

Minutes of the Sept. 22, 2015 Patton Homestead Meeting

Attending: Carin Kale, John McWane, Bill Burrige, Georgina Keefe-Feldman & Patrick Reffert.

The revised mission was approved by vote. *The Patton Homestead Inc. supports, preserves and maintains the historic Patton Homestead as a community asset and provides educational, recreational and cultural opportunities.*

Director Updates:

- ✓ **Bill** reported on his meeting with Tom Catalano regarding CPC funding. He will need a letter detailing the historic importance of the Patton Homestead. Tom seemed quite positive that we will certainly qualify for funding. CPC next meets on Oct. 8th. There is also a November meeting. The application for CPC funding is due Nov. 30th. Patrick added that there is a two-part process for CPC funds. The first is the designation of eligibility, the second is the actual request for funding. There was some discussion around our readiness to go to CPC and also what would our request be funding. Carin reported on the Wellfleet Preservation Hall, which received a \$500,000 CPA grant from their Town, as well as \$300,000 from the Mass. Cultural Council.
- ✓ **Patrick** reported that our application to Mass. Development (and MCC) has been approved for the facilities study we need. He will now be able to select a developer/facilities person to conduct the study. Patrick also spoke about parking. No matter where it goes it will need some lighting for safety. The ZBA does this. Georgina also mentioned an idea given to her by Peter Nichols, the caregiver. The small building on blocks next to the barn that has always housed canoes can be easily moved. That could make room for an additional 8 parking spaces near the Homestead. (approx. #.) John wondered when the parking construction can get underway. The group would like to see parking addressed ASAP.
- ✓ **Carin** reported on her meeting with Scott Maddern, which Georgina K-F attended as well. Scott reported that the BOS wants to see a 501c3 and no other form of governance. He was very supportive of the suggested new location for parking. Scott also wants to see the results of the facilities study as much as this Committee. Scott suggested that we ask for the additional \$250,000 (from the CP Berry sale) at the spring Town Meeting.

Carin reported on the meeting and walk-around she and Georgina had at the Homestead with Josh Webber. He had a lot to share:

- ✓ The first and most important things to look at are septic and parking.
- ✓ The standard formula for usable space at events is 20 sq. ft. per person.
- ✓ He would not gut the barn – just clean it up, add bathrooms and a kitchen. The stalls lend charm. Small weddings and events could be booked, but he warned that small events do not make much money. He wondered if it was worth fixing up. He spent \$4 million restoring his barn in Groton. He would keep horses there.

- ✓ Josh thought the Homestead back porch would be a nice place for cocktails but he would not use it for dinners. He would erect a tent, with dance floor. This brought up the issue of loud music on summer weekend nights; how would the neighbors in the new development feel about that? Both Carin and G K-F thought there would be little or no support in town for a permanent tent.
- ✓ He liked the location of the existing kitchen and said it was big enough to support a professional kitchen.
- ✓ The back porch and patio could be converted into an all-seasons room for parties of 100 or so. He warned against thinking we could make money booking lots of small (25-30 people) events. With the work involved for a low fee, you are lucky to break even.
- ✓ He suggested that if we go into the wedding business that we consider contracting with an exclusive caterer operation. They do a lot of marketing and know how to stage things. Someone with an exclusive will often upgrade the chairs etc. on their own.
- ✓ All in all, Josh gave us a lot to think about.

Georgina passed around a list of potential partners and interested parties that we could envision the Patton Homestead working with in the future.

Georgina reminded the group that the Exec. Director of MCC had voiced an interest in visiting the Patton Homestead when she met her in Gloucester. It was decided that Georgina would extend an invitation to her via email. If she cannot come to the No. Shore GK-F will suggest a meeting in Boston, to get advice and fill her in on our progress. Bill and John will attend if it comes to pass.

John has been working hard on a spread sheet re: Homestead options, costs and revenues. It was reviewed and some edits were made by the group. He will edit it anew and redistribute for further comment. John suggested that, when ready, we send it to the BOS for review. After some time for review we meet with the BOS to answer questions and ask for a vote.

Timeline –

Carin presented a rough draft timeline for the Homestead. Highlights include:

- Apply for additional MCC grant funds. Intent to apply deadline is 10/30/15.
- Apply for CPC funds – application due 1/11/16.
- Request additional \$250,000 from the land sale. Town Meeting 4/20/16.
- Now through the end of the year we will establish nonprofit status, working toward 501c3 status and continue to identify potential Board Directors.
- Jan. through March, 2016 – bid & hire architect, develop business plan, possible event coordinator hire by Town.
- Oct.-Dec. 2016 – Renovations begin. Recruit full BOD.
- Jan. – March 2017 – Implement business plan, apply to MCC for capital grant for renovations

- July 2017 – June 2018 – Renovations
- July 2018 – Grand opening.

Other info –

- ADA issues must be addressed. Are there temporary “fixes” that will make the Homestead user friendly?
- No permit is needed for porta potties according to the Health Agent.
- Carin thought we should extend an invitation to Greg McKenna, Post Commander in Town. He is bringing new life to the Legion and it makes sense that we work together. Bill knows him. We thought Rich Barbato probably knows him as well and he may be the best person to contact Greg.
- The possibility of rental office space on the second floor of the Homestead was discussed. Is there a market for this? Carin ran into an attorney who is moving her office to Wenham. She would have loved to have rented space in the Homestead had it been available. Further discussion needed.

The Meeting was adjourned @ 6:20 PM

The next Meeting is set for Oct. 6th at the Library.