

Expansion Committee Minutes

Shelburne Falls Senior Center
7 Main St, Shelburne Falls, Ma 01370
(413)625-2502
April 25, 2019

Present: see attached attendance sheets- large public presence
Meeting CTO 6:00 pm
Secretary's report- No correction, omissions, Minutes accepted. Unanimous.

Treasurers report: Sue
No unusual expenses.

1 Bill, anticipated, Jones Whitsett \$4487.50 motion to approve invoice. Unanimous
New request for up to \$10,000.00 for additional site review, included but not limited to consultation, topo maps and compilation of existing conditions.
This is specific to the Arms site.
One no, motion approved.

Ownership- Sylvia
Capitol apportionment recommendations presented. Many models were looked at, and reviewed for the project. The different models will be presented to the stakeholders for review and language.
Provisions will be made for other towns should they want to "buy in". How that will work has yet to be determined.

Finance/budget- Carl
Chart for cost of project projected over 5 years- and how inflation affects the project 3, 4, and 5 years out. see attached.
Conversation about the possibility of the Buckland Police station as a site.
We have requested a remediation plan for the work that would need to be done before we can consider the site, and have yet to get one. We cannot investigate this property until this step is completed.
Ashfield is planning a special town meeting in the future, the \$15,000.00 town contribution (for FY20) will be considered at that time. Buckland has differed this payment at this time. Shelburne has the payment on the warrant for FY20.
Discussion about how that money is used followed.

Community Compact grant update- no new information at this time
Philanthropic Resource group is finishing up study on readiness for our capital campaign.

Legislative- Support letters were received.
House ways and means has earmarked \$25,000 for the senior center.
The senate is preparing their budget and there is some money in there. We hope to be included.

We will continue to pursue the \$100,000 figure.

PR- Ellen

Discussion about the misinformation being spread, and how to remedy that.

How do we reach people with accurate info.

Ideas included were town meetings, web site, getting out and talking to residents.

Design- Sylvia

Structure of committees explained for community members present.

Discussion of how we arrived at the Arms site.

Mike-Discusses 8 points to take into consideration for design, they include, successful partnership with neighborhoods, efficiency of new building, architecturally appropriate for site, open space use and footprint optimization, using space inside for best potential for retrofitting in the future, and keeping the door open to work with the historical Society.

Mission Statement:

“With the input of the local partnership to build a new Senior Center on the site of the former Science Center building.”

1 no, motion approved

Communications- Sylvia

Sylvia reads questions and answers.

-What about the Sweetheart building- We have asked more than once. Not available at this time.

-We have looked at over 20 sites, and at this time, we will not consider new sites. We have 4 potential sites after 3 years of work, none have been eliminated, but the decision was that Arms was the best at this time.

If owners of suitable properties would like to be considered, they may submit a written proposal.

-Buckland Police Station has moved down on the list- based on survey response, and concerns about the condition of the building which has not been addressed by the Buckland select board, although a request has been made for clarity some of the buildings issues.

-Size of the project- Cathy and staff considered all factors and needs. We keep refining, and are mindful of the size. We have scaled it down from the original proposals.

-Why did we end the investigation of the Mechanic St. property- That was a very complex situation of acquiring 3 properties owned by different entities. Some, not available at this time.

We did not step away due to neighborhood concerns. Although we still like the location, it will take a very long time for those ownership issues to be resolved. Costs go up substantially each year.

Warrant article was not presented at town meeting because we felt we weren't ready to present anything at this time. We are trying to do all of our due diligence, and keep moving forward.

Discussion opened to community, Discussion included, but not limited to:

-Maple street petition- 2 neighborhood members got 2 petitions going. Concerns include aesthetics, blocking view of Arms, negative home value impact, dog walking loss, parking lot usage by neighbors in busy times and inclement weather, as well as parking for ball games.

-Discussion about Greenfield Community center, size and population and how we compare. It was mentioned that Greenfield's building is not serving the community as intended. ie- the movie room there has 8 seats. The, last movie showed at our senior center had 34 present.

-How much money do we expect to raise?

We are in the process of determining income potential.

Readiness, feasibility study done?-

Interviews are being held and lists are being developed in regard to who we will speak with in the communities. Once there is a feasibility study completed, we will bring it to town officials.

Based on those conversations, we will then research grants and contributors.

General discussion about, but not limited to:

Time lines, site selection before capitol campaign can begin, towns positions on project, condition of Cowell gym, value of senior center on the community, integrating seniors into the fabric of town, traffic implications, Buckland's budget, The library's "Put a roof on it" campaign and fund raising potential.

Neighbors had the opportunity to speak about their objections or praises for the project.

Some responses from the board, in regards to the Upper Buckland library renovations, and the impact on that neighborhood, and the times and uses of a potential parking lot and use at the Arms site.

Access to the survey was mentioned, neighbor did not know about public forums. A reminder that slide presentations and cable re-watch are available for anyone interested.

Discussion about the participation numbers for the towns of residents 60 and over.

Cost of the project and the deferment of Buckland's contribution were discussed. Use of the town's contributions to this point, and some charges at this point in the project were explained.

Discussion about the services available and area coverage the center now serves. Much larger than the 3 towns.

Discussion about other potential lots around the area.

What are we doing with the petitions?

We are taking everything into consideration. We have heard the neighborhood opinions. We have an obligation to the three towns to thoroughly investigate the properties and present comparable information. When we do, we will hold another meeting.

Conversation about the next steps.

Upcoming meetings:

Design-Fri. May 3, 10:30 SC

Ownership-May 8 2:30 SC

Finance/Budget-April 30, 10:00 Greenfield Savings

P.R.-TBD

Thank you to all who came out tonight.

Motion to adjourn 7:55 pm.

Respectfully submitted,
Joanne Soroka- secretary