

**ECKERSLEY HALL BUILDING COMMITTEE  
MONDAY, MARCH 12, 2012  
POLICE DEPARTMENT COMMUNITY ROOM  
6:00 PM**

**Members Present:** Ron Klattenberg, Phil Pessina, Trevor Davis, Augie DeFrance, Ed Dypa, Annabelle Malone, Ed Monarca, Larry Riley, Bill Wasch  
**Members Absent:** Ryan Kennedy  
**Others Present:** Ray Santostefano, Beth Lapin, Stephan Allison, John Marion, George Zepko, Ron Organek, and Ed Rubacha

**1.0 OPEN MEETING**

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:03 PM at the Police Department Community Room.

Discussion of a change to previously approved meeting dates in January 2013 was tabled because the entire committee was not present.

**2.0 APPROVAL OF MINUTES**

Chair Klattenberg asked for approval of the February 28, 2012 minutes. Augie DeFrance made the motion to accept them, seconded by Phil Pessina. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT**

**FINANCIAL STATEMENT**

Beth Lapin distributed the Eckersley Hall Financial Statement for March 2, 2012. This included all expenses and income thus far in the project, which were allocated to one of five budget accounts. Because of confusion related to the General Fund transfer, Trevor asked that someone from the city provide an overview and Ron indicated he would speak to Lynda MacPherson.

**BUDGET ITEMS**

The committee received an invoice from Suburban Stationers for \$60.31 for office supplies. Trevor Davis made the motion to make this payment, Larry Riley seconded it and it passed unanimously.

**4.0 PUBLIC COMMENTS**

There were none.

**5.0 OLD BUSINESS**

**ECKERSLEY HALL PLAN REVIEW AND DISCUSSION**

The committee spent considerable time and thought discussing preferable locations for the second set of offices and the core question of whether there was adequate space for these offices. Working with Heidi from the senior center, Ron compiled an example of the weekly schedule for the senior center and reported that all current programs fit into the designed space. The group reviewed original intentions of the RFP; need for public access to certain staff and private space for others; police needs; the actively growing, more mobile senior population; efficiency of having all offices on the same level; and State Historic Preservation's interest in a lower level

corridor. Ron indicated he would set up a meeting with Chief McKenna to confirm police department requirements.

After all consideration and discussion, Ed Dypa made a motion to retain option 5-D without office space on upper floor, and maximize to the extent possible the downstairs office space for desks. Seconded by Ed Monarca, seven voted in favor, one opposed (one member had not yet arrived) and the motion carried.

#### ECKERSLEY HALL NAME

Augie DeFrance moved to add an agenda item, Eckersley Hall Name. Seconded by Annabelle Malone, the vote was unanimous. Ed Dypa then made a motion to rename Eckersley Hall as the Middletown Senior/Community Center. Seconded by Larry Riley, the group voted unanimously to approve the name change.

#### APPLE REHAB LETTER OF INTENT

Filling in for Phil, Ron met with Eleanor and Frank to explained the issues with dedicated space for exercise equipment. Ron asked if Apple might pay for special low impact flooring for exercise space. They also would consider some other donations: pool table, a flat screen TV for wii bowling, or sound system. Ron will provide flooring cost estimates from SP+A when he gets them.

### 6.0 NEW BUSINESS

#### TIMELINE FOR MOVING FORWARD

Ron reviewed the referendum timeline. In March, the group would refine, revise and approve the final building design concept. In April, the committee would hire a historical consultant who would submit a state listing application by May 1 and federal if appropriate. In April, SP+A will put together presentation and practice with the committee. May 1 will be city-wide presentation, at 6:30. Incorporating any reaction and feedback, the proposal would go to design review and preservation, planning and zoning for an amendment, and then senior affairs for endorsement. By June, we hope to receive historical listing and have indication from all commissions and council that we can move forward. Also, bond counsel will prepare a bond ordinance to make an extension on the existing bond, which takes three to four weeks. In July, we would bring the completed bond ordinance to ordinance study committee and then finance and government operations. Finally, it will go to August meeting of council, which would be 30 days in advance of the special referendum (can't have it on regular election because it's an election year). Vote will be Tuesday, September 4 or 10 at only three voting centers for special referendum (City Hall, South Fire district and high school).

Committee members noted the timeline provided a great road map to keep things moving. They emphasized the importance of spending the summer doing outreach and presentations so the vote would pass.

**TAX CREDIT SALE, ENERGY IMPROVEMENT GRANTS, HISTORIC BUILDING GRANT**  
**Historic building and Tax credit program:** Ron, Ed Dypa, and Beth met with Julie Carmelich and Stacey Vairo from State Historic Preservation Office (SHPO), who indicated the building could be added to the state list of historic structures. This would allow the group to apply for tax

credit for up to 25% of hard costs of the renovations, provided the state approve the modifications. Their preference is for minimal changes both interior and exterior. Ron showed them site plans and Julie indicated she would review our final concept plan preliminarily and unofficially. The bond would still be for the total amount; the 25% is given to the city once all the work is completed and audited. However, it could be used as a selling point during the referendum.

These credits would be available for C corporations that would purchase them for something less than the cash value. This can be done through a broker or directly by the committee, which could ask three to four to make bids. (Corporations can spread out their tax credit for five years.)

To get onto the state list, we need to hire a historic consultant to prepare a document that matches the state requirements. They have a list of approved consultants, some of whom also apply for tax credits. Listing must be presented by May 1, due to upcoming staffing changes at the state office. There was a grant available to cover half the cost of the consultant, due by Friday March 16. The committee agreed to forgo this option.

Phil Pessina made a motion to authorize Ron to work with appropriate city contacts to bring a historical consultant under professional services of the city, for no more than \$5,000, to put together application for historical designation. Seconded by Ed Dypa, the vote was unanimous.

**Energy improvement grants:** nothing to discuss.

#### BUILDING PROGRAMMATIC OVERVIEW

This topic was already covered in previous discussion.

#### SOLAR LIGHTING

Ron heard from Bob Wall (CT Clean Energy) that SunPort DayLight solar collector company asked how many units would be used. Ron questioned John Ireland, who wasn't certain. This will be pursued, as the building would get free equipment and save on its electric bill.

#### **7.0 OTHER BUSINESS**

There was no other business.

#### **8.0 ADJURNMENT**

Chair Klattenberg asked for a motion to adjourn. Made by Augie DeFrance and seconded by Larry Riley, the vote was unanimous and the meeting adjourned at 7:45 PM.