

**Community Preservation Committee
Meeting Minutes
March 31, 2014**

PRESENT: Barry Johnson, Daniel Doucette, Penny Myers, George Sala, Andrew Cooney, Richard Anderson, Fred Bartholomew

EXCUSED: Peter Holmes, Neil Langille

ALSO PRESENT: John Campbell, Allyson Vizer-Knox, Scott Fitzmaurice

Recording Clerk, Ann Gratis

The meeting was called to order at 7:20pm.

B. Johnson stated we are not focusing on Hoxie's business plan tonight.

John Campbell, Vice-Chair of SCORE. Background: lives locally, investor, sits on many boards, built/sold businesses. The Hoxie challenge is taxes, budget, revenue source, etc. Is there a market? Letters of support show there seems to be a need. Do the people have skill/background? I have experience with non-profits, community, what it takes to run, not relying on donations. I'm committed to work with them to refine the plan as it advances. I'm confident they can pull it off.

D. Anderson: How long is your commitment? Unforeseen, will they fall back to you?

John: yes. There is no time commitment. We have resources across the country to help if needed.

B. Johnson: Historic voted unanimously to recommend to the CPC. \$99,000 a year is projected revenue. \$36k with after school programs.

Scott: We have \$43,000 on hand. There is a school looking at different sites on Cape. Hoxie is too far out right now. We are exploring other relationships. Cultural programs, gallery/exhibit space. Housing: We are exploring this phase. Met with Sue Ross and Kerry Horman. If we go forward, it needs to make sense and fit into the plan. \$95.2k staff startup costs. Expenses for the renovation only are \$281,00 (\$213,000 from CPC).

D. Anderson: You have \$68k to raise in year one, have you started?

Scott: We are in the process. Have raised \$3,000 and have others set up. There are five different foundations on the Cape. Excited but not currently funding in this area (projects). Hired a grant writer in Hyannis that specializes with non-profits.

D. Anderson: What if you don't hit your target?

Scott: We have a backup plan. A certified restoration would make it happen. We want this project to go forward.

D. Anderson: Do you have a second backup?

Scott: The plan is to approach people in town to give time or money (contractors).

Allyson: if we have to pick and choose, egress and safety will be done first.

F. Bartholomew: If the CPC says yes and Town Meetings says no, then what?

Scott: The Town requires CPA funding to get the building.

Allyson: The Town would have to decide what to do with the building. Maybe we'd find another plan.

Scott: Architect, Walter Fuller, will be doing testing on the building to see what's needed. WE still don't have Roger and Marty's "this is what you need to do." list. We want their sign-off's prior to town meeting.

A. Cooney: Get records of the building and see what they were required to do when operating. Simplify as Phase 1, focus, preserving the building. Make that available to all people and focus on the gym.

Scott: We want to make the gym compliant and address the safety issues at once based on contractor comments.

G. Sala: Concerned with the building's heating system, it's a big budget item.

Scott: Had talked to Jon Nelson, Cape Light Compact and other resources for that. We have a Board of Directors. We need the right person for custodial, marketing, to cut down on costs. Will make an Executive Director full time in 1-2 years.

B. Johnson: We analyzed thoroughly and are becoming comfortable with the project. It was very helpful to get John and UMass involved as independents. At Town Meeting it won't be contingent if it's a separate article.

Scott: Bob Troy, Ford O'Connor will draft the P&S after Town Meeting. We will have a reverter clause in case this doesn't go through.

B. Johnson: will the fire chief allow the gym only?

Scott: we'd need a firewall.

B. Johnson: We will then need a historic restriction. That can take up to 60 days with MA Historical. Who would hold it? Hoping the Historical Commission will do that, but it's up to the Selectmen. I recommend not just limiting the money to \$213,370. I think we should request \$15,000 more so the committee will have a historic architect to oversee the construction as an independent review. The grant agreement, fiduciary responsibility of this committee. They would have to meet certain milestones to allocate the money. Not a lump sum. We need to get this wrapped up in the next couple of weeks.

D. Anderson made a Motion to adjourn. The Motion was seconded by G. Sala with all in favor.

With no further business before the Committee, the meeting was adjourned at 8:27pm.

Respectfully submitted,
Ann T. Gratis, secretary