**CASTLETON-HUBBARDTON AD HOC COMMITTEE ON FUTURE OF CVS**

**Castleton Village School**

**Mechanic Street**

**Thursday, June 16, 2022**

**And via ZOOM**

Meeting Recording:

https://us02web.zoom.us/j/83133837603?pwd=MmovbXdyY0tvaTF5NURzOERPRlRNZz09

**Those in attendance included:** Joseph Mark, Mary Lee Harris, Robert Gibbs, Rich Grabowski

**Others present by Zoom included**:

ML Harris called the meeting to order at 6:03 P.M.

**Approval of Agenda**

**R. Gibbs made a motion to approve the agenda. J. Mark seconded. All voted in favor. Motion carries 4-0.**

**Approval of Minutes of Meeting – June 1, 2022**

**R. Gibbs made a motion to approve the minutes of June 1, 2022 as presented. R. Grabowski seconded.**

Item #3 – *J. Mark seconded. All voted in favor. Motion carries 3-0*. Should all be added.

Item #13 – *of funds realized through sale* should be added to the end.

Item #15 – should read *The selectboards would make that decision.*

Item #18 – last sentence should read *Recommended selling or long term lease.*

Item #29 – THe should be *The*

Item #36 - hasnt should be *hasn’t*

ML Harris stated the recreation department asked that questions of the committee be sent to them before the next meeting.

**All voted in favor. Motion carries 4-0.**

ML Harris stated they would follow a different format, the committee was going to ask questions of the three interested parties.

**Committee Questions for Rec and Boys & Girls Proposal**

The proposal uses $24,000 for lease amount of the portion of the building they would be using, which is proposed to be 4,500 square feet or 19% of the building. Stated by the Boys and Girls Club representative they were planning on moving their main office to Castleton if this worked out.

J Mark stated he’s responding to a proposal that uses 3 entities each using a 1/3 of the building that would sustain the operations expenses of the building, doing it that way would be 42,350 sq ft sited for Tearsa and Boys and Girls Club as well. Discussion on what the understanding is of the three entities and who would be responsible for the day-to-day operation of the building. It was stated there is an $80,000 a year estimated for expenses of operating the building. Also stated that there was an estimate of $62,000 rental income, $24,000 from the Boys and Girls Club and $38,000 from ABC Daycare.

J. Mark was under impression before this meeting the proposal was for 3 groups to anchor the building but sounding like it is only two. Discussion on the proposal of a number of outside towns wanting to purchase memberships into the proposal.

**Committee Questions of Boys & Girls Club**

Discussion of a projection of 25% of towns of the region utilization across the towns of the region. 200-350 is the membership range. Was asked what the members receives for that fee. Discussion on benefits of membership and fact many currently go to Rutland Recreation. There are things Rutland Rec offers that Castleton would not be able to establish in this proposal. Questioned what the hours of operation would be, even though there is a sense that it’s too soon to tell. Question of who the supervisor of the activities would be that are put on by the recreation department, ie: pickle ball, yoga, etc. J. Mark stated that the Town of Hubbardton does not have and most likely will not have a recreation director, so there probably would need to be a memorandum of understanding regarding the responsibility of who is overseeing the activities within the building, for example after normal business hours.

J. Mark can’t speak for others on the committee, a lot of good ideas being put forth, a lot of discussion on taxes and the expenses that support the building. That is a dynamic in the community that can’t be ignored and has not been brought up in the meetings.

J. Burke addressed the fact the building would come off the tax rolls by being owned by the town, which is a loss of tax revenue. He doesn’t feel owning it as a landlord doesn’t make sense, although is a great idea, he doesn’t feel is feasible for the town or the taxpayers of the town.

**Committee Questions for Tearsa Brannock – Day Care**

J. Mark asked to move along to the discussion of Tearsa Brannock regarding this proposal. ML Harris asked her what hours of operation she was planning to have. Discussion on the operations of the day care, and what the intentions are of the owner. Ms. Brannock read a statement to the committee as to what her plans are and how she arrived at the proposal she is making. It was asked if Ms. Brannock would be willing to lease a portion of the building were she were to not purchase it. J. Mark questioned bathrooms, kitchens and barriers from the rest of the building. 1,6,7,8,9,10 are the rooms she would be interested in.

**Committee Discussion**

Further discussion on the uses of the building, and what can or cannot be done with it. Bob Gibbs stated as of June 30, the two Towns own the building. If sold within 5 years, the Town will have to reimburse for expenses, and the voters are going to have to vote to sell it. J. Mark believed the board could sell it without voter approval but could not use the gains from the sale for anything without voter approval.

A memorandum of understanding has been approved at one of these meetings, which includes how decisions will be made to either sell or lease the property. It has been discussed that a meeting should be set up with the full boards of selectmen of Castleton and Hubbardton to discuss the options now that they have been presented on June 27th, which is before the next meeting of the committee.

Further discussion on the use of rooms by what entities. It was felt a facilitator should be a part of the joint meetings, J. Mark suggested the Town Manager, M. Jones. He also suggested Mary Droege and Tearsa Brannock collaborate to set up that meeting and arrive at an agenda/schedule and timeline.

An acceptable Purchase and Sale Agreement has been received as drawn up by the town attorney. The attorney will be meeting with both prospective boards between now and June 30 to sign the agreement and the two entities will jointly own the building. That is the only part that is crystal clear. There is also changes that need to happen immediately after that date, ie: door locks being changed, etc.

**Adjourn**

**J. Mark made a motion to adjourn at 8:10pm. R. Gibbs seconded the motion. All were in favor and the meeting was adjourned.**

Respectfully Submitted

Allison Harvey, Recording Secretary