

## **Minutes of Bethel Town Hall Finance Committee** **June 28, 2007 At Bethel Public Library at 7 p.m.**

**Present:** Chair Amy Bergamo, Janet Burnham, Rick Benson, Paul Feeney. Also Victoria Weber, Davis Dimock, Geneva Gaiko, and Chris Masters,.

1- Amy called the meeting to order at 7:02.

2- The minutes of the 4-26-07 meeting were accepted as written. [There was no meeting in May.]

3- **Silent Auction.** The Auction earned over \$6,000. Many thanks to everyone who participated. The group especially recognized Mary Floyd for her idea and work to carry the auction through to success.

Bethel Rotary earned about \$600 for the Hall at their chicken BBQ event. Thanks to them also!

4- **Status of the roof work.** Bids are out, announced in trade publicity last week, in the *Valley News* 6-27-07 and the *Herald of Randolph* 6-28-07. They are due back on Wednesday, July 18<sup>th</sup>, when the Select Board will open them at 5 pm. Rick hopes the work will be done this year, and work can go well into the fall.

5- **What work is next?** The roof will use up all our money, so we need to continue to fund raise. For donors, and also for grants, we need to know exactly what we are doing next. There is general agreement that the foundations work is next, and this is set out in the *Prospectus* as part of Phase I.

Davis believes it is time to check in with the community again, and to ask “we think foundations work is the next phase, what does the community think?” Davis believes we made a mistake several years ago when it was found that for the lack of space for a staircase in the back corner of the lower level, Laz Scangas’ plans could not accommodate the town offices. At that time we should have opened the issue to the community and asked for their input. Now (or rather, as soon as the roof work begins) is another time to do this. It was agreed that we need not throw the question totally open, but ask for comments on our plans for the next steps, including the estimated costs. We could ask for comments through a newspaper letter.

Rick is anxious to do something with an historic preservation grant, and we know they will not help with foundation work, which they helped with earlier. Ann Cousins has encouraged us to do the front façade, which could get historic preservation funding.

### **According to the *Prospectus*, Phase I includes:**

- ***Secure building against further water damage with drains***
- ***Stabilize foundations and brick façade***
- ***Strengthen roof structure & replace metal roofing***
- ***Restore historic entry way***

Rick suggested that since the Selectboard needs to make the decision on what work to do next, this committee should vote and make a recommendation to the Board, which they will then act on officially. The group agreed that because there cannot be too many phases of work, and the foundations, bricks and front façade work all blend with one another, the next work should include all these elements.

A vote to “**Accept the continuation and completion of Phase I as our next step in Town Hall restoration**” was carried unanimously by the members of the Town Hall Finance Committee who were present.

#### **6- Fund Raising ideas.**

“Bethel Town Hall Restoration Brick Campaign”: Davis suggested we might do with a campaign which would allow people to buy a paving stone or brick and have it engraved memorializing a person or thought of the donor’s choosing. This ‘naming opportunity’ is to give form to the idea we have talked about (and Janet has promised donors she has worked with) to having bricks or plaques on a wall with donor’s names. The ‘bricks’ could come in 4 sizes for amounts ranging from – say - \$250 to \$2,500 and be inscribed with more lines at the higher end. They could be laid in the foyer. Davis passed out a brick campaign draft letter to donors and a form for them to use to fill in their exact inscription and other information.

The group agreed that we could use the names of categories that the Steering Committee came up with (at The Brick Store!) about a year ago [attached at the end of these minutes]. It would also incorporate Neal’s pledge idea. Donors would need to give some money up front when they made a pledge of – say – 5 years, as there is administrative cost in dunning for the actual money later.

As actual physical work nears, the question of an active construction committee came up. Amy will ask the Selectboard to write a letter to Winslow Ayer asking if he is interested. We don’t know if he is. Davis feels that since we know what we are doing next, and we have Laz’s and Schall’s specs, we can carry forward even if we do not have an active construction committee for the time being.

Paul Feeney arrived at the meeting at this time.

So, we need a paragraph or two of exactly what is needed to complete Phase I for grantors, who demand specifics. Shall we ask Laz to write this? Rick said that engineer Tim Schaal created a pretty explicit list of needs for the foundation work within his biddable specs, and that this could be pulled together with information the select board already has. Amy will put Tim’s list on our agenda for the July meeting.

Paul said we need to remove the false interior walls to view the foundations to see just what is needed. Who can do this since liability issues would not allow Chris Hemond and Davis to do it last fall? Apparently this is simple work and not dangerous to do. Rick suggested that the select should visit the hall and see just what is needed to access the interior foundations. Paul offered to get a few guys to look at it to see exactly what needs to happen.

It was agreed we need to move ahead gathering and recording the specifics of the next steps to complete Phase I.

7- Janet asked **when we will be able to get into the building?** The problem is the September 2003 **Fire Prevention Inspection Results Report**, which lists 2 pages of actions which need to be taken “before the building can be occupied”. These actions amount to much of the interior work which needs to be done to restore the building. Amy will email copies of this report to everyone. It is unfortunate that we cannot use the building now, but that seems to be the reality of the situation, and all the more reason to work to restore the hall so that we can use it.

8- **Users.** Amy noted that Sheila has received back about 7 or 8 responses to her user survey. Once the roof work is begun and the dynamic has changed, we may need to phone the other potential users.

The meeting adjourned at 8:05pm

Minutes respectfully submitted by Victoria Weber

**GIVING CATEGORIES****AMOUNT**

|                   |                 |
|-------------------|-----------------|
| Gurnsey Gift      | \$2500 +        |
| Golden Eagle Fund | \$1000 - \$2499 |
| 1892 Legacy       | \$1892          |
| Bethel Benefactor | \$500-\$999     |
| Arts Advocate     | \$250-\$499     |
| Community Spirit  | \$100-\$249     |

**NAMING OPPORTUNITIES**

|                |          |
|----------------|----------|
| Balcony        | \$50,000 |
| Entry          | \$50,000 |
| Wiring         | \$35,000 |
| Kitchen        | \$25,000 |
| Washrooms      | \$25,000 |
| Floors         | \$5,000  |
| Steeple        | \$2,500  |
| Clock          | \$2,500  |
| Windows        | \$2,000  |
| Heating System |          |
| Ticket Booth   |          |
| Stage Lighting |          |
| Murals         |          |
| Chandelier     |          |
| Chairs         |          |
| Paving Bricks. |          |