuary HVAC replacement, water line, fiber optic cable, fellowship HVAC, replace carpeting and update Green Room, update youth room, etc.
- Can reduce current capital reserve going forward.

Notes:

- The property is a single family residence on 2.1 acres in a commercial/industrial zone.
- It is adjacent to the Still River so wetlands are an issue.
- Property may be sold either as a single family residence or as light industrial sale for future development.
- The current market for sale is weak at this time and sale may take a year or more to find buyer either way it is marketed.