



**Emery Estate Advisory Board
Record of Minutes and Proceedings**

**May 24, 2023 / 3:30pm
Mayor's Office - Weymouth Town Hall
75 Middle Street
Weymouth, MA**

Attendees: Mayor, Bob Hedlund
Chief of Staff, Ted Langill
Program Manager, Leilani Dalpe
Jane Kudcey
John MacLeod
Sabrina Manzelli
Rose Mary Mitchell
Stephen Reilly
Jennifer Weiss Donovan

Call to Order:

The meeting was called to order at 3:30pm by Leilani Dalpe, pending naming of Board Chairman.

Board Introduction and Mission Statement:

Each appointee/attendee introduced themselves and their interest in the Emery Estate. Mayor Hedlund spoke to the group about the intent of this Advisory Board, the history of Emery Estate's acquisition and management, building assessments, potential use options proposed and community input. It was noted that the mission of this Board is to act as a seven (7) member advisory board established to oversee and recommend restoration, renovation and maintenance projects at the 1903 Emery Estate, the three-story George Washington's Mount Vernon Estate replica located at King Oak Hill Park in Weymouth, MA. Additionally, the Board will supervise programming, rentals and events at the house and outer buildings making recommendations to the Mayor and the Town.

Old Business:

None

New Business:

1. Prior Site Assessment (land and buildings): L.Dalpe and J.MacLeod reported on structural, envelope, MEPFP, hazmat/abatement and aesthetic conditions (interior/exterior) at the property, as well as the status of Feldman Historic Architectural Report.
2. Upgrades performed were outlined by J.MacLeod, including year(s) work was completed; additional information provided on what further upgrades would be required based on potential future use of the house/property (accessibility, air conditioning, etc)
3. Discussion held about pros/cons of various types of future events (as well as what has already been studied), relative to accessibility, space, access, neighbors, traffic; similar

model properties were referenced, including Webster Estate in Marshfield and Oliver Estate in Middleborough.

4. An overview of funding, income and revenue was provided as well as information on historic restrictions, how that process works and who can hold a restriction.
5. Final order of new business was to elect a Chairman and Secretary. Jane Kudcey was nominated for Chair, motion by L.Dalpe, seconded by J.Weiss Donovan, and so voted unanimously. Jenn Weiss Donovan was nominated for Secretary, motion by L.Dalpe, seconded by J.Kudcey, and so voted unanimously.

Announcements:

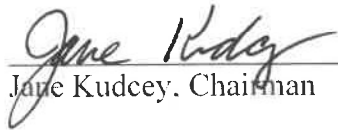
None

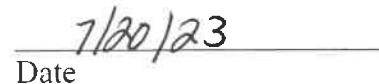
Next Meeting:

The Board determined that monthly meetings would be prudent, tentatively third Thursday of each month, with additional meetings as needed. A motion was made by L.Dalpe for next meeting of the Emery Estate Advisory Committee be held at Emery Estate on Thursday June 15, 2023 at 3:30pm (tour for anyone interested, beginning at 3:00pm) The motion was seconded by J.Weiss Donovan, and so voted unanimously.

Adjournment:

The meeting was adjourned at 4:30pm with a motion by L.Dalpe, second by S.Reilly.


Jane Kudcey, Chairman


Date