

MINUTES OF THE  
EMERY ESTATE ADVISORY COMMITTEE

JUNE 21, 2012

PRESENT: Dan Condon (Chairman), Pat O'Leary, Mary Heinrichs, Mary Jordon-Roy, Bill McCarty and Ron Boretti

ABSENT: Laura LeBarron, Janelle Quinn and Cathy Torrey

OTHERS: Jim Clarke, Cecil Group (Ken Buckley and Margaret Collins) and Lee Hultin-Recording Secretary

Chairman Condon called the Emery Estate Advisory Committee meeting to order at 7:00 pm at the Abigail Adams Auditorium, 89 Middle Street. This is the second public forum of the committee.

The Chairman reviewed the history of the Emery Estates Advisory Committee. It is a nine member committee appointed by Mayor Sue Kay. This property was purchased with CPC funds, the committee went on several site visits and had two open houses at the estate. The Cecil Group will do a presentation and then he will open it up to hear from the public.

Ken Buckley from Cecil Group reviewed a slide show presentation on the overhead projector with the public. This presentation showed the purpose of the study, any opportunities and the drafting of the recommendations. The draft report can be seen on line on the town's website.

The most important criteria of the committee was:

- Lowest cost
- Highest revenue
- Private revenue generating events

Uses:

- Active and Passive recreation
- CSA
- Social and institutional events
- Art

This includes events for up to 200 people under a tent, catering tent and outside bathrooms. The property needs landscaping and access from Commercial Street. There is 70 spaces for parking on dirt. The garage would stay and they are still uncertain of the play house.

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Projected Revenues for Farm include 90 full shares at \$575 would total \$122,000 and expenses would be \$118,000 for a profit of \$3,387.

Projected Revenues for an event center would be at \$71,000.

It was stated that the house is eligible for historic listing so we can use CPC funds.

Phase I improvements - \$180,000

Phase II improvements - \$875,910

Phase III improvements - \$632,205 (interior 1<sup>st</sup> floor)

Phase IV improvements - \$1,469,108 (for the remaining of the building)

It was suggested that this could be bonded or there are other funding options.

### **Management Hierarchy**

- Ownership of property
- Oversight and implementation
- Management of users/leases
- Management of users

Next step for the committee is:

1. Select an Implementation Committee (3 months)
2. Plan Capital Improvements
3. Users/lease Selection Process

That was the end of the presentation from Cecil Group.

### **Public Comment:**

Valarie Russo – when comparing revenues when is the breakeven point? She would also like to know the timeline on the financial piece. It was stated that this has not been done. When asked if other companies have broke even it was stated no, and we won't either. It was asked if a new facility would come closer to breaking even. She would like a farm only. It was stated that the farmer would like there and be the caretaker.

Diane Crisileo, 25 Emery Lane – She stated she would like to see a timeline for the four phases in a yearly fashion. She said it was stated that the access wouldn't be addressed until phase 2, what happens until that time is Emery Lane being used? It was stated yes, but there will only be small events. They can't have larger events until the access is improved.

Chairman Condon asked the committee members for their comments:

Bill stated that the committee has discussed an event management company bearing the costs of renovations in exchange for a lease.

It was state that if we go out for an RFP, event companies have said they can make a lot of money on events especially after 5 years.

Valarie Russo stated that we can't let that happen and the town misses out. Residents will not be happy if someone else is making money and the town is still in the hole.

We need to decide if we want to keep the house or not, keep the landscape or not. Pat O'Leary stated that if we don't like the RFP results than we don't need to go forward with it.

Barbara Salucci stated that she believes the best use is farming (although she is not sure if it will work or not). For events, the costs are up and profit is down. For the house, you just need to paint it and use it as is, get a friends group and have the town keep control over it. If you lease it out you will lose access to the property.

Chairman Condon stated that we have to have revenues but we also want free events for the public. The land is a natural resource and we should have walking trails.

Abutters need to be kept in mind. A huge development could have gone up there. We purchased it to use it and preserve it. Preserving the landscape and the incredible view is very important.

Chairman Condon stated that the report will be on the website and if you need additional information contact Jim Clarke or Bob Luongo in the Planning Department.

**Next Meeting:**

The next meeting is scheduled for July 12, 2012 at 7:00 pm. at the McCulloch Building.

**Adjournment:**

Mary Heinrichs made a motion to adjourn at 8:05 pm and was seconded by Bill McCarty. Voted Unanimously

Approved by:



Dan Condon, Chairman