

Selectmen's Operations Committee
Regular Meeting of August 13, 2013
Minutes.

The meeting was called to order at 5:22 PM at Day Hall following a brief tour of Old Bacon Academy,

Attending the meeting were:

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

Additions to the Agenda – there were none.

The members discussed the cost data provided by the Trustees. The cost data for the various buildings was quite complete. Revenue for each building has been variable and substantially below market revenue levels for comparable facilities.

Old Bacon Academy is used on the first floor for Alternative Education. Day Hall is a day care use. The Main Street House which was left to the Trustees is deed restricted to be supportive of Bacon Academy. In the past it housed teachers and staff. Currently the house is occupied by renters and generates taxable revenue. The Deed Restriction makes the sale of the house difficult. The group recognized the Senior Center costs and potential short term need for the Town to continue to occupy this space.

There was substantial discussion on the nature of the Trustees 501C3 status and Stan Soby suggested that a Tax Attorney be consulted on the liability for Taxes depending on future uses.

A discussion on how to proceed with the work of the Committee was conducted. It was determined that the proper approach would be to look at the issue in two stages. Stage 1 would be development of a plan to stabilize the operations of the Trustees. It is recognized that insufficient resources are available to allow the Trustees to operate the properties as they are now constituted. A continual draw on the principal of the Trustees will not be sustainable. The committee needs to make a recommendation on a permanent solution to this issue. It was felt that piecemeal steps would not solve the issue. This will be discussed further at future meetings.

Stage 2 is the development of sufficient funding to rehabilitate the structures and preserve them for the future. Potential sources of funding were discussed. It was decided to invite Larry Wagner a funding consultant to the town to the next meeting.

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There was a brief discussion on ongoing governance of the Buildings and Stan Soby offered to get information on the Library governance structure which was developed after the addition project.

The meeting was adjourned at 7:20 PM.

Respectfully submitted

James W. Ford
Member