School Reuse Committee
October 20, 2020
6:00 P.M.
Cumston Hall - Theater

Agenda

1. Call meeting to order
2. Acceptance of Minutes
3. Adjustments to Agenda
4. Update from KVCOG
5. Breakdown of Cost Analysis from Mr. Michaud
6. Use of TIF Funds
7. Cost of New Recreation Center
8. Other Business
9. Public Comment
10. Set time for next meeting
11. Adjourn

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School Reuse Committee
September 22, 2020
6:00 P.M.
Cumston Hall - Theater

Minutes

1. Call meeting to order

   Tim McDonald called the meeting to order at 6:00 PM.
   Present: Jim Grandahl, Dawn Hodsdon, Dianna Boisvert, Dave Shaw, Larry Buggia, Kelvin Hasch and Doug Grant

2. Acceptance of Minutes

   Motion was made by Mr. Hasch and seconded by Ms. Hodsdon to accept the minutes of the August 18, 2020 meeting. Unanimous passage.

3. Adjustments to Agenda

   None

4. Update from KVCOG

   Gabe Gauvin said our application for Phase II Assessment of the middle school has been approved. Field work will start in about two weeks, around October 5th, and we should see a report in a month or so, mid to late November. He said that every part of the building will be checked and all environmental risks will be identified. They are meeting with the roofer on the 6th to get samples from every section of roof.

5. Cost Analysis from Mr. Michaud

   Bob Michaud went through the various options the committee had listed at the previous meeting and explained the reasoning behind the costs he assigned to as many as he could. He said that costs had been updated since the March report on the building, so the two reports would not match exactly. He noted that there is no way to know the demolition costs until the Phase II Assessment is done. It will note the hazardous materials present and the cost to remove/remediate. He also noted that Option 5, mothballing the building, included the costs of draining everything and buttoning it up. He said that an elevator, at an approximate cost of $134,000, would be needed if the second floor of the old library section was used for the public. Mr. Shaw

pointed out that, if town records were being stored up there, an elevator would be needed to get them up to the second floor.

Selectmen Mike Minkowsky asked if Mr. Michaud had taken into consideration the possible reuse of the old library section, and Mr. Michaud said that he hadn't taken specific uses into consideration, but assumed it would be used for in a way that would involve the public.

Mr. McDonald asked Mr. Michaud to cost out that building without a second floor, and Mr. Buggia asked why we need a second floor anyway. Mr. Michaud said the second floor is needed to hold the roof up.

There was some discussion about the cost of restructuring the outside walls if the wings were removed, and Mr. Minkowsky said he thinks it would be beneficial to know the mil rate associated with each option.

Mr. Grandahl said he would like to see the cost of each option broken down in a spreadsheet, because not everything needs to be put into a refurbished building, things like a LAN. He said some things could be put off until a future date, but Mr. Shaw said he would much rather have the voters approve everything up front, rather than keep coming back to them for more items.

Mr. Michaud stated that building a brand new recreation center would probably cost less than renovating any part of the middle school, though we would lose the character of the building. It was agreed that the Town Manager would look to other municipalities, such as Belgrade, to see which ones have recently built new, one-level recreation centers, how big they were, what was included in them and how much they cost. Feedback on this item will be on the next agenda.

It was also noted that the cost of Options 1 and 4 increases with the additional demolition costs.

6. Update on Cottrell

Mr. McDonald noted that the town received no proposals for Cottrell Elementary School. He cited an email from Nancy Smith in which she stated she had talked with developer Ethan Boxer Macomber, and he said the money is hard to get, and developers are nervous right now. There was discussion about what the town could offer from TIF funds to help a developer. Ms. Cohen said she would contact the town's TIF attorney, but also noted that anyone looking to develop some forms of housing there would be looking for a Housing TIF and applying to the State Housing Authority for TIF housing funds, which are extremely competitive. Mr. McDonald said he would be recommending to the Select Board that the elementary school be listed with a commercial real estate

broker. Ms. Cohen pointed out that, once it is listed, it is exclusive to that company, and the town would not be able to go out on its own to solicit buyers.

7. Other Business

   None

8. Public Comment

   None

9. Set time for next meeting

   The next meeting was set for 6:00 P.M. on October 20th. Agenda items would be: use of TIF funds; the cost of a new recreation center and discussion of Mr. Michaud's spreadsheet breaking down costs for each option.

   Mr. Grant asked if it is possible to get a tour of the middle school for people who have not been inside. Ms. Cohen said she would look at her calendar to see if the 13th, 14th or 15th of October, either late morning or early afternoon, is a possibility and reach let the committee know.

10. Adjourn

    Motion was made by Mr. Shaw and seconded by Mr. Hasch to adjourn. Meeting adjourned at 7:10 P.M.

Respectfully submitted,
Linda C. Cohen
Town Manager