

## **Minutes of Bethel Town Hall Finance Committee**

**July 26, 2007  At Bethel Public Library at 7 p.m.**

**Present:** Chair Amy Bergamo, Janet Burnham, Rick Benson, Davis Dimock, Geneva Gaiko, Mary Floyd, Winslow Ayer and Chris Masters.

1. The meeting was called to order at 7:00 p.m.
2. The minutes of the June 28, 2007 meeting were accepted as written.
3. **Live Wire in Town Hall**—Geneva Gaiko voiced some concern that containing a live wire under the roof in the town hall would add significantly to the cost of repair. However, Davis Dimock had spoken with Del Cloud who assured Davis that this cost was factored into the already existing contingency fund and was not a problem. The wire will probably be encased in a sleeve to protect the roofers, and the wire itself will be addressed at a later date.
4. **Foundation & Grants**—Janet Burnham inspected the basement after the recent flooding to find the basement damp but with little standing water. Davis pointed out that because the swale was installed last summer we can now determine that this is surface water rather than ground water. It was decided that the next steps in restoration would be stabilizing and fixing the foundation. Amy Bergamo stated that, unfortunately, we were unable to apply to the Division for Historic Preservation for funds because of the organization's reluctance to again support this aspect of the project (due to increased water problems after the parking lot was put in.) She also mentioned that Vermont Council of the Arts did not fund major construction. Davis Dimock also stated that since matching funds must be in hand at the time of construction, and as Janet Burnham understood that grant money is often held in abeyance until the project is completed, it would be impossible for us to apply at this time since we have no money in our account. Winslow Ayer said that construction companies will sometimes complete the project and wait to be paid by the grantors. Janet Burnham suggested that repair of the front of the building is not contingent on foundation work and should be considered. The committee felt that work on the foundation and the exterior should be done in tandem. Janet Burnham also suggested that the select board do a site visit to determine whether it is safe to remove an interior wall in the basement. It was felt that if the wall was down, we would be able to see what needs to be done. Rick Benson felt that this may be a possibility.
5. **Pictorial Documentation**—Davis Dimock, Victoria Weber, and Chris Constanzo will do a pictorial documentation of the Bethel Town Hall according to image guidelines in the Division for Historic Preservation grant application. The pictures will be placed in a portfolio for further use.
6. **Next Fundraising Phase**—Chris Constanzo has agreed to do a front page article in the Randolph Herald when construction on the roof is underway (again, our thanks to Charlene Bostrom.) This will kick off our next fundraising phase. Dave Eddy will be contacted about the 1892 Club, and the Askers Committee will continue to ask local businesses for funds. The goal would be to have \$25,000 to \$40,000 in our account by Town Meeting in March. (Davis Dimock).
7. **Business Plan**—In order to apply for grants, the committee must have a business plan in place. Amy Bergamo will ask Del Cloud for assistance, as the plan must include provisions for sustainability, revenue, expenses, and capitol replacement (Davis Dimock). As it is vitally

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important that potential grantors know that the building will be used, Sheila Jacobs was e-mailed and has agreed to call potential users of the building. Mary Floyd has agreed to help with this.

8. **Cell Phone Tower and Misc.**—Amy Bergamo will continue to explore the possibility of a cell phone tower in the Town Hall. Mary Floyd stated that Bill Oren was unsuccessful in locating the old chandelier. Janet Burnham said that Nick Nikolaidis is in possession of the original two front doors.

The meeting adjourned at 8:05pm

Respectfully submitted by Amy Bergamo