

Minutes of the Patton Homestead Directors – Feb. 2, 2016

Attending: Carin Kale, Georgina Keefe-Feldman, Bill Burridge, John McWane, Rich Barbato and Patrick Reffett. Peter Britton and Bill Redford were also in attendance.

Carin called the meeting to order @ 4:20 and welcomed all.

Carin led the CPC deadline discussion

- Deadlines are looming. We passed the first hurdle – eligibility. The next round is applying for actual funding and the schedule is tight. CPC had asked for a site visit, which was scheduled, but Town Hall cancelled it. Dorr has suggested Feb. 17th to Georgina as another site visit date, not yet confirmed. Stay tuned.
- Right now the CPC has meetings scheduled for Feb. 11th and March 10th. Bill B. expressed concern that we do not have the report from John Olive, which we had counted on for a CPC presentation. It is our understanding that the facilities report will be a public document. Town Meeting warrant closes on the Feb. 29th – another concern. Georgina stated that she would not want to see us go before CPA unprepared.
- John also pointed out that we had wanted to go to the BOS prior to a CPC presentation, hopefully with their backing in hand.
- John asked Peter Britton what the CPC expects to hear at our presentation. Peter replied “common sense stuff.” We should keep it simple, highlight the public access needs. Provide numbers.
- John suggested asking CPC for a later date. Carin stated that we could tell Tom Catalano to submit our request as a warrant article, but that we may have to pull it if the facilities report is not in.
Carin will send Tom C. an email stating that we will be on the warrant but we will have no additional info for a Feb. 11th meeting.
- We will plan to go before the BOS on Feb. 29th and the CPC on March 10th.

Peter Britton Discussion Points

- Peter said he was angry that the Homestead was only designated \$250,000 from the million dollar CP Berry sale. He knows that the Homestead rehab will be expensive. He would like to see us go after the \$500,000 designated for a turf field. It is a deserving need and the profits from the Patton property sale should first be spent on the property before looking elsewhere.
- Peter stated that he was prepared to do something to move this forward – to re-designate the \$500,000 to the Homestead. John stated that we did not want to put our CPC application at risk.

The Charge of the Nonprofit Discussion – Carin facilitated the discussion.

- Carin reminded us of our original charge – to form a nonprofit, to develop a mission and to develop the larger BOD for the future. Right now we are unclear – what is our present charge?

- Patrick added that he, M.Lombardo, Scott Maddern and Marc Johnson are meeting this Friday (the 5th) to review our charge. The original charge made no mention of renovations at the Homestead. Carin added that even the Bevara report did not go into renovations.

The question now is: does the Town think it is the responsibility of the nonprofit to oversee the renovations?

- The answer from the Directors was “no.” None of us have the expertise needed, nor was this what we signed up for, stated Carin. She was happy to be Board President of the founding BOD, but envisioned the larger BOD would include a different President.
- Rich weighed in stating that his interest in supporting veterans has kept him on board. Seeing some programming for vets is important to him.
- Peter Britton added that management is a big task and that the Patton BOD may be seeing it is too big for them. He wants to see a professional team from the hospitality industry take over the function aspect.
- John asked “what is the exact relationship between the Town and the Patton BOD?” Georgina added that we should all be working together as a team, toward a common goal.
- Georgina saw four issues that need to be flushed out/resolved as we go forward:
 1. Clearly delineating the role of the nonprofit and the role of the Town.
 2. The role of the Exec. Director, the skill-set needed and the timing of hire. The Patton BOD had envisioned the ED as someone who oversaw programs and created partnerships – not someone who will oversee renovations. The renovations person would be a Project Manager who would most likely report to the Town.
 3. Event Center – is there really an unmet need? How do we prove that?
 4. The actual mission of the nonprofit. Our mission cannot be to run a for-profit event center. That is how programs will be funded. Our mission can be multi-faceted but we need to articulate it.
- Patrick weighed in that the Town is 100% in charge of the building. Bill Redford added that Town staff does not have the time to oversee upgrading the property. Patrick stated that the Town needs to create something new – a structure that oversees the property. He thinks there are good intentions all around and that we will “get there.” Patrick also stated that the Town would be responsible for public access outside.
- John gave some info on the renovation of the Miles River School. A special committee was formed by the School Comm. to oversee construction. In that case, members of the new committee had the skills necessary to fulfill the charge. “There are models out there,” said John. He stated that the key is hiring the architect. Once the architect is onboard he/she puts out a bid contract via the Town,
- Bill B. talked about his experience with building the new Library. They (the Library Comm.) reported to the Town and the Town paid the bills. Bill suggested a meeting with M. Lombardo and Scott Maddern to provide clarity. “Have we already completed our job?” asked Bill B.

- Peter Britton agreed with Patrick that we need a structure in place to oversee rehab. “We need champions that care deeply,” said Britton.
- Carin asked “who spends the \$250,000 already allocated from the Berry sale? Bill R. stated the BOS spends it. Any CPA funds allocated to the project get spent via invoices to the Town. Patrick added that he received an email from Donna re: how the money is dispersed.
- There was general agreement that the \$250,000 from the gift agreement should not be transferred to the nonprofit.

Other discussion:

- John related that he learned that recruiting Seimasko for concept drawings would have prevented them from bidding on future Homestead contract work. That did not go forward. Bill B. mentioned that he knows Doug Trees, another architect who might be interested.
- Peter Britton stated that Willowdale has knowledgeable people but they won’t be interested forever. He wants their value to be considered.
- Carin asked everyone to study John’s usage report. That will be the main topic at the meeting on the 16th. A new meeting is suggested for Feb. 24th @ 4:15. Georgina will set that up and be back in touch.

The next meeting is set for Feb. 16, 2016 @ 4:15PM – Phoenix Room

Georgina Keefe-Feldman 2/22/16