

Bean Hall Restoration Committee – Draft Minutes

Wednesday, April 27, 2016

Attendees: Bonnie Cray, Jim McDade, Doug Sonsalla; Visitors: none

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

Minutes: The March Meeting Minutes were approved

A. Building uses and tenants: No Discussion

B. State Fire Marshal: No Discussion

C. Insurance: No discussion

D. Pricing: It was discussed that the study should include mention that the historic preservation measures were not included in the most current estimate. However, preservation grants will be pursued to accomplish this work either simultaneously with the initial work or after the building is re-opened.

E. Operations: Ongoing

1. Drain Lines:

Larry Russ has a process to block the perimeter drain lines to prevent water from backing into the building during a flush out. The flush out will allow him to determine the path of the drain line that goes to daylight. Bonnie will schedule Larry to do the flush on this spring

2. Septic and Water: The issue of the shared septic and water was discussed. If the Town continues to own both buildings, there does not appear to be an issue. The current proposal is for a long-term lease with the town. There is an unresolved issue with the footing drains, which is still be investigated.

3. Fuel use and Projections: This was discussed and for the report, it will be presented in the report with the historical data based on the usage. The projected use is expected to be similar with the prior usage at least initially given the envelope improvement measures. As the building is more fully occupied, there will likely be an increase in fuel use, which will also be offset by an increase in revenue.

4. Projections: This is very difficult to predict, for the report, an educated guess will be presented based on historical data and researching and discussions with other towns. We also discussed this with Green Mountain Development Corporation and understand that what we invest in it will be our return – we need to make it happen.

F. Grants: We discussed the potential amounts that can be raised to include in the report as follows: CDBG \$30,000 Vt. Arts Council: 10,000 Accessibility: 50,000? confirm with Jen

USDA Grant through Senator Leahy: 300,000 (Bethel) Planning Grants:

Preservation Trust of Vermont: \$15,000 Vermont Agency of Commerce and Community Development:

Loans: USDA: Green Mountain Economic Development Corporation:

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Direct Fundraising: \$500,000 events and solicitations

G. Other Business:

1. **Feasibility study:** See items above related to this.

Next Meeting:

May 25, 2016 - 7pm in the Historical Society Room

End of meeting minutes