

**ECKERSLEY HALL BUILDING COMMITTEE
TUESDAY, MAY 29, 2012
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Phil Pessina, Augie DeFrance, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Larry Riley,
Members Absent: Trevor Davis, Bill Wasch
Others Present: Beth Lapin, Ed Rubacha, Ron Organek, Jim Salemi (Middletown Press)
Guest: John Ireland (SP+A,); Janice Cunningham (historical consultant)

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:02 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the May 14, 2012 minutes. Augie DeFrance made the motion to accept them, seconded by Ed Dypa. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT
FINANCIAL STATEMENT**

There was none to review.

BUDGET ITEMS

The committee received an invoice from Janice Cunningham for \$2765.50 to cover the work for the preparation and submittal of historical application to SHPO board. Augie DeFrance made the motion to pay, Ed Monarca seconded, and the vote was unanimous.

The committee received a donation from the City Council members of \$120 in memory of Fran Patnaude, former City Council member and a thank you note will be sent. The Republican Town committee will be sending \$250, for the same purpose.

4.0 PUBLIC COMMENTS

Ron Organek presented to the committee that possibility that the Kleen Energy Plant may be removing a portable office building from the construction site, which could double the size of the existing military museum modular office space. Chair Klattenberg agreed to contact Bill Corvo to find out if this information is correct and what possibilities exist.

5.0 OLD BUSINESS

SENIOR/COMMUNITY CENTER DISPLAY BOARDS

Beth provided text to accompany the board to the library staff, who printed them for both sets of displays, at the library and the senior center. The boards and this text were posted on the Eckersley Hall section of the city web site.

STATE RESIGTRY OF HISTORIC BUILDINGS UPDATE

Ron reported the State Historic Preservation Office will review the Eckersley Hall application for inclusion on the state registry on Wednesday, June 6 at 9:30AM. Ron, Ed Dypa, and Beth plan to attend. Jan Cunningham said the fact the draft was accepted as written indicated it will be accepted. Voting by the board will occur at that time.

DISCUSSION OF TAX CREDIT APPLICATION: J. CUNNINGHAM

Jan reviewed terms of the tax credit: 25% on hard costs only associated with the restoration. A total of \$50M is available in 3-year cycles and she encouraged the committee to get started soon, as many developers are applying. To initiate the application, she would begin Part II, which includes plans for the building and schedule of value (itemized list of what will be done) in order to reserve tax credits. Building revisions must meet the ten US Sect of Interior Standards of Rehabilitation, which she reviewed. Jan was concerned about the front door modifications and recommended that Ron, Phil, and she set up a preliminary meeting with Julie Carmelich from SHPO. She'll have opinions based on standards and ideas on ways to resolve any conflicts. Jan thought the sun ports would be difficult to see from the ground and not an issue; she recommended using roofing material similar to what is currently there and saving as many built-in cabinets and chalkboards as possible. Jan will provide the committee with a proposal for this work at the June 11th meeting. She also obtained some date options for meeting with Julie from Ron and Phil (Ed Dypa as alternative if Phil can't make it).

VETERANS MUSEUM BUILDING RELOCATION

Ron Organek reported the Veteran's Board of Directors voted to approve this move at their May 15 meeting, but they have no money to put into the building. He continued discussion of the modular building on the Kleen Energy site. He would like to take a look at it, if possible. Bill Russo is looking at plans to expand the American Legion building to place the Museum on the second floor. It was agreed to pursue several options, compare their financial ramifications, and then make a selection. Ron O. talked to ModSpace personnel who felt the units shouldn't be moved but could build something of theirs at \$250,000.

6.0 NEW BUSINESS

SP+A DISCUSSION INCLUDING: REVISED SITE PLAN AND CONTRACT EXTENSION

John Ireland distributed a revised parking layout based on the concept that the Military Museum will be relocated, which would provide 60 on-site parking spaces (where previously there were 44). The plan also now showed 35 on-street parallel parking spaces. The gross total as shown would be 95 spaces. On-street parking requires P&Z approval, which will include all City departments, including the Fire Marshal, who has already been involved in a preliminary discussion about the on-street parking concept. Ron proposed reversing the flow in the lot where the museum was located and wondered where the streetlights were. John said P & Z will want to approve final site documents and items such as streetlights would be included in those final plans.

John reviewed the need for a contract extension due to revision to the entry (additional work with floor, lobby, and new staircase) to include SP+A services and an additional firm, Cabezas. For the June 11 meeting, the committee will review the revision, which John will send prior to the meeting, of SP+A's contract and additional costs.

The committee discussed Eagle's proposal for both additional testing design and construction documents and decided to run both those projects through the city with Bob Dobmeier.

THE HISTORICA RESTORATION GRANT TRAINING WORKSHOP: JUNE 19

The Connecticut State Historic Preservation Office is hosting a training session on how to apply for the Historic Restoration Fund Grant (HRF), a 50% matching reimbursement construction grant for the rehabilitation, restoration or stabilization of historic buildings and structures which are owned by municipalities or nonprofits and listed on the National or State Register of Historic Places. Jan urged the committee to apply for these funds, which she said could be done by the group. Ed Monarca made a motion, seconded by Augie DeFrance to send Beth to this training. The vote was unanimous and Ed Dypa will join her.

Jan also suggested looking into grants from CT Trust for Historic Preservation. She will send latest newsletter, which includes grants, range, and application process.

7.0 OTHER BUSINESS

Ron met with mayor last week to review the timeline for the referendum. The mayor will send contact information so Ron can start working with the bond counsel. The committee will be paying anywhere from \$10,000 to \$40,000 for these services.

Ron indicated the need for ongoing revisions to the timeline; August council meeting; SHPO, etc. Although the city council would prefer to have as many committees approve prior to their meeting, they can approve contingent on committees' approval. P & Z might be a new application or amendment related to the change in parking and museum removal, if that occurs. The committee agreed to bring the work before Design and Review after the preliminary review by Julie at SHPO and any ensuing modifications.

MIDDLETOWN ROAD RACE

Ron again encouraged committee members to volunteer for the Citizen's Bank Road Race July 18th. Last year, they donated \$200 to the Senior Center. Phil asked Beth to email the committee to let her know if they can help; Ron said ten people are needed.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Larry Riley, the vote was unanimous and the meeting adjourned at 7:32 PM.