

Horizon For Youth Reuse Committee

Sharon, Massachusetts

Meeting of August 27, 2007



Minutes of August 27, 2007

In Attendance: Mike Bossin, Andy Nebenzal, Ed Welch, Gary Bluestein, Marc Bluestein, Gerry Sapphire, Glenn Allen, Barbara Kramer, Jane Desberg, Diane Pankow, Lauren Hyman, Walter Newman.

- 1: 7:03 **Meeting called to order** by Chairman Michael Bossin.
- 2: 7:04 **Minutes** from August 13, 2007 were accepted with no changes. A motion to approve the minutes was made by Andy Nebenzal and seconded by Glenn Allen. All in favor... Yes. Ed Welch Abstained
- 3: 7:06 **Correspondences**
 1. Letter dated 8/17/07 from Barbara Dunham, ED.D. Interim Superintendent of Schools in Sharon indicating interest in using the property as a school site.
 2. Letter written by Andrew Nebenzal, from the School Committee, dated 12/21/05 and read by Gary Bluestein to the committee showing interest in the property for one school site.
 3. Email from Sidney Rosenthal dated 8/13/07 suggesting that the property be used as a pre-teen / teen meeting center, classrooms and/or a camp during the summer months.
 4. Email from Ben Puritz dated 8/16/07 acknowledging Diane Pankow's property usage proposal application format, Ben's recommendations is to create an initial form with basic information for use and then another form for in depth information from the parties the Committee feel that fit into the goals for future site use.
- 4: 7:15 **Marketing the Property**

1. What is the primary goal of the property's usage asked Glenn Allen. Are we shooting for short-term or long-term?
2. Andy Nebenzal asked if we are just targeting two years summer usage (2008-2010) just for campsites and focus on other opportunities thereafter. What are we looking at 5 - 10 years down the road?
3. For camping rental for 2008, there are organizations or realty companies that specializes in handling property for that purpose or are we open to other usages year round asked Andy Nebenzal. He said, we need to decide and then we can target our marketing campaign.

Lauren Hyman said that she found, on the Internet, a real estate company that specializes in camp properties and that she could reach out to them to get some information.

4. Mike Bossin then asked if we should reach out to the Planners that were interviewed. The majority of the committee members did not think this to be a good idea at this point. They feels that there may be a possibility of additional costs if we ask for more assistance or advise and currently the Committee has no budget to work with.
5. When we send out our information request to potential users, we will include a description of the property, how many buildings, building dimensions, property boundaries, land options and property benefits. A list needs to be created of whom we should target such as camp organizations, environmental groups, theater groups, etc. and then follow-up with the interested parties with an application first, then a proposal after receiving the application?.

Walter Newman said that he would draft a one-page letter to be used in quest to camping organizations.

6. The Committee agreed that we should use the Sharon Advocate, the Patriot Ledger and Globe South for announcing notices.
7. Walter Newman said that we should run an article about the availability of the property in all the above papers and send out an email every few weeks. He said that he would contact the Sharon Advocate to ask them to rerun his article in its entirety that appeared in their August 24th paper.

5: 7:25 **Acknowledgement Letter**

The committee members all agreed that a thank you acknowledgement, in a letter format, be sent in answer to the correspondence received showing interest in the property. Gary Bluestein estimated this to be 7-12 letters and emails received.

6: 7:30 **Application**

1. The committee agreed that Gerry Saphire's application form would be used as a foundation to develop one that will be suitable for our needs. Diane Pankow said that she surfed the Internet to see if she could find other proposals/applications and wording that would be conducive to what we want to accomplish and proceeded to embellish additional information to Gerry's form.
2. To avoid reading line-for-line of Diane Pankow's input to the application, a committee consisting of Jane Desberg, Barbara Kramer, Diane Pankow, Ed Welch and Gerry Saphire will meet at Mike Bossin's 'Gallery in the Square' on Friday morning, August 31 at 9:am to review the contents of the application with a goal to making it more simplistic and straight forward and present a new draft back to the committee at the September 10 meeting.

7: 7:40 **Open House**

1. The committee agreed that Sunday, October 14 from 1-3 PM would be the selected date and time for the Open House. Mike Bossin said that he would take this information to the Selectman for approval.
2. Once the date and time has been approved by the Selectman, the committee will proceed to advertise an invitation to the Open House in the Sharon Advocate, with a possibility of the same in the Patriot Ledger and Globe South.
3. Main object for the Open House is to invite the Sharon Community to seeing the property and to comment on what they would like to see it used for.
4. Have a suggestion box available for the Community to place ideas as to how to utilize the property.
5. To start a mailing list, have a container for business cards.

8: 7:50 **Building Inspections**

1. A plan needs to be developed in gaining access to check on the conditions of certain existing locked buildings – no keys are available.

2. Gerry Saphire asked about winterizing the buildings. Mike Bossin said that this is being addressed with the Town Department of Public Works to close down the camp to drain the systems.

9: 7:55 **Property Caretaker**

1. An opportunity may be available to have an on-site Facility Caretaker available to maintain the property, especially through the winter months. This needs more discussion and Selectman's approval.

10: 8:00 **2007 Camp Rental**

1. Gerry Saphire questioned if there was any feedback regarding the Chabbad's renting of the property for camp activities. Mike Bossin said that he spoke with Joe Kent and Joe had said that everything finished up okay and the property was left clean.
2. There was concern over the dumpster storage and rubbish removal at the campsite, but this too, was taken care of prior to Chabbad's closing the camp for the season.
3. Mike Bossin said that we need to look at the actual numbers to running the camp against what Chabbad paid to see if there was any gain or losses. Once this has been defined, a working budget needs to be developed for 2008 should this property be utilized again for a rental campsite.

11: 8:10 **Town Staff Meeting**

1. Mike Bossin has been invited to attend a Town Staff Meeting. No date was given at this time.
2. Andy Nebenzal does not feel that it is the right time to go with a public hearing until we are ready to go long-term.

12: 8:20 **Old Business**

1. Gary Bluestein spoke with some of the Selectman who questioned what activities the committee is addressing for the summer of 2008 and voiced their opinion that they do not want the property to be vacant.

13: 8:35 **New Business**

1. Send email to Jennifer Goldson referencing her email of August 24.
2. Committee Preservation Committee (CPC) wants to meet with committee for 45 minutes on September 24.

14: 8:40 **Calendar of Events**

1. Draft of Marketing Plan – Short-term due November 1

2. Open House, Sunday, October 14 @ 1 – 3: PM
3. Public Meeting (may require a Planner)
4. Response Letter, Committee Approval, September 10
5. Response Letter, Selectman Approval, September 11
6. Information Packet ready by September 10
7. Information Packet distribution by September 24
8. Property information on Town Website by September 24
9. Future meetings scheduled for September 10 and September 24 at 121 Lakeview St 7pm

15: 8:42 **Motion to Adjourn** meeting by Andy Nebenzel and seconded by Ed Welch.

Respectfully Submitted
Gary Bluestein

/Micki Baker