



Zechariah Boodey Farmstead Committee Meeting Minutes

*approved as
12/4/17
CEO
as presented*

Joint Meeting: Boodey Farmstead and 1772 Meetinghouse Committees

November 27, 2017

Present: Boodey Farmstead (BFC): Tatiana Cicuto, Sherry Cullimore, Cathy Orlowicz, Fran Frye excused absence.
Meetinghouse (MH): Cathy Allyn, Clayton Randall, not present George Gale. Public Present: Scott Drummey.

The meeting commenced at 7:05 pm at the New Durham Public Library.

Boodey Farmstead and the 1772 Meeting House were tasked to discuss their similarities and differences and to seek common ground to move forward so we could work together or at least cooperatively.

Ms. Cathy Allyn said her time is infinite, with her job and personal commitment to projects and would not be able to help the Boodey project. She was not sure the reason for the meeting, and wasn't aware the groups were not getting along.

Mr. Clayton Randall wanted to know what had brought this meeting about. He felt the Meetinghouse Committee was being accused of something. He is of the opinion we were in competition with each other.

Chair Cathy Orlowicz explained the Boodey Committee (BC) had heard from a number of resources, there are concerns and issues being expressed about our project. We haven't heard directly if the Meetinghouse Committee (MH) felt as we heard, or was it an individual's issues. We wanted a chance to ask the question and hear directly from you (MH). We wanted an opportunity to talk about these issues and any other problems they might have and to correct miss-information. Mr. Randall and Ms. Allyn stated as committee members they had nothing to say, they do have personal opinions. They also stated actions of individuals can't be controlled. Chair Orlowicz stated we are not trying to control the actions or freedoms of individuals; we just wanted to know how the MHC felt. Ms. Allyn shared as a committee we have nothing to say.

Meetinghouse members questioned the addition of the barn to our project; that it would be competing for common uses as a community center against the Meetinghouse. Boodey Farmstead Chair explained the process for the changes for the house and new barn. The uses had been defined in April 2009. While working to develop the marketing plan, market analysis (2014) showed a house museum in the lakes region struggle to stay open. The committee was working to avoid the project becoming a tax burden. Additional research showed a niche in the market, where demand is not being met, thus the addition of the barn. This expansion of the project is in keeping with the original layout of the house and barn as on the original lot for the Boodey place. When the plan was presented to the BOS, it was with the idea of new construction for the barn. This last spring (April 2017) we were offered an 18th century barn in Alton. We approached the BOS and they granted permission to pursue this opportunity. The Barn owner expressed his desire for the barn to be removed by the fall of 2017. However, the BOS could not accept the barn as a gift to the Boodey Farmstead, because the Town Meeting had not adopted the State Law giving the BOS authority to accept gifts of land and/or buildings. The Town Attorney brought this to our attention, following review of a draft agreement. The Owner of the barn was made aware of the situation (June 12, 2017). Following the explanation, he stated he wanted to do the right thing and agreed to move the timeline to spring 2018. He wanted the barn to be a part of our project.

Mr. Randall expressed concerns about the plans for the barn, its costs, and his personal lack of support to authorizing the BOS to accept gifts for land/buildings. The BFC Chair assured him, the committee agreed with getting information out to the community. We have budgetary quotes for cost; however we are working to develop stronger budget figures.



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Ms. Cicuto asked if the Meetinghouse plans were available to be shared. She is new to the community and would like to see them. Ms. Allyn stated TA Kinmond has a binder at Town Hall with information regarding their plans. Some of their information is bits and pieces, written in various areas but not all together in one place. They need funds, about \$300,000 they think. She said they could get \$100,000 in grants. They requested putting away a specific amount each year, through the CIP process, to save for the building's work. Projected date to finish the exterior work is targeted for the 250th anniversary for the Meetinghouse; in the year 2022.

Ms. Orlowicz asked what the capacity of the Meeting House is. Ms. Allyn responded 50 people. The BF barn project will have a capacity for 200 people. She stated we have outside interest and support for the use of this building. We are serving a wider range of customers. We are not targeting the same groups for uses. There may be some overlap because of demands for space. Ms. Allyn stated she could see their project uses could continue as planned.

Ms. Orlowicz asked if the Committees could share event and activity calendars to aide and avoid scheduling conflicting events. Ms. Allyn said that we could get their event schedule from Scott Kinmond if we wanted to coordinate schedules or Ms. Orlowicz could share the one she received when the MH Budget Documents were distributed. She said that several things will be happening this coming year: grading of the site this summer, Pete Robertson concert 6/15/18, setting up community gardens and a fund raiser in August at New Durham days.

Ms. Allyn said that she gave a packet of information to the Budget Committee including a news article, snippets from the LCHIP report, a list of resources and the committee's charge and what they were working for. They want to be income producing.

Boodey House talked about the possibilities of working together, exchanging quarterly memos highlighting progress and plans for the projects and as a method to stay in communications, and maybe jointly hosting future lectures, etc.

Boodey House summarized progress to move forward had been made. There is the beginning for understanding the similarities and differences, and a path leading toward calibration for scheduling events and activities between both committees. The Boodey Farmstead committee offered to display promotional materials for the Meetinghouse at future events and hoped the Meetinghouse would do the same. We will invite each other to activities and events. The Boodey Farmstead Committee recessed at 8pm, to reconvene at the Town Hall.

Respectfully Submitted

Sherry Cullimore, Scribe

Boodey Farmstead November 27, 2017

Present: Tatiana Cicuto, Sherry Cullimore, Cathy Orlowicz, Fran Frye was excused.

Member of the Public: Scott Drummey

The committee reconvened at 8:06 pm at the Town Hall Conference Room, following the Joint Meeting at the Library. There was discussion regarding the previous meeting. Overall the Committee felt good progress was made. There is a better understanding for individuals feeling and concerns regarding this BF project. It was constructive with opportunities to build bridges.



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The Committee spent time answering questions Mr. Drummey had regarding the fund account, where is it held, and accepting charitable donations from donors. Chair Orlowicz shared a letter provided to donors which meets the Internal Revenue Code, under 170...., for charitable donations made to governmental agencies. The Committee has been appointed and sworn to oath per the rules for the Town and the State.

Mr. Drummey asked about the possibility of getting a 501(c)(3), and the feasibility of this. He was shown the research currently be done regarding this topic.

Mr. Drummey asked about the RSA, not in place, granting power to the BOS to accept gifts of land/buildings, and the selling and buying of land/buildings. The Committee explained their plans to request this to be placed on the warrant for this coming town meeting. The Committee has spent the past year promoting and bringing awareness for adoption of this RSA. (We have talked with a few hundred individuals this past year.)

Cathy mentioned that Capstone students were coming Thursday, November 30, at 1:30 pm. The Budget review is Wednesday night (11/29) at 6 pm; the Boodey Farmstead Budget request for 2018 will be reviewed. Next Boodey Farmstead meeting is December 4 at 6 pm at Town Hall. The BOS is meeting December 11, and we will present our minutes as our report regarding the November 29th Joint Meeting, at 7 pm at the Town Hall.

We adjourned at 9:10 pm.

Respectfully Submitted

Sherry Cullimore