

**ECKERSLEY HALL BUILDING COMMITTEE  
MONDAY, JUNE 25, 2012  
POLICE DEPARTMENT COMMUNITY ROOM  
6:00 PM**

**Members Present:** Ron Klattenberg, Phil Pessina, Trevor Davis, Augie DeFrance, Ed Dypa, Annabelle Malone, Ed Monarca, Bill Wasch  
**Members Absent:** Ryan Kennedy, Larry Riley  
**Others Present:** Beth Lapin, Bob Dobmeier, Ron Organek, Jim Salemi (Middletown Press), Shawn Beals (Hartford Courant)

**1.0 OPEN MEETING**

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:01 PM at the Police Department Community Room.

**2.0 APPROVAL OF MINUTES**

Chair Klattenberg asked for approval of the June 11, 2012 minutes. Annabelle Malone made the motion to accept, seconded by Ed Dypa. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT**

**FINANCIAL STATEMENT**

There were none at this time.

**BUDGET ITEMS**

There were none at this time.

**4.0 PUBLIC COMMENTS**

There were none at this time.

**5.0 OLD BUSINESS**

**EAGLE ENVIRONMENTAL CONTRACT**

Bob Dobmeier discussed the Eagle Environmental proposal, which includes three phases of work: 1. Additional Inspection and Testing, including lead paint (\$1,915), 3-4 weeks; 2. Design and Spec. Development (\$ 4,440); 3. Monitoring during Construction (\$5,335), for a total of \$11,690. Bob recommended approving the first two phases now and waiting until the referendum passed before entering into agreement for phase 3. Trevor Davis moved that \$6,355 be approved for phases 1 and 2; Augie DeFrance seconded. Approval was unanimous.

**VETERANS MUSEUM BUILDING RELOCATION: UPDATE**

Since our last meeting, Ron K. has been trying to organize a meeting with Bill Russo. John Parker had been working on Option 1 and 2 (related to American Legion, either as an addition or putting modular buildings nearby). Now they will be focusing attention on Veteran's Park and moving three units to VP, but no one has received an estimate of what it might cost. Ron O. emphasized his desire to be involved in the location, electricity, and other issues related to this move. Ron K agreed to make this matter a high priority and will attempt to get this issue resolved before the next meeting.

## **6.0 NEW BUSINESS**

### **SHPO TAX CREDIT APPLICATION: UPDATE**

Ron K. reported that he, John Ireland, and Jan Cunningham met with Julie Carmelich from SHPO at Eckersley Hall on Wednesday, June 13, along with two of Albert McCutcheon's relatives. Julie encouraged the committee to continue although she had two concerns: lowering the threshold and solar lights. Julie will be checking with her colleagues about the threshold, while John Ireland will meet with SunPort June 26 to get a photo of the tubes on a slope roof. Jan Cunningham is the contact person for the tax credits. Liz Warner, Jan's colleague, emailed an older photo of the EH Building which Ron K. showed everyone.

### **CLOCKTOWER TAX CREDITS**

Michael Zelenkofske, Acquisitions Associate, Clocktower Tax Credits, LLC, from Maynard, MA told Ron K. he would like to broker our tax credits and felt he could line up the companies early. Ron K. mentioned his company to Julie, who was very positive. She suggested, in our case, because we are a municipality, we should try to do it on our own first. Mike was sure we would get the high 80s on the dollar. SHPO said we might get in the mid-90s to 100 on the dollar. Some corporations can take some part of it as a donation.

### **THE HISTORICA RESTORATION GRANT TRAINING WORKSHOP: JUNE 20**

Beth went to this training and reported on the application process and what projects it might cover. The maximum grant is for \$200K, with a non-state match. Because the deadline is prior to the referendum, the committee would need to encumber current funds and find a suitable project that could be bid separately and in the spring. Some ideas were the cupola or the entrance – covering, retaining wall, etc., contingent on SHPO accepting the modifications.

### **CITIZEN'S BANK ROAD RACE, July 18, 4pm**

Current volunteers: Phil Pessina, Ed Dypa, Larry Riley, Ryan Kennedy, Annabelle Malone, Beth Lapin, and Bill Wasch. Phil will email any information he gets to Beth who will distribute it to the committee.

### **SENIOR CENTER DISPLAY BOARDS**

Ron K. had requested, due to someone's comment, that committee members and staff's names be added to the display boards. Russell Library staff amended the text and added it to their board, while Beth updated the set at the Senior Center.

### **DESIGN REVIEW MEETING: JULY 11**

Bob D, Ron K. and John I. (by phone) met with Bill Warner to discuss requirements to obtaining project approvals from the P&Z Commission and Design Review and Preservation Board. Bill indicated it would not be a reapplication but an adaptive reuse of historic building amendment. This will not require a public hearing and both Design Review and P & Z could complete the process in one night. Bill asked for a letter, which Ron K. has drafted, and renderings, that John Ireland will provide, by July 3. Phil Pessina and John Ireland will attend the July 11<sup>th</sup> meetings.

### **BOND ORDINANCE: UPATE**

Ron K. discussed cost projections beyond what SP+A had included in their estimate, in order to incorporate those expenses into the bond ordinance. The list that was discussed included: Jan Cunningham, Eagle Environmental; bond interest, SunPort lighting, military museum, additional paving, remediation and cupola restoration. The final cost estimate must be approved by the Building Committee by July 23 to be placed on the Finance and Gov't Operations Commission meeting on August 1.

#### **7.0 OTHER BUSINESS**

There was no other business.

#### **8.0 ADJURNMENT**

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Bill Wasch, the vote was unanimous and the meeting adjourned at 7:11 PM.