

## Minutes from Addison Town Hall Building Committee -2/1/24, held in Fire Station at 2:00 pm

Present: John Spencer, Levi Barrett, Chris Stackhouse, Alden Harwood, Bob Schatz, Ed Keagle, Mike Hollis, and two guests from ACEDC, Fred Kenny, Director, and Karen Dugway, Assist. Director.

John opened the meeting at 2:00. The minutes from 1/25 were approved, 3 in favor, none opposed. John asked Fred Kenny from Addison County Economic Development Corporation to explain their mission, and how Addison might benefit. Fred began by discussing the Northern Boarder Regional Commission grants. There are both spring and fall round of applications. The ACEDC will work with RPC to assist in grant applications and recommending grant writers.

John updated Fred on the status of the TH project, the 300K gap, CDs in progress, potential spring bids, etc.

Fred suggested we get both the TH and the former school on the State's "Project Priority List", for the May revised submissions. Fred will work with Bob or Maddie at RPC to manage or oversee our applications, to make them more competitive. Fred said the fall round is empty of applicants currently. Grants are up to 300K, need a 50 % match, and can be re-applied for. Employment and Infrastructure are the key goals for NBRC grants.

Levi explained the Village Trust grants could help but need an Addison 5013C to act as the "Trust" that receives the funds. He further explained we are currently applying for the VCDP ADA grant, MERP grants and have the \$4,000. Mini grant already.

Fred also mentioned the "Building Communities" 25K grant for "capitol" that supports Health, Education, etc. It's an easy grant app, and opens in July, results in Oct.

Former school update: Mike explained the SB had closed on 1/25/24. Ed spoke on the status of the FSC, and Bob spoke of hope for a walkable "Village Center ", perhaps a park, etc.

Fred and Karen left, and John next passed out copies of TH plans Laz had drawn recently. They illustrated ways to save serious dollars. At Tuesday's site meeting Laz did not recommend any of them. He explained if the vestibule is removed, code requires a "heat curtain" just inside the door. It would use lots of energy over time. He preferred to keep or add a different vestibule. He was not happy with the loss of the second-floor kitchen space, and the three beautiful windows.

John felt it best to wait until the SB had appointed the final two committee members, before making big decisions, such as moving the vault to the north side. He also stressed Laz needs that decision asap, necessary to get engineering started.

Ed encouraged the committee to get the Section 106 Review for the Park Service going, as it would tell us what is required. Levi also wanted to see a list of requirements, and know if they

were simply preferences, or recommendations. Ed said they have discretion, but it comes down to the particulars and the way we present the application.

John had recently spoken with Jenna Lapachinski regarding the stone veneer. After explaining the building will not be raised up 4', she sounded agreeable to deleting that expense. The windows and clapboards are yet to be discussed. Jenna said we need to "Sell them on our vision". Chris shared Laz had said a window assessment would be needed by Jenna for such a decision, possibly the same for clapboards.

Alden had wanted to consider moving the building 100' west, so digging the hole, and getting the foundation done would be so much easier, faster, if not even cheaper. He also wants the public to see some action on the project. Chris offered to speak again with Lou Nop, and a local excavator to get their feedback. This could only happen with civil engineering done, and approval by the SB. It would also require a tent to be built over the addition foundation. John felt the main Contractor should be consulted as well.

Alden, John, and Ed agree the architect should proceed with the plans without making big cuts to design, get the 60% estimate revision, proceed to bids, and then decide based on real numbers. Levi noted the "cutting exercise" at least showed a good faith effort prepare for future bad news, and address concerns being heard by the Town Clerk.

It was felt best to wait for test results, before bringing a group of volunteers for a major demo of certain materials. Levi felt some exceptions may exist, such as the chimney, slate patching, ridge cap replacement and funding exists for paid work.

John will tell Laz his engineer can contact Tri-Town for the needed "Flo test".

DuBois and King will do their survey on Tuesday 2/6.

The committee thanked Levi for his excellent report for the Addison Town Annual Report.

We now have permission to move the last extraneous items from the TH, to be stored in the former school with the rest of the items saved. We also have permission to grab a key from Cheri and meet in the school for future meetings.

The next meeting will be held on 2/8/24 at the former school.

A motion to adjourn was passed at 3:54

Chris Stackhouse - scribe