

Bean Hall Restoration Committee – Draft Minutes

Sunday, November 22, 2015

Attendees: Bonnie Cray, Jim McDade, Doug Sonsalla; Visitors: Jen Shatney

The primary purpose of the meeting was to review the ongoing progress of the feasibility study.

Minutes: The October Meeting Minutes were approved

A. Building uses and tenants: No Discussion

B. State Fire Marshal: No Discussion

C. Insurance: No discussion

D. Pricing: No discussion

E. Operations:

1. Drain Lines:

It was agreed by all to proceed with Larry Russ to snake out the drain line and use a camera and a garden hose to determine if the lines can be opened up to properly drain the basement and to determine the location of spillway, which is likely along the back bank. The committee received the invoice from Matt Barker, he provided a discount to the Town, Thank you!

F. Grants:

1. Jen researched and found the Building Communities grants administered through Vermont's Building and General Services Department, which are due very soon and preclude us from applying this year, but the committee will refer to the grant applications as we develop strategies for funding the renovation. All grants require matching funds, and we are not allowed to apply for more than one of the grant programs for the same project in one calendar year. They range from \$1,000 - \$30,000 and require a 1:1 match (at least 50% of which must be in cash and up to 50% of which may be in well documented, in-kind materials and/or labor. More information is available online. The grant categories include:
 - a. Regional Economic Development
 - b. Recreational Facilities
 - c. Human Services and Educational Facilities
 - d. Cultural Facilities (Through the Agency of Commerce and Community Development)
 - e. Historic Preservation (Through the Agency of Commerce and Community Development)

Bean Hall Restoration Committee – Draft Minutes

Sunday, November 22, 2015

Doug mentioned that Two-River Ottoquechee has offered to assist the committee in writing grants. There is also interest to team with other Towns in the northern range of the Upper Valley to pursue local economic development.

G. Other Business:

1. Feasibility study:

- a. Market analysis: The team has begun to contact similar halls in the area. The team is also compiling a list what Bean Hall was used for in the past.
- b. Survey of similar Halls: The committee is in the process of gathering information from halls in the area to understand operational and organizational structures. In general, halls are either town operated or are nonprofit 501(c)(3)s. information has been gathered from the following halls:
 1. Wilder Center
 2. East Thetford Pavilion
 3. Tracy Hall, Norwich
 4. Thetford Community Center
 5. Vershire Town Hall
 6. West Newbury Town Hall
 7. Chandler Music Hall, Randolph

Halls remaining to gather information from:

8. Fairlee
 9. Bradford
 10. Saxton River
- c. Organizational issues: It was noted that based on the preliminary survey of halls that forming a non-profit to run Bean Hall may be the most beneficial since it will relieve the Town from the day-to-day operational issues.
 - d. Technology issues: Lighting and sound system was briefly discussed, and it was determined that the second floor should have both basic lighting and a sound system for the stage, but they can be added at a later time.
 - e. Financial Analysis: No discussion, information from other halls is being gathered. It appears that when a non-profits run a hall, it tends to have a stronger financial position to self-sustain its operations.

Bean Hall Restoration Committee – Draft Minutes

Sunday, November 22, 2015

2. Pianos – Jen mentioned the two, historic square pianos are likely from the 1860's and will have 1001 Keys & Co. review the value and cost to repair them.

Next Meeting:

December 16, 2015 - 7pm in the Historical Society Room

End of meeting minutes