

Meeting began at 6:33. Present: Larry Pistrang, Jennifer Shenk, Karen Rossow

Approve minutes of previous meeting: Tabled until next meeting.

Update on survey: Jen presented a sample and it will work for us. We are keeping it to four questions and a request for personal contact information for validation purposes (which will not be mandatory). Jen wrote an excellent introduction and we decided tonight that including a brief history of Mechanics Hall would make sense as well. We want to keep the questions concise and to the point. We voted to give Jen authority to make sure it meets with Nina's approval and then proceed to send it out via the upcoming Light Department bill.

Documentation from the Friends of Mechanics Hall: Larry compiled a 3-page summary of the information gleaned from the Friends over the past few years. We feel this sufficiently addresses most of the issues we were charged with researching. There are various levels of repair and/or restoration so that the cost is variable but we have good information on these. There are problematic elements to the location but there are also exemptions and other creative ways to resolve them.

Nina's email: Please note that there isn't a Town Assets Committee. Duly noted.

Draft Request for Proposal: Jen will send one to Larry (Karen received it by email) from Karen Murphy in Westminster that we can get inspiration from.

Assessment of the property: Karen contacted the town assessor, Kathy Stanley, who said that MH has just been assessed at \$193,800 total for 2019 (land \$66,800, building \$127,000). We will move forward with this figure and provide an explanation to the State on a lower sale price considering the condemned status and current challenges for a purchaser.

Questions from an interested resident: We received a list of seven questions from a resident to address. They are as follows:

Q: Do you have an estimate on the cost of renovation?

A: Most recent estimate by an architectural firm for restoration about three years ago was \$500,000 to make the building stable and fully restore/renovate the first floor.

Q: Is there a septic system or an approved septic design?

A: No.

Q: There is a well?

A: Yes.

Q: Has the lot been surveyed?

A: We are not sure.

Q: Any idea of potential number of parking spaces?

A: We are not sure, partly due to not knowing if it has been surveyed recently.

Q: Have you approached abutters to see if they might sell their land?

A: The town doesn't want to buy the land to either side.

Q: Is the property zoned as commercial or residential?

A: Commercial.

Upcoming tasks: Jen will move forward with the survey distribution, Larry will ask Nina to set up a link to our committee on the town website, and Karen will bring a box for receiving surveys at the Town Hall.

Next meeting will be at 6:30 p.m. in the town hall annex on Wednesday, December 5th, 2018. The agenda will include working on our RFP, approving meeting minutes and an update on the survey.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Karen