

ST. MARGARET'S COMMITTEE
(formerly St. Margaret's Task Force)
Minutes of special meeting
January 12, 2010

Members present: Chairwoman Paula Schoonmaker, Linda Keeling, Amy Dubin, Rosemarie Zengen

Advisors: Doug Strawinski, John Kuhn

Guests: Hudson River Heritage Executive Director Sunny Wirth, President Frank Cutolo and Board member Warren Temple Smith

Chairwoman Paula Schoonmaker called the meeting to order at 4 P.M. Introductions of the newly formed St. Margaret's Committee, the Advisors and Hudson River Heritage members were made. Hudson River Heritage members attended the meeting to continue last meeting's discussion of potential collaboration on funding and events.

Paula Schoonmaker noted that there are grant opportunities with a deadline in May, and asked Committee members to think about potential projects and determine parameters to discuss at the regular St. Margaret's Committee meeting on January 26, the fourth Tuesday.

REQUEST FOR PROPOSALS FOR THE APPROVED PRESERVATION GRANT: John Kuhn reported that the Committee has the green light to advertise for RFP's from preservation architects, and asked if Warren Temple Smith would like a RFP package. Linda Keeling asked that one be mailed to all Committee members.

The RFP request must be advertised in the Albany Times Union, the Poughkeepsie Journal and the Kingston Freeman. Amy Dubin asked if there were a certain number that the committee needed to send out. There must be at least 3 bids, and Amy suggested that the RFP's be sent to architects that Hudson River Heritage has worked with. Warren Temple Smith added that they probably would be ones that had been contacted before. Rosemarie Zengen asked if it would be possible to specify that the architect be local. Because of the funding, the bid process must be open, though the final choice does not have to be the lowest bid if there are other qualifying features, such as more extensive experience with historic restoration and adaptive reuse.

RENTAL/COMMUNITY USE OF ST. MARGARET'S: As Hudson River Heritage attended the meeting to discuss potential for renting space in St. Margaret's, Warren Temple Smith asked if the St. Margaret's Committee had discussed rental or use with other organizations. The Egbert Benson Historical Society may have interest. Rosemarie Zengen has been told by the Winnakee Land Trust that they are interested. John Kuhn added that Hudsonia might have an interest for space.

HISTORY OF THE HANNAFORD DONATION: Sunny Wirth asked about the restrictive covenants attached to the donation of the property. Amy Dubin gave a brief history of the donation and the site plan configuration that determined the acreage. The main restrictive easement is that there be no commercial use. Paula Schoonmaker added that the original grant approval was for \$450,000 with a 50% match. Two self-contained appraisals came in at \$200,000 and \$193,000, significantly lower due to the restrictions and restoration needed. Thus the NYS Office of Parks, Recreation and Historic Preservation (NYSOPRHP) grant is for \$193,000 with the value of the donated property as

the Town match. Senator Saland sponsored an additional grant through the Economic Development Corporation (EDC) of \$90,000 for stabilization and roof repair.

NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC

PRESERVATION GRANT : Linda Keeling noted that Committee members should have the details of the grant application and a copy of the historic structures report, if one has been done. Amy Dubin asked who would have the historic structures report; Paula Schoonmaker replied that architect Marilyn Kaplan worked with Victor Cornelius on the NYSOPRHP grant, and she thought that such a report might have been done. Paula added that she has searched the Town files for such a report without success, but has not looked at billing records to see if the Town had paid for one.

Amy Dubin asked if any energy saving component is part of the RFP, and Paula Schoonmaker replied that there is not. Committee members discussed whether or not the architect should be LEED certified, that requirements be defined upfront, and that the Town should plan for energy saving installations and be an example for the community. Rosemarie Zengen added that the decision should be looked as a mandate, not a preference. Paula will bring those considerations to the Town Board, and Ted Kudzy, Purchasing Agent.

ROOF REPAIR WITH EDC GRANT: Doug Strawinski noted that repair work on the roof must be completed by June 30. Paula said that she thought that the architect should be on board to review the repair plans. There was discussion of whether or not the roof had to be replaced as the original; Linda noted that if the original were documented, the roof could be changed.

IDEAS FOR USES OF THE ST. MARGARET'S HOME: Discussion focused on offices for upstairs and a combination of offices and community uses for the first floor and basement. John Kuhn reported that he had worked with Ted Kudzy to draw up a scenario for the cost of maintaining the building and the rental income needed to sustain it. Hudson River Heritage asked if that information could be shared with them, so that they would have a frame of reference for deciding what space they might use and whether they would rent in St. Margaret's. John Kuhn noted that all of the information and final decision would need to go to the Town Board first.

Amy Dubin suggested looking at a zoned system of charging expenses to renters, and that any community component might require a user fee. Rosemarie Zengen added that it is premature to talk about community space, as the costs are unknown. Frank Cutolo of HRH suggested that the more flexible the system could be, the better the result; other situations have tried to do heating separately, and it didn't work. Hudson River Heritage will go back to its Board of Directors and discuss their needs. The Committee thanked Hudson River Heritage for attending and giving input.

ACCESS ISSUES: There is only one driveway access and the Committee needs to determine what type of surface will be appropriate. The building plan needs to be handicapped accessible.

GOALS: The Committee needs to determine a development and operating budget. For the next meeting, Chairwoman Paula Schoonmaker would like:

- A report on a preservation architect
- A decision on an energy component
- Town Board involvement

TREE WORK: John Kuhn asked about approval to use money for tree work. There is an estimate of \$1,000 for removal of leaning, dead or diseased trees that could cause problems. Donated services

would be preferable. The work needs to be done before April. The money is in the budget and does not need approval.

Linda Keeling asked if there is any news of the Committee on the Town website; Paula Schoonmaker answered not yet. Linda will do notices for the next meeting.

Rosemarie noted that the Committee needs a new member and that the Town Board is currently doing reorganization. Rosemarie added that she was concerned that last years minutes are not used.

The meeting was adjourned at 5:30.

NEXT MEETING: Tuesday, January 26 at 4 P.M. at the Town Hall

Respectfully submitted,
Susan H. Ellis, Secretary