

Subject to Approval
Special Meeting Minutes
Academy School Community Design Center
March 19, 2019
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Meeting Date: March 19, 2019

Meeting Time: 3:00 p.m.

Meeting Place: Town Campus, Room A, Campus Drive

Members Present:

- Chair William Stableford
- Catherine Flynn-Donovan
- Gus Horvath
- John-Michael Parker
- Dick Passero

Others Present:

- Al Goldberg, Board of Selectman
- Mark Sklenka, Colliers
- Tom Arcari, QA+M Architects

Call to Order:

The meeting was called to order at 3:02 PM

1. Approval of Minutes of 3/7 and 3/14 meetings:
 - a. Given that Roz Cama, minute taker, is not here to deal with any changes, recommendation—with official approval—to table this to next week
 - b. Motion to defer meetings approval to next week
 - i. 1st: Gus Horvath
 - ii. 2nd: Catherine Flynn-Donovan
 - iii. Unanimously approved
2. Presentation by and discussion with
 - a. **Robyn Wolcott, Board Member of Madison Chamber of Commerce**
 - i. Robyn started by noting that no one person can really speak for the entire chamber, since their interests are varied. But, she'll do her best to share what she's heard and answer some questions.
 - ii. Within the business community there is the same push and pull that exists in the broader community about what to go in a community center. Some people think there is overlap that exists between potential uses and other resources that already exist in the town, so, there is no

consensus. Mixed residential use comes up among the business community.

- iii. The commonality for all members of the chamber is the desire to bring business to this town, by getting the message out to others.
- iv. The chamber uses an email list to share information; so, if there is some information to be shared, it can go through this list.

b. Laura Downes, Interim Library Director

- i. Hoping the library will open in July 2020. Largest space will be Johnson community room with a capacity for 134 standing and 67 tables and chairs. Two other larger rooms (all have sinks) on this floor: one for meetings, roughly as large, and one that's more for a classroom space. Two small rooms on this floor: one is a small conference, the other won't be closed off.
- ii. Prior to July, library was open 70 hours a week; now down to 40 hours. Not sure about the future.
- iii. Upstairs is mostly stacks, with two small study rooms. Also a small board room (with a sink), as well as a teen space with a teen study room. Also a maker space, "the loft", which is still TBD... applying for grants to get specialized equipment (e.g. milling), with a sink.
- iv. Library used to turn away so many people for use: all for-profit turned away, some non-profits allowed (no charge), booking for the year. Turned people down every single day. And then, they often couldn't do their own program because there were others using the space. Library partners with about 30 orgs.
- v. Question: "Do you think the library would see the community center as a threat? Or, could there be a way to work together? (like in Guilford)". Laura says in her experience people in this town always want to learn, and want to learn more, and so she thinks the two centers could be used and work great together.
- vi. Teen center has the teen literature with stacks, also intended to have some room for a "hangout" with comfortable, movable furniture; no computer setup (hoping for laptops on a cart).
- vii. 35,000 sq. ft, entire renovation and expansion. Cost \$15M—construction around \$10M at about \$400/sqft. \$2M state grants (library construction), \$1M private grant, and other fundraising. Referendum in 2017 was for \$9M, leaving the remaining \$6M to come from all of the above. After grants and current philanthropy, the library still has about \$700,000 to raise to reach their goal.

3. Overview of online questionnaire results—Dick Passero

- a. 779 people completed questionnaire, 142 comments.
- b. Dick Passero submitted a report on the questionnaire results and discussed the percentage responses rating the major areas and the area uses for a community center. All data, including summaries, will be available on the website.

- c. There is a question if any surveys were submitted after the 5 PM deadline which weren't counted—Catherine Flynn-Donovan will look into this.
- d. Big takeaways from consultants:
 - i. Mark/Colliers: Let's use these words in future meetings/presentations; we need to look through this to figure out if there's anything that could be *uniquely* provided here—the one thing that isn't offered anywhere else is “business space”, but it ranked lowest here. (Dick Passero notes, maybe we could have asked the question in a way to get more). We're not looking at a full “theater space” here, even though it's referenced highly (note, though, that any space here that can be used for theater would be an improvement over e.g. Arts Barn). Overall note here is that we should set expectations, and maybe even tighter with our language.

4. Report from and discussion with architect from QA+M – Tom Arcari

- a. Met with Mark and made some changes: on lower level what was called pre-school is now “Proposed Multi-tenant, multi-lease space”; admin offices on main floor; put “Arts & Crafts” to top floor
- b. Mark shared that in order to get estimates they met to organize into heavy, medium, and light renovation spaces, and also new construction, and they feel confident that we're in the ballpark of \$14M
 - i. Need to look at bonding costs, which in this case means the legal fees, transaction costs—note, NOT debt paid on bonds
- c. This all includes parking (about 60 spaces), furniture, landscaping, other costs
- d. Had to escalate costs to start construction in 2021
 - i. Referendum 2019
 - ii. Full design 2020
 - iii. Start of construction 2021
- e. Review of hazmat report to revise that number
- f. Hard costs are likely to be \$10M

5. Report from discussion with Colliers

- a. Included with the above

6. Preparation for March 21, 2019 Public Hearing

- a. This meeting will be run by committee; not selectman. Bill Stableford will start with an overview of process (who was invited to present); Dick Passero will present questionnaire; Tom Arcari and Mark Sklenka will present plans; then we will open up a 2-way dialogue (not just comments, like in the past)
- b. Motion to open the agenda: John-Michael Parker
 - i. Second: Catherine Flynn-Donovan
 - ii. Unanimously approved
- c. Motion to add funding discussion: John-Michael Parker
 - i. Second: Dick Passero
 - ii. Unanimously approved

- d. Three potential funding sources: tax credits, grants, and philanthropy
 - i. Tom has a lot of experience with this. Likely that we would qualify, though it's a process. Tax credits can be bought for usually 90 cents on the dollar
 - ii. We will mention this at the meeting Thursday, but this is a conversation to be gotten into further later

7. Public Comment

- a. Lots of need for space from public (e.g. poetry group)
- b. Arts Barn (not from official Arts Barn personnel) would be happy to go to community center, even though Robin didn't exactly say this

8. Motion to Adjourn at 4:50 PM

- a. Motion: Gus Horvath
- b. Second: John-Michael Parker
- c. Unanimously approved

Respectfully submitted,
John-Michael Parker