

THE SENIOR CENTER *Ashfield . Buckland . Shelburne*

Senior Center Site Committee Minutes Executive Session 9-25-19 **AMENDED**

Site subcommittee present: Doug Field, Donna Liebl, Sylvia Smith, Cathy Buntin, Joanne Soroka
absent- Mike McCusker, Matthew Marchese

Meeting CTO-7:02 **at the Senior Center by Sylvia Smith**

Motion to go into executive session made by Doug, Seconded by Donna

Roll call vote: Doug-Y, Donna-Y, Sylvia-Y, Cathy-Y, Joanne-Y

Masons will be joining us shortly.

Discussion about response to Masons, as advised by Donna MacNicol as follows: **Thank them for reaching out, we are interested in purchase, but we are not able to negotiate.**

We discussed lease vs purchase and came to the conclusion we are only interested in purchasing the building.

Discussion about possible price we think is reasonable. **We are considering the \$500,000 range. We base that on comparing other buildings in our search.**

Discussion about what we want to say to masons. **Again, thank them for their letter of May 1, with three options for use of their building. Because of the town entities, nothing can be done before town meeting approvals. There is a process with things like ownership to be determined. These things are not problems, but we have to go through them.**

We will have a presentation regarding the Nov. Forum at the Oct. Expansion Committee meeting and invite the Masons.

Masons arrive at 7:19

Mason Members present: Allan Smith, Nathan Smith, David Cunningham, Jonathan George, Leonard Roberts, Carson Serna, Martin D.L. Driggs- Lodge Master

Sylvia- introductions. **Acknowledgement of letter of May 1, 2019 (attached).**

Masons-acknowledgement that this has been a very mutually agreeable arrangement.

Sylvia- reviews process to this point. **The Expansion Committee has been reviewing site, ownership, and fundraising options for the past several years. There have been forums to include and update the public with the most comprehensive summary being presented in November.**

Overview of entire project, and where we are today reminder that everything has to be approved by towns, and at town meetings.

Review funding streams: **Local fundraising by the Senior Center Foundation as well as grants and other Foundation support, Municipal capital appropriations by Ashfield, Buckland and Shelburne-State grants and Federal funds which will be investigated when the project is further along.**

Brief Discussion about past renovation by the masons: We believe it was a \$150,000 renovation, including a bathroom and handicapped accessibility. There was also work on the kitchen.

We should have another public forum Nov. 6 with comparisons of sites, with information about mountain Lodge.

Invite the Masons to the next expansion meeting, Oct. 30 before we release any information regarding the site.

Martin- Reviews the Lodges history **The Masons have owned and used the building for over 100 years as their lodge. It is considered an historic building in the community as it was a church prior to the Mason's ownership. It underwent renovations when the senior center leased space several years ago as well as second story renovation more recently.**

Reviews Lodge's understanding of our situation including but not limited to town vote, and lengthy time lines should the site be the final choice, and is optimistic we could work out a solution.

Discussion about relocation during potential renovation.: **Don't know at this time, but we will make it work. There are spaces around the area we would look into. Mentioned but not discussed were Cowell gym, Trinity Church, the Community Center, Elks and any other potential rental properties that might be available at the time. The Masons have options, too, with other Masonic lodges and sites in the area.**

Discussion about what we can speak about publicly: **Marty- how can we address what appears to be secrecy around the project. Sylvia-We understand we can talk about proposal, schematic, cost, purchase price, but nothing that would affect negotiations not already discussed in public.**

Discussion about other towns joining the "new" center: we can work out a buy in, but first we need a site.
 Discussion surrounding writing a Memo of Understanding (MOU) and what that might look like, **for example:**

- As for the **Nov. 6** meeting, the figures can be a range, with purchase price to be negotiated.
- Everyone present has to sign the agreement
- All trustees have to be included for negotiation.
- Expansion committee will bring to towns
- smaller groups can decide what to bring to larger groups

We will have Donna MacNicol prepare a MOU- Sylvia

Representatives from the masons will bring this information to their regular meeting, and we will bring it to the expansion committee meeting.

Discussion about time line: **Everything would remain as is for at least 2 years, considering town meetings, negotiations and possibly a special town meeting.**

We encourage the masons to attend the Nov. 6 meeting at Mohawk.

Masons leave.

Sylvia- motion to adjourn executive session and site meeting by Doug, seconded Donna.

Roll call vote: Doug-Y, Donna-Y, Sylvia-Y, Cathy-Y, Joanne-Y

approved unanimous. 8:15

Respectfully submitted,

Joanne Soroka, secretary

attachments: Masons **proposal** letter dated May 1, 2019



Martin Dagoberto Lydaan Driggs
Mountain Lodge A.F. & A.M., Master
PO Box 44, Shelburne Falls, Mass. 01070
508-361-6116, marty.masonson@gmail.com

May 1, 2019

To the Senior Center Expansion Committee,

After several recent inquiries and comments from community members involved in the Senior Center Expansion Project, the officers and members of Mountain Lodge have taken some time to meet and to reconsider the possibilities for how we may be able to assist in the expansion. I am writing this letter with the approval of the Lodge in order to initiate a conversation with the Expansion Committee. If they so chose to entertain any of these scenarios listed below. These ideas should be considered starting points for negotiation between our respective organizations.

The Senior Center has occupied the first floor of the Shelburne Falls Masonic Building since 1984, and is an ideal tenant. We are proud that the building has housed such critical programs for our community's seniors all of these years. Further, we've been fortunate to be able to share an entrance and the use of the kitchen/dining hall. For these reasons and more we sincerely hope that we can find a way to make the space continue to work for the Senior Center.

Under the current arrangement, the Senior Center is paying \$8100 per year in rent for the use of 5,600 square feet, which, for reference, results in a per-area calculation of \$2.25 per square foot. The Senior Center currently pays 90% of utility expenses. For reference, according to a local real estate agent the market rate for office space in Shelburne Falls is \$8-10 per square foot, and less specialized "activity spaces," \$4-5 per square foot.

Scenario #1: Sale of the Masonic Building to the Senior Center

The building itself is of great sentimental value to the lodge, it being our home for more than a century. In the event of a sale, the building's current format (eg. Masonic lodge hall and adjacent rooms furnished for Masonic use) are aspects which we would desire to duplicate when we would buy another building in the village to be retrofitted at some point in the future. For these reasons we would require a sale price significantly greater than the assessed value of 7 Main Street. For the purposes of initial negotiations, we would set that price at \$850,000.

In this scenario, we would want to continue use of the lodge hall under a 10 year lease at a nominal rental fee (\$600/year) in order to allow us time to continue meeting while we purchase and renovate a new building, understanding that the form of the hall may be significantly altered and that we would store our furniture and regalia in a closet, etc.

Scenario #2: Rental with expansion downstairs

According to an itemized estimate provided by the Dole Brothers of Shelburne Falls (attached), it would cost roughly \$132,000 to pour a new foundation and install a waterproofed and insulated concrete floor in the basement, making the space ready to be finished as office space. This new space would fill the footprint of the building, adding roughly 3,300 square feet of usable space to the Senior Center, depending on how/where an elevator might be installed.

In this scenario we would be willing to offer a long-term (99-year) triple-net lease for the entirety of the two floors (basement and first floor). Given the capital investment which would be made by the Senior Center, we would be willing to waive rent on the basement for the first 20 years of the lease. We would seek to increase the per-foot rental fee paid on the first floor to something closer to the market rate for office/activity spaces in Franklin County, eg. \$4/sq foot, to be adjusted annually for inflation.

After the first 20 years of the long-term lease, we would begin to charge rent on the basement. The rate would reflect current market price at that time.

In this scenario the lodge would continue to pay 10% of utilities costs and the lodge would expect to continue with shared use of the kitchen/dining hall as per the current arrangement.

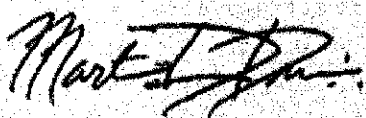
Scenario #3: Rental with expansion upstairs

In order to continue functioning as a lodge at 7 Main Street, we require use of the lodge hall itself in its current form. Everything west of the lodge hall upstairs (ie. the foyer, closets, museum, upper stairwell and porch) is not critical to our functioning as a lodge and we are willing to entertain a scenario in which we relinquish the regular use of these spaces to the Senior Center. We only require the temporary use of some part of a room on the second floor as a preparation room during our ritual work. The Senior Center could make modifications to those spaces as it sees fit, install an elevator, etc. This expansion would add 600-1200 square feet of usable space (depending on if the porch is built up and where the elevator is installed).

In this scenario we would be willing to offer a long-term (99 year) triple-net lease on the rented space, with the Senior Center paying all utilities. The lodge would expect to continue with shared use of the kitchen/dining hall as per the current arrangement. We would seek to increase the per-foot rental fee paid to something closer to the market rate for office/activity space in Franklin County, eg. \$4/sq foot, to be adjusted annually for inflation.

I sincerely hope that the above proposals, provided in good faith, afford an opportunity for positive discussion and problem-solving. I look forward to answering questions and beginning more in-depth conversations about how the Senior Center might remain at 7 Main Street for the foreseeable future.

Sincerely,



Martin Dagoberto L. Driggs
Master, Mountain Lodge, A.F. & A.M.

DOLE BROTHERS
GENERAL CONTRACTORS
72 ANDERSON ROAD
SHELburnE FALLS, MA 01370
(413) 625-2819

4/12/2019

Shelburne Falls Masonic Building

QUOTE
42x80 Building

Building permit	\$800
Fence around	2,000.00
Jacking up building	5,000.00
Digging	21,000.00
Concrete footings	\$7,500
Concrete wall	32,000.00
Waterproofing foundation	4,500.00
2" Insulation	3,500.00
Drainage	\$2,500
Backfill	3,500.00
Stone under floor	3,500.00
Insulation under floor	4,200.00
Concrete floor	\$12,500
Windows (allowance)	1,000.00
Lotus columns	2,500.00
Patching blacktop	4,000.00
Subtotal	110,000.00
20% Overhead & Profit	22,000.00
Quote Total	\$132,000.00

Extra

Dig foundation 2ft deeper	3	\$600.00
Add 2ft to concrete walls	3	\$000.00