

# SENIOR CENTER EXPANSION COMMITTEE: JOINT BOARDS MEETING

Supported by Ashfield, Buckland & Shelburne

September 11, 2019

**1. Start at 6:41**

**2. Introductions:**

Attendees from Senior Center expansion boards, State and Federal representatives, and guests are listed as appendices.

**3. Current Expansion Project Status Overview**

Cathy Buntin, Director, Senior Center

-Senior population shift: senior population expected to increase for decades to come, by 2030, nearly 47% of residents in consortium towns will be age 60 and older, or 2,175 residents. In 2010, it was 26%.

-Center has been a consortium since 1987.

-In each fiscal year of 2018, 2019, the Center's services and programs served over 1,000 individuals, for a total of over 25,000 units of service.

-Transportation by lift equipped vans service 9 local towns for medical, food shopping, and social trips (over 3,000 trips last year).

-Seven paid Office staff members, of which 5 are part time, and over 100 volunteers.

Main issues:

-Only one toilet and at times there are more than 70 seniors at an event.

-Lack of privacy during activities and for office staff

-Accessibility is limited, narrow hallways, reception and copier in hallway, crowded rooms and offices.

-Need for additional program space to meet request by residents.

**4. Funding and Budgeting Overview**

Carl Satterfield, Chair, Funding and Budgeting Subcommittee, reviewed and explained funding and budget costs including:

-Projected Operation Costs,

-Projected Operation Cost Assessments For Individual Towns, and

-Projected Capital Funds by Sources.

-Carl emphasized that numbers are rough estimations or summaries of costs and anticipated funds as there hasn't been a site selected.

**5. Ownership Models Overview**

Sylvia Smith, Chair Expansion Committee reviewed and explained the ownership models including:

-Capital Apportionment Models,

-Senior Center Ownership Options, and

- Senior Center Foundation Ownership
- It was noted that the Senior Center Foundation was developed solely as a fundraising entity.

**6. Site and Design Overview**

Mike McCusker, Chair, Site and design Subcommittees, reviewed and explained the 4 sites currently under consideration including:

- Key Site Status Review,
- Site Comparisons, and
- Priority items/ timeline for planning coordinator
- The 4 sites currently under consideration are Mole Hollow, the parking lot adjacent to Arms Academy, Buckland Police Station, and the Masonic Building.
- Mike noted that the committee vetted over 20 sites for parking, location, water and sewer, costs, among other variables.

**7. Planning Coordinator Overview**

Sylvia Smith, Chair, Expansion Committee, reviewed.

- The position description for the planning coordinator has been developed
- It is an administrative position with some clerical duties and is currently under review by the Shelburne Select Board.
- In the RFP will be issued at 30/hr/week at \$30-\$45/per hour,
- The position will be paid for with \$25K from the State funds, \$15K from the expansion committee funds, and \$10K from the Senior Center Foundation, pending their approval.

**8. Funding and Budget Panel Discussion**

**Panel - Carl Satterfield**

- The costs are 5-year estimates reflecting a 2-3% yearly inflation factor
- Costs depend on what kind of space will be decided on, how many personnel hours, how many programs.
- Municipal Operating Cost Estimates are projected out to 2024:

Total operating cost estimate for 2019	\$188,846
Total operating cost estimate for 2024	\$282,300

- Approximate Anticipated Capital Cost Funds Sources were identified as:

Member Towns	\$400,000 - \$800,000
State Block Grants (3 town application)	\$1,300,000
State Appropriations (\$25,000 received)	\$500,000 - \$1,000,000
Funds Raised by Foundation	\$1,500,000 - \$4,000,000

Total Anticipated Funds	\$3,700,000 - \$7,100,000
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**Government Representatives**

- Jonathan Gould (representing Sen. Hinds) - Senator Hinds, candidate Blais, and Rep. Kulik met at the Senior Center with Senior Center Expansion Committee to exchange ideas and determine resources from the State of Massachusetts.

- Senator Hinds is exploring ownership models with the State to develop special legislation that would enable the 3 towns to more easily navigate an ownership model. He has assigned 2 point persons to the task.
- Matthew Russert (representing US Congressman Neal) - Congressman's office is exploring funding streams at the Federal level.
- In 2000, The Older Americans Act established in 1965, extended authorizations of appropriations. Section 3027 states monies distributed to State of Massachusetts cannot be used for renovations.
- Community Block Grants
- Apply to the Dept. of Housing and Community Development by the end of March for July notification.
- USDA provides Community Facilities Program guaranteed 1.5% loans for approximately \$1M.
- Representative Natalie Blais - is on the Transportation Committee in the State House.
  - Natalie got the \$25K from the State for the Senior Center and noted the exemplary work done by the Expansion Committee that she was able to use to get the funding through the State Legislature.
- Natalie will help with any proposal at the state level.
- Another state rep, Jim O'Day has a bill pending in the legislature similar to the Massachusetts School Building bill to help fund senior centers. This year, over \$1M was in the budget distributed across the state. How much in the last 5 years? How much was for capital costs? There is a coalition forming to work with legislators on the bill.
- The legislature is discussing revenue this fall for roads, senior centers, and health care, etc.
- As Natalie is on the Transportation Committee, she sees a fit for funding for our Senior Center based on transportation needs.

### **Senior Center Foundation**

Margaret Payne, President of the Senior Center Foundation.

- The Foundation was formed in 2014 as a 501c3 for fundraising purposes only and is developing a major capital campaign to appeal to individual donors.
- The feasibility study should be completed by June 2020 with a goal of actual fundraising beginning in the Fall of 2020.
- A site is needed for the campaign to be successful.
- Support and volunteers are needed.

### **Municipal Questions**

- Andrew Baker, Shelburne Select board - Do the State appropriation amounts seem attainable?
  - Natalie Blais - Her office is working to make that goal real.
  - Jonathan Gould - Adam Hinds office will assist. There is a plan to enact a \$.50 telephone surcharge which is estimated to raise over 41M for police and fire. Hinds will research to direct some of that money toward senior centers.

- Blais - Don't want to over promise, but she believes the State Legislator's collaborative effort will be very important in directing revenues to the senior centers across the state.
- Matt Marchese, Shelburne Select board - The operating budget is ongoing and Shelburne pays 50% of current usage. Providing greater transportation to meet the needs and schedules to seniors of other towns would increase usage by the other towns and their percentage of the operating costs.
- Lindy Gougeon, Ashfield Finance Committee, Is the estimated \$1.3M block grant high?
  - Carl Satterfield - The application will be completed by the 3 towns.
- Karen Blom, Buckland Finance Committee - If the \$1.3 block grant monies are reduced, is the total \$1.7M also reduced?
  - Carl - The numbers are estimates and we have to start somewhere. If you feel your town can't work with the estimates, the Expansion Committee needs to know.
- Paula Consolo, Buckland Finance Committee - What happens if the roof needs repair or the boiler replaced? There should be a line item in the budget for these costs.

## 9. **Ownership Panel Discussion**

### **Panel, Sylvia Smith**

#### **The 3 Capital Apportion Models:**

- The EQV Wealth Capacity Model - recommended by the Ownership subcommittee. Is based on population. Takes into consideration that population is very similar. Data used is from the state Dept. of Revenue.
- Equal Apportionment Model - 1/3, 1/3, 1/3. Easy to understand, doesn't reflect differences in wealth.
- 5-year Average Usage Model. Used to apportion operating budget, not appropriate for capital apportionment.
- \$1 million is used for ease of calculation and comparison and is not a recommended or assumed municipal contribution.
- The most current data would be applied at the time of a capital project.
- The recommendation is for capital cost apportionment regardless of ownership model selected.

#### **Municipal Questions**

- Andrew Baker, Shelburne Select Board - Under the EQV model, capital contribution doesn't rise or fall with usage. Can EQV wealth capacity model and the equal apportionment model be combined?
- Donna MacNicol, Town Counsel - each town owns 1/3 of the building, therefore cost is equal regardless of usage. It would depend on ownership model.

#### **Ownership Models**

### **Panel, Donna MacNicol, Town Counsel**

#### **The 4 Ownership Options:**

- Multi-town ownership
- 501 (c)3
- 501 (c)2
- Single town ownership
  
- Margaret Payne, Senior Center Foundation - It has been suggested that the Senior Center Foundation own the new center.
  - The Foundation has a clear mandate to only raise funds.
  - It doesn't have the necessary base of funds to own property, usually multi-million dollar.
  - The board is too small and is staffed by volunteers for fundraising.
  - It doesn't have a cash flow to handle issues that arise.
  - Most grant funders want to know the project is a community effort.
  
- Donna MacNicol
  - A privately owned and publicly paid building is too complex legally for a small group.
  - Public entity can give funds to public entities.
  - Foundation ownership means the towns would lease from a 501(c)3, therefore costs would be high for private owners.
  - 501(c)2 the senior center would own and manage property for another non-profit which does not apply.
- Single town ownership Each town can contract for the senior center with the other towns via town meeting
  - One town would be responsible for financial issues (personnel, maintenance, operating costs) of the senior center, can one town afford it?
- Multi town ownership - attractive to the state for funding, block grants and fundraisers. Towns are committed until capital costs are paid.
  - Ownership subcommittee supports multi town ownership.

**Assignment - Discuss with the boards in your town and send to us any questions and concerns regarding ownership and apportionment models to help guide the development of the project.**

## **10. Site and Design Panel**

**Panel - Mike McCusker, Buckland and George Dole, Jones Whitsett Architects**

- Program Analysis - Comparing the current and new center schematic.
- The new and improved site will increase space for additional programs and attract greater usage.
- Improved and additional space will resolve basic dignity issues immediately and provide space for requested programs which will increase usage.
  
- Process - Over **15 sites** were considered and many variables vetted resulting in the 4 following options:
  - Renovation of Mole Hollow Candle
  - New construction at location near Arms Academy
  - Renovation and addition at existing Buckland Police Station

-Renovation and addition at Masonic Building

### **Municipal Questions**

-Robert Manners, Shelburne Select Board - Of the current 4, likes the Masonic Building only. Prefers sites 7 and 10 from previous list.

-Karen Blom, Buckland Finance Committee - Can the Senior Center continue to rent the Masonic Building and renovate it?

-Paula Conlolo, Buckland Finance Committee - What about leasing the building? -  
-Mike McCusker - Can't raise money if building is not owned. A lease is not a stable legal condition. Hard to get state funds to support a private building.

-Andrew Baker, Shelburne Select Board -

-What is the plan to address the issues with sites 7 and 10 from previous list?

-What is the community process to resolve the 4 current sites?

-We should wait until 2020 elections to determine communities' choices.

-Mike McCusker

-Mechanic St Site

-Senior Center willing to cooperate with school committee to resolve issues. School Committee feels it needs the site for future use.

-Still need to add new building.

-Part of the property is tied up legally.

-Cowell Gym Site

-Parking problems, daytime parking needed for gym users, neighbors are concerned there would be too many senior users and use all available parking.

- Limited land available.

-Highland Village Site

-Problematic long-term ownership issues.

-Scoring Variables:

-Guiding principal is that the new center have adaptive usage.

-Keep green spaces in town.

-What happens when senior center bubble goes away in 30 or so years?

Building is adaptive, can be used in future for other purposes.

-Donna Liebl, Chair, Senior Center Board of Directors - Thank you to town board members and expansion committee for all the hard work.

**Assignment - For the next expansion committee meeting, please prioritize issues to help guide the committee.**

**11. Public Comments** (Here are the main points raised, though there were many related, but not substantially different comments to each point from different people.)

- Donna Sarno, Ashfield - The Capital Apportionment (35%) seems out of line with usage (18%).

- Lynn Kelsey, Buckland - Put the tax payers ideas on the ballot. The Senior Center began in 1970, then more towns joined to form a consortium. Can towns afford the consortium? Maybe time to let it go.
- T Schwartz, Ashfield - The usage and capital apportionment relationship is hard to sell in Ashfield. What about use of a part of Mohawk RHS?
- How is the management of shared ownership going to work?
- Ellen Eller, Buckland - The Senior Center is a community and it fills a community's needs.
- Nicole LaRoche, Shelburne - Don't let a few "no's" dictate the direction of many residents. The Planning Coordinator position should include fundraising help. What do the Mason's need to get answers about the building.
- Shelburne Resident - The Senior Center is needed. Arms Academy is town land and the question should be "How is the land purchased or transferred?"

**12. Adjourned 9:30 PM**

**Submitted by Nina Laurie**

## APPENDIX I: Senior Center Expansion Boards Sign-in 9/11/19

Sylvia Smith, Shelburne	SrCntr Board, Expansion Committee
Doug Field, Ashfield	SrCntr Board, Ashfield COA
Joanne Soroka, Buckland	SrCntr Board, Expansion Committee, Buckland COA
Nina Laurie, Ashfield	SrCntr Board, Ashfield Coa
Ellen Eller, Buckland	SrCntr Board, Expansion Committee, Buckland COA
Donna Liebl, Buckland	SrCntr Board Chair, Expansion Cmte, Buckland COA
Suzanne E. Bishop, Shelburne	SrCntr Board, Expansion Committee, Shelburne COA
Matthew Marchese, Shelburne	Shelburne Select Board
Robert A. Manners, Shelburne	Shelburne Select Board
Andrew Baker, Shelburne	Shelburne Select Board
Margaret Payne, Shelburne	SrCntr Chair, Foundation, President
George Dole, Buckland	Jones, Whitsett Architects
Deborah Andrew, Shelburne	Shelburne Finance Committee
Todd Olanyk, Ashfield	Ashfield Select Board
Lindy Gougeon, Ashfield	Ashfield Finance Committee
Barry Del Castillo, Buckland	Buckland Select Board
Matthew Russett	Aide, US Congressman Richard Neal
Jon Gould	Aide, Mass State Senator, Adam Hinds
Natalie Blais	Mass State Representative
Karen Blom	Buckland Finance Cmte

## APPENDIX II: Senior Center Expansion Guests 9/11/19

Patricia Wood	4 Warren Ave, Shelburne Falls	625-6640
Louise Needle	34B Flora Tatro Lane, Ashfield	628-3820 Gloria
Fisher	213 South Rd, Heath	337-6626
Dot Lyman		
Lowell Laporte	23 Church St	625-0000
Mark VanDale	27 Maple St, Shelburne Falls	625-9581, mtvancale@hotmail.com
Jon Gould	Office of Sen Hinds	<a href="mailto:jonathan.gould@masenate.gov">jonathan.gould@masenate.gov</a>
Barry DelCastillo	Buckland Town Hall	625-8668
Jacki Salem	4 Severance St	625-2670
Nancy Hammond	44 Old village Rd	625-2942
Doug Martin	54 Maple St, Shelburne Falls	625-3054
John Walsh	91 Main St, Shelburne Falls	625-8183
Daniel Mellman		can't read email
Poly Anderson	32 Upper St	
Tom Musser	59 Maple St	can't read email
Mary Brooks	115 North St	
Richard Feury	21 Maple St	dfeury@me.com
Suzanne Todd		
Eileen Rauch	10 Warren Ave, Shelburne Falls	<a href="mailto:emcrauch@gmail.com">emcrauch@gmail.com</a>
Anita Chase	11 Warren Ave	
Donna Liebl	67 North St	



Paula Consolo		
Nancy Dole	15 Birch Rd, Buckland	<a href="mailto:ndole@crocker.com">ndole@crocker.com</a>
Ken Eisenstein	137 Bridge St	<a href="mailto:keisensstein@yanoo.com">keisensstein@yanoo.com</a>
Donna Sarno	305 Sears Rd Goshen MA, 01032 (Ashfield resident)	<a href="mailto:donnasr224@gmail.com">donnasr224@gmail.com</a>
Jerry Hoyt	can't read	
Rebekah Boyd	10 Warren Ct, Shelburne	
Caroline Mach	63 Clesson brook Rd	625-9696, <a href="mailto:carolinemach@yahoo.com">carolinemach@yahoo.com</a>
Nicole Laroche	111 Bridge St, Shelburne Falls	401-837-9887
/Tapolski		
Marty Driggs	158 E. Colrain Rd, Colrain	508-361-0136, <a href="mailto:marty.massmason@gmail.com">marty.massmason@gmail.com</a>
Donna Miller	Colrain	
Cheryl Buliel	Shelburne	
Tiertza-Leah Schwartz	Ashfield	
Barbara Schauer	Buckland	
Gordon Taylor	Shelburne	
Eva Otten	Buckland	
Peter Otter	Buckland	
Lynne Kelsy	Buckland	
?	Ashfield	
Russ Nichols	Shelburne	
Suzette Agey-Nichols	Shelburne	
Marguerite Sheehan	Shelburne	