

TOWN OF HARVARD

MUNICIPAL BUILDING COMMITTEE



Meeting Minutes – July 21, 2010, 8:15, Town Hall Meeting Room

Attendees

Present - Peter Warren, Marie Sobalvarro, Pete Jackson, Doug Coots, Maggie Green, Carlene Phillips, Ron Ostberg (chair and recording secretary)

1. The minutes of the July 1st meeting: read and approved.
2. Lucy Wallace and the COA were represented by Carlene Phillips
3. Ron Ostberg received an inquiry from Ron Ricci about the meeting agenda, who expressed appreciation for the explanation. (attached)
4. Ron Ostberg will contact Eric O'Brien to ascertain his willingness to help with the Real Estate Development task.
5. A schedule of Workshops was discussed:
 - a. 1st Workshop – 18th or 25th of September. Purpose: to present findings and solicit input on functional and space programs; results of 'test fits' of those programs to the buildings; report on benchmarking construction costs. Information on the size of other major community spaces (Historical Society, UU Fellowship Hall, etc.) will be made available.
 - b. 2nd Workshop – 30th October. This one is optional. Possible topic: Techniques for revenue generation, linking cost to alternatives.
 - c. 3rd Workshop – 11th December. Purpose: to present and discuss alternative scenarios and their relative costs.
6. Other important dates:
 - a. Next meetings of the MBC – 5th and 19th of August
 - b. All-Boards meeting – 14th September
 - c. Capital Planning meeting – 26th August (best available information)
 - d. Meeting of Historical Commission to discuss extending Historic District to include the Hildreth property - unscheduled
7. Carlene Phillips provided the MBC with a draft of the COA findings to date. (attached) The MBC suggested that COA should consider the old library as an alternative to Hildreth House.
8. Pete Jackson provided the MBC with a draft of his work on a Town Hall program. (attached)
9. Ron Ostberg reported on his conversation with Willie Wickman and the subject of the Community Center. Willie's group will be presenting a plan for a Pilot Program. MBC asked that they consider the following: clarify the mission; explain the governance; include a representative of the performing arts community; use of other spaces in Town to complement those of the old library.
10. Peter Warren asked MBC to consider the merit of moving the school superintendent's offices to the old library. For want of clarity on the future of the Bromfield House and the role of the site for future school use, the proposition was shelved.
11. Marie Sobalvarro reported that meetings will be set with the Capital Planning Committee and CPC as soon as possible. She listed the categories of revenue sources: Capital; Private Fund raising; Small Warrant Articles; Grants; Program revenue; Sale or Lease; CPC funds (where MBC intends to ask for a 'place holder' not unlike the Housing and Conservation)
12. It was agreed MBC will need to demonstrate to residents the cost/benefit of proposed investments in the three properties.