

## **Minutes of the Sept. 1, 2015 Patton Homestead Board**

Attending: Carin Kale, Georgina Keefe-Feldman, John McWane and Bill Burrige

Minutes of the July 28<sup>th</sup> Meeting were approved.

Minutes of the Aug. 11<sup>th</sup> Meeting will be approved at the next meeting.

**Governance** - Carin reported on her meeting with M. Lombardo. The Town is looking for a nonprofit, not any other form of governance. There was general agreement that a nonprofit gives the BOD the most independence and opportunities to raise money. The nonprofit keeps the money it raises. Changes in the BOS or Town Manager's position would not affect an independent nonprofit as much as it would via an Enterprise Fund.

Bill added that a nonprofit elects its own Directors.

An Enterprise Fund would give the town more control, but the nonprofit BOD would be less liable. The group wondered if they could get something from the Stevens Estate re: their governance.

Carin wondered if we would be able to go after some grants as an Enterprise Fund vs. a nonprofit. A nonprofit is more "powerful."

Agreement that this group wants to see governance that allows: control of finances, elect the BOD, schedule use of Homestead, determine fee structure, protect and maintain the Archives and improve and renovate as needed. We need to ask Donna Brewer, Town Counsel, if we can do all of this within Town governance. Can it be irrevocable?

Another option is to create a curatorship which gives a 99 year lease to an entity. That entity restores and operates the property, similar to Willowdale.

Carin asked M.Lombardo if we can hire a Director. Lombardo agreed that the Town would have to support an executive Director position for 2 years or so.

John wondered what the Town would support for start-up funding. Bill added that the \$250,000 earmarked for the homestead is for renovations, not salary. The figure of \$30,000 for a PT position was mentioned.

Bill stated that the BOD should ask M.Lombardo, Scott M and Bill R. to a meeting to discuss all of these options.

There was general agreement that not much can be done with the property until renovated. Georgina spoke with Mark Shaw but he had no info re: the Facilities Grant from MCC. There was general agreement that the lack of facilities info is impeding our progress re: use options.

**Parking** – G K-F discussed the parking issue. Bill Redford, Joanne Patton and G K-F had looked at some options on-site several months ago. All agree that parking is a high priority. The Directors think an on-site meeting with M. Lombardo, Scott M. and Bill R would be beneficial. Any kind of easement would need a Zoning variance.

**Options for Use of the Homestead** – The bulk of the meeting was spent discussing various options for the use of the Homestead.

**Option #1 – Use the property “as is.”**

- Archives remains in place. Some tours could be conducted but that would probably mean training and hiring a PT person.
- Some furniture would need to be purchased – tables, lamps, chairs. Small meetings could be held there. It is not ADA accessible so the group was not sure if Town mtgs. could be conducted there.
- Small events, not to exceed 25 people, could take place. No kitchen use – one bathroom possible. Group was not sure if this would be attractive to anyone.
- Parking a big issue. There is currently no parking to accommodate any of these options.
- Exterior events, not to exceed 50 people, could take place. Porta potties would be needed.

**Option #2 A– Renovate the first floor**

- Upgrade kitchen, septic, electrical etc.
- Handicapped bathrooms necessary.
- Install sprinklers.
- Purchase furnishings.
- Paint and clean interior
- Upgrade exterior of the house as needed.
- Interior could be used for 50 person events
- Grounds could be used for assorted events of up to 100 people or so, such as small weddings.
- Parking for at least 70 cars needed, with a pathway to the Homestead and lighting. A new entrance might be needed.
- Possible construction needs for tenting.

**Option #2B – Renovate first and second floor**

- Same as above but to include:
- Renovate second floor bedrooms and baths, to be used as either rentable office space or bedrooms for function-related events. (weddings)

**Option 3 – Add year-round terrace function room, built onto the existing patio.**

- New space would accommodate functions of 125.
- An alternative would be to erect a permanent tent.

**Option 4 – Renovate stables and stables apartment**

- Stables to be used as function room for 125 or so.
- Add bathrooms.
- Could kitchen in the Homestead be used for this facility?
- Apartment could be housing for on-site manager/event person or “brides” room for functions.

The BOD tried to put price tags next to each of these options. John McWane offered to work on the above plans and come up with some rough estimates for both expenses and projected

revenues. The group acknowledged that none of us are experts in the area of construction. He will circulate that document for our input.

**Other info –**

Georgina gave a brief overview of the status of the Archives. JHP signed a one-year extension of her contract with Gordon College; it expires Aug. 2016. Gordon provides interns and oversight via its Public History department, as well as a professional archivist, funded via a grant to Gordon College from JHP. All agreed that the Archives are a valuable asset at the Homestead.

The meeting adjourned at 6:20 PM.

The next meeting is set for Tuesday, Sept. 8<sup>th</sup>.