

Horizons For Youth Reuse Committee

Sharon, Massachusetts

Meeting of October 22, 2007



Minutes of October 22, 2007

In Attendance: Mike Bossin, Ed Welch, Marc Bluestein, Jane Desberg, Barbara Kramer, Diane Pankow, Lauren Hyman, Walter Newman, Jay Bronstein, Andy Nebenzal, Gerry Saphire, Gary Bluestein

- 1: 7:10 **Meeting called to order** by Chairman Michael Bossin.
- 2: 7:11 **Minutes** – Motion was made by Gary Bluestein to approve the minutes from the September 24, 2007 meeting. They were second by Jay Bronstein with all in favor,
- 3: 7:10 **Correspondence**

Letter dated 10/16 from Barbara Nadler, Director of the Sharon Public Library, showing interest in possibly using a piece of the property for a new Library site.

Email dated 10/16 from Emily Golinsky, Executive Director of Camp Starfish, showing interest in long-term rental of property.

Letter from Phil Sinrich, School Department, dated 9/27 saying that after touring the property shows no interested in the property.

Email from Courtney Cavinder(?), dated 10/3, asking for consideration to renting the property for a three-day reunion of HFY staff and campers. Requested dates either to be before June 13 or before August 23.

Letter from Melissa Lothrop, Recreation Department Assistant Director, showing interest in utilizing some of the property for recreation activities

Email dated 10/2 from Abigail Marsters, Sharon Coop Nursery and Day School, saying that she found the property not conducive to the schools needs. Letter is on file.

Email dated 10/7 from Cindy Courtney, Campfire USA, after a tour of the property shows a long-term interest in the property for a day camp.

The Flutie Organization and Troop 95 Boy Scouts also showed interest in the property.

4: 7:30 **Open House**

1. Mike Bossin personally wanted to thank the committee members who participated in making the Open House a success.
2. 40 suggestions were submitted from the estimated 70 visitors on how to utilize the property. The consensus is to continue using the property as a camp facility.
 - Andy Nebenzal offered to combine the suggestions into one document.
3. Walter Newman suggested writing an article to be placed in the Sharon Advocate as to the success of the Open House. He also suggested contacting some of the visitors to write letters to the “Editor” of the Sharon Advocate as to their comments (positive) on Horizon’s property tour and Open House.
4. Members who were at the Open House felt that the consensus of the visitors were that they were amazed when they saw the property.
5. Barbara Kramer asked if any thank you notes were written to:
 - Spruce Pond Creamery and Sapphire Manor for the refreshments
 - Boy Scouts Troop 95 for their efforts in cleaning out the debris on the yellow walking trail and assisting on the day of the Open House
 - Diane’s children for their musical entertainment

Mike Bossin confirmed that everyone received recognition of their efforts and participation.

5: 7:30 **Public Hearing**

1. To be discussed at next meeting, November 12

6: 7:35 **Warrant Articles**

1. Mike Bossin handed-out the Horizons' Stabilization Plan and emphasized the importance that everyone read through it carefully to get better understanding of what is being presented at the Town Hall meeting.
2. Mike briefly, with Gary Bluestein's help, went over some of the details and financials in the report and asked for comments saying that we still need to work the numbers.

7: 7:55 **Proposals**

1. October 31st, said Mike Bossin, is the given cut-off date for proposal submittals.

8: 7:58 **Finance & Capitol Outlay Committee**

1. Andy Nebenzal gave a "that-a-boys" to Mike Bossin and Gary Bluestein for a job well done on the presentation to the Finance & Capitol Outlay Committee.
2. Andy Nebenzal motioned to having the committee support the anticipated rental potential statement of \$30-50K mentioned in the Stabilization Plan document and was second by Jay Bronstein. Ed Welch was not in favor and a discussion took place. Andy continued to say that we need to make the property marketable and stabilize it. Mike said to let the documents speak for themselves.
3. Jane Desberg questioned how we were going to present ourselves at the Town Meeting and asked to revise the vote.
4. Andy Nebenzal withdrew his motion.
5. Ed Welch moved to adopt the Horizon Stabilization Plan 2007 and authorized the Chairman to submit the report to the Board of Selectman. Barbara Kramer second. The vote was unanimous.

7: 8:10 **Marketing Activities**

1. Mike Bossin will talk with a person from the Salvation Army Camp in getting more insight on camp operations.
2. No date has been set for Mike Bossin to appear on Colleen Tuck's program.
3. Mike Bossin, Andy Nebenzal and Jay Bronstein will work on creating a PowerPoint presentation for the Town Hall Meeting utilizing the Horizons Stabilization Report 2007 information as part of the template.

8: 8:25 **Things to Do**

1. Consensus of the committee is that we need to find tenants for the summer of 2008.
2. Barbara Kramer suggested that we need to be proactive to following-up the proposals.
3. Mike Bossin said that we need to do more market research on real rental numbers.
4. Walter Newman will contact the American Camp Association camp broker and extend an invitation to our next meeting. Walter will let Gary Bluestein know if the broker accepted the invitation so that it can be put on the agenda.
4. Gary Bluestein and Mike Bossin will do a follow-up phone calls to the people who are showing interest in the property.
5. Jean Peckman has shown interest in using the Rec Center for the winter for her gymnastics and dance classes.
6. Contacted by the Boy Scouts of America in relocating their offices, facility and camp to the Horizons' property.
7. Follow-up with the Chabad as to their interest in the property for 2008.
8. Follow-up with the Flutie Organization in their interest of the property.

9: 8:35 **New Business**

1. Boy Scouts Troop 95 showing interest in helping clean-out the Blue and White walking trail.
2. Sharon Friends of Conservation (SFOC) is interested in talking with the Committee on helping with the trail system, It was suggested that they be put on a future agenda.

11: 8:40 **Old Business**

1. November 12th all buildings will be winterized

11: 8:50 **Meeting Calendar**

1. The Committee will continue to meet at 7pm 121 Lakeview Street facility until mid-November when we will need to decide on another location.
November 12
November 26
December 3

December 17

11: 8:55 **Motion to Adjourn** meeting by Barbara Kramer and second by Andy Nebenzal.

Respectfully Submitted
Gary Bluestein

/Micki Baker