

EMERY REUSE ADVISORY COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
TUESDAY, May 23, 2017

MAY 31 2017

Present: Cathy Torrey
Patrick Angland, Jr.
John Deady
Ken DiFazio
Barbara Cellucci
Dorothy Chase
Beth Morley
Stanley Benulis
Jodi Purdy-Quinlan (7:30 pm)
John Dwyer, Jr.

Not Present: Ken Ryder
David Donahue
Sachin Suryawanshi
Brian Leonard

Staff: Kerry Knapp, Mayor's Assistant
Nick Bulens, Administrative Services Coordinator (8:00 pm)

Recording Secretary: Janet Murray

The Emery Reuse Committee meeting was called to order by Chair Cathy Torrey at 7:10 pm

Approval of Minutes: May 2, 2017, May 9, 2017

Dorothy Chase made a motion to accept the minutes from May 2, 2017 and was seconded by Barbara Cellucci. UNANIMOUSLY VOTED.

Dorothy Chase made a motion to accept the minutes from May 9, 2017 and was seconded by Barbara Cellucci. UNANIMOUSLY VOTED.

Working Group A (House and Property) Update

Mark Johnson spoke to the committee regarding a potential use of the Emery House and grounds. He stated that he contacted the Mayor's office and was directed to Nick Bulens. He introduced John Sapphire of Sapphire Event Group.

There was discussion about the Sapphire Event Group and Mr. Sapphire's thoughts about the property. Sapphire would come in after an as-yet-unnamed developer improved the house. Sapphire would then invest up to \$500,000 in furniture, fixtures, and equipment (FFE).

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There was additional discussion regarding the historical nature of the property, and the need for additional parking.

A motion was made by Patrick Angland to request a bulleted list of reuse ideas from Mr. Johnson and Mr. Saphire and was seconded by Barbara Cellucci. UNANIMOUSLY VOTED.

The bulleted list needs to be submitted by May 30, 2017 to Nick Bulens. It was determined that the committee would review the document and determine whether to include it with the final business plan.

Discussion: Possibility of Leasing/Selling Estate with Conservation Restriction

No discussion.

Update and Continued Markup of Working Group B's (House Only) Draft Business Plan

Barbara Celucci stated that the opening statement should justify why saving the house and investing in this business plan is a good idea.

Beth Morley stated that traditionally the executive summary gives the highlights of the business plan, which is not the same as giving the reasons for saving the house or its benefits to Weymouth. She suggested that there be a transmittal letter which could include this information. Patrick Angland agreed that emotions should be kept out of the business plan.

There was discussion regarding the designation of the Emery House as historic/historically significant. It was discussed whether the business plan should refer to the house as historic or use the phrase "architecturally significant".

Cathy Torrey stated that Historic New England considers the house to be historical.

Jodi Purdy-Quinlan stated that the property is considered historical by Weymouth's Historical Commission. She stated that the Emery House is included on the Town's Demolition Delay List.

Ken DiFazio asked whether the business plan will specify the amount needed in capital investments to support the proposed business model. There was discussion regarding how much that investment would be. It was further noted that the committee should acknowledge the fact that money is necessary to rehabilitate the building. Patrick Angland noted that Stan Benulis has provided estimates for exterior and interior improvements related to code compliance, and David Donahue had provided estimates for interior aesthetics improvements.

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Beth Morley stated that capital improvement estimates were provided in the 2012 Cecil Report and a 2015 letter from the Town's Building Department.

Stan Benulis stated these two estimates are not accurate and do not have the same scope.

Beth Morley stated that a sentence could be added to note that after an investment of \$x.xx, the business plan should be self-sustaining in 2-3 years.

Ken DiFazio asked about the cost to demolish the building.

Patrick Angland stated that as a reuse committee, this topic was not discussed.

Stan Benulis stated that in his experience, the cost to find a location to dispose of demolished material is twice the cost of demolishing the building itself.

At the next meeting, the committee will make a final review of the business plan with the intent to submit the final document to Mayor Hedlund on Wednesday, May 31, 2017.

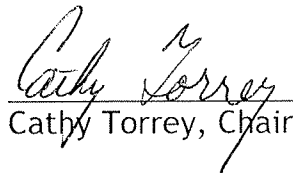
Next Meeting

The next meeting will be held on May 30, 2017 at 7 pm in the Abigail Adams Intermediate School Library.

Adjournment

John Deady made a motion to adjourn at 8:45 pm and was seconded by Dorothy Chase. UNANIMOUSLY VOTED.

Approved:


Cathy Torrey, Chair

5-30-17
Date