

Selectmen's Operations Committee
Meeting Minutes
July 29, 2013
5:30PM
Day Hall, Colchester, CT

The meeting was called to order at 5:42PM and the location shifted to Liverants Antiques on Main Street as access to Day Hall was not available.

Members present were:

James Ford Board of Selectmen
Stan Soby Board of Selectmen
Diana Norton Giles Bacon Trustees
Arthur Liverant Bacon Trustees
Art Schilosky Board of Finance

Tansactions:

The draft minutes of the July 16th meeting were considered and approved as presented. Motion Soby, Second Giles All members affirmative with absention by Art Schilosky.

Jim Ford presented the Town GIS drawings showing the properties owned by the Bacon Trustees. These include Day Hall, Bacon Academy, Senior Center, Dar House, and 179 South Main Street. In addition the Bacon Trustees have ownership of the south end of the Town Green (Primarily the field portion)

Diana Giles and Arthur Liverant explained the use of each and in particular 179 South Main Street which is a 6 Bedroom House. This property was given to the Trustees with a covenant that it be used to benefit Bacon Academy. For a time it housed teachers and the principal.

A budget was presented for the various properties which detailed costs for Insurance, Electrical, Sewer/Water, Maintenance, Repairs, Tax and other expenses. In summary the Trustees face an annual expense in excess of \$56,000. Diana and Arthur explained the current resources available to support this cost. These revenue items identified as follows:

Day Hall +- \$7100

Cutler House \$17,000

Old Bacon +- \$19,200.

Senior Center \$3600

Miscellaneous \$1700

The uses of the buildings were discussed. Cutler House is rented out. Day Hall is used as a day care facility and pays limited rent. Bacon Academy is used for the Alternative Education Program for the Town. Although owned by the Trustees the portion of the Town Green is not actively rented. Some fees are charged with total revenue in the area of \$500.

Resources to support the Trustees properties are limited to rents and the Trustee funds. The latter are limited to two bank deposits which total approximately \$120,000. It was noted that \$20,000 was in a restricted account and not available for operations.

The history of the Trustees resources was presented. In 1991 the funds were in the order of \$500,000.00 which provided sufficient revenue streams to support the properties. Unfortunately the investments did not do well and currently the revenue available will not support the costs of the properties.

The opportunities for revenue items to support Bacon Trustees properties were discussed.

Bacon Academy is in need of significant restoration work and was studied in a 2009 Preservation Plan and Feasibility Study. It is the desire of the Trustees that the building continue to be an academic use and the potential expansion of the alternative school program was suggested. The idea of attracting neighboring towns to the program was discussed. The need to accomplish the restoration was seen as a first step. The potential for funding through DECD or SHIPO was discussed. Jim was asked to contact Congressman Courtney's office for federal resource potentials. A future meeting will be held at Bacon so the committee fully understands the facility.

Day Hall is currently used as a Day Care center and is widely used. The desire of the Trustees was that this use continue. The organization of the Day Care will not permit significant increases in rent.

Cutler House is a revenue producer for the Trustees. The building is rented. The gift of the building required that it be used to benefit Bacon Academy. The Trustees have considered selling the house but have been advised the deed restriction was a major hurdle.

The Senior Center is currently used by the Town for its Senior Center and the VFW also occupy the space. The property is in need of repair and while not immediately a problem the Trustees do not have the resources to do the necessary work. Some emergency repairs have been undertaken by the Town.

The committee discussed scheduling its meetings. Jim Ford indicated he had discussed this with Rob Tarlov and that Tuesday Nights were best for the BOF members.

The committee decided to schedule its meetings for the 2nd and 4th Tuesdays of the month.

The next meeting of the committee will be held on August 13th at 5:30 at Old Bacon Academy for a facility walk through.

The meeting adjourned at 7:15PM

Submitted

James W. Ford
Member