

Horizons For Youth Reuse Committee

Sharon, Massachusetts

Meeting of November 12, 2007



Minutes of November 12, 2007

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

- 1: 7:02 **Meeting called to order** by Chairman Michael Bossin.
- 2: 7:03 **Minutes** from October 8th meeting. Motion to accept the minutes were made by Jay Bronstein and were second by Barbara Kramer with Glenn Allen and Gary Bluestein abstaining. Motion passed 8-0-2
- 3: 7:05 **Minutes** from October 22nd meeting. Motion to accept the minutes were made by Jay Bronstein and second by Barbara Kramer. Motion passed 10-0
- 4: 7:07 **Correspondences**
 1. Email received from the Flutie Organization stating that they are not prepared to move forward this year on renting the property.
 2. Jeff Bennett, Sharon Lacrosse Association is showing interest in utilizing the ball field as practice field for Spring 2008.

Gary Bluestein will ask the Recreation Director to add the athletic field to the Recreation Dept master field list so that it can be scheduled. Parking needs to be worked out in advance of the use as well as scheduling if the Camp is leased out.

3. Letter requesting usage of property for a Spring-one night former Horizon for Youth Alumni get together.

Presently the buildings are not setup and cannot give an immediate answer back to the organization.

4. Letter received from Troup 95 Boy Scouts showing interest in the property after doing a tour of the facility with Gary Bluestein. They are working on a proposal.

4: 7:14 **Town Message**

1. The presentation at the Sharon Town Meeting went very well, Town Meeting appropriated \$132K for immediate repairs to the facility as outlined in the stabilization plan. In addition a revolving account was passed.

5: 7:20 **Budget Spending**

1. Mike said that we would try to get three bids for each planned project i.e. Building 14, Septic system, master key for the buildings, etc allowing one month for receiving bids before a final decision is made.

2.

6: 7:25 **Rental Property**

1. Mike Bossin will contact the Selectman to ask how to go about renting or leasing the property.

7: 7:28 **Potential Renters**

1. Mike Bossin said that the Old Colony Regional Group is interested in the property.
3. Camp Starfish from Jamaica Plain showed interest, but to date, have not responded.
4. Gary Bluestein said that Campfire USA was putting together a proposal.
5. Betsy Jacobs from Striar JCC said that Striar is not presently in a financial position but still wants to keep an open line with the committee for long-term planning. The committee is offering an open invitation to her to join the meeting.
6. Barbara Kramer said that she would reach out to Alice Springer, Sharon Creative Arts regarding the Sharon Sunset Players who are part of the group regarding their interest in renting the rec building
7. Chabad promised Mike Bossin to submit their proposal for summer 2008 rental, but are now a little hesitant from receiving a rather large electric bill for their camp rental usage of 2007.
8. Glenn Allen reported that the Sharon school system is at least 10 years out for building a new High School, the school department would be looking for 50 acres but the actual acreage needs to be confirmed. It looks like they will try to work on refurbishing the Middle School first. It was

brought up that a land swap with other land may be something to look into.

8: 7:55 **Public Housing**

1. Jane Desberg talked about a small parcel of Horizon's property for affordable housing that would be deed restricted, first home owner and be home ownership.

9: 8:00 **Jim Early, Camp Consultant**

Invited by Walter Newman, Jim Early joined the meeting offering his expertise on camp rentals.

Mike gave Jim Early a brief synopsis on what and were the Horizon Reuse Committee is to date and in turn, Jim presented his background in working with camp properties.

- Jim Early said that he is familiar with the property, but would like to take an actual tour.
- Jim Early thought that \$5K per week rental is reasonable based on 8 actual camp weeks plus 1 week of orientation prior to camp starting and 1 week to closing the camp down.
- December is usually the target month for anyone interested in renting camp property.
- 5-year rental is usually the minimum rental to recoup expenses.
- Better using the camp as a day camp facility rather than a resident (overnight) camp.
 - Avoids meals, updating the kitchen, security, bedding, etc.
- Jim Early, if hired as a consultant/broker, will base his fee on a five-year commitment with the first year at 8% to 1% at the 5th year.
- He suggested to also contacting caterer associations for using the dining hall as a function facility.
- Gary Bluestein will set up a time and date for Jim Early to tour the property.

10: 8:45 **Salvation Army Camp Meeting**

Mike Bossin met with Salvation Army Camp's Robert Malenich, but could not offer much help, but suggested contacting George Marcus from the New

England Chapter of America Camp Association to ask if the committee could post an article regarding the camp property in their next newsletter.

Lauren Hyman said that she knows George Marcus and would contact him.

11: 8:50 **Letter to the Editor**

1. Walter Newman drafted a letter to send to the Sharon Advocate Editor regarding the Horizon Reuse November 5th Open House.
2. Andy Nebenzal suggested adding a paragraph to Walter Newman's letter stating that the Horizon's Reuse Committee received \$132K funding to begin the first stages of stabilizing and renovation of the property.

12: 8:55 **Old Business**

1. Nothing to report

13: 8:56 **New Business**

1. Jay Bronstein suggested putting the flyer "Let's Hear from You" on the Sharon cable TV.
2. Andy Nebenzal asked if everyone received the list of suggestions that he consolidated from the Open House suggestion box. He will resend.

14: 9:00 **New Meeting Place**

1. Gary Bluestein will email everyone as to where the November 26th meeting will be held. Looking to see if a space is available at the new Community Center.

15: 9:05 **Motion to adjourn** meeting by Jay Bronstein and second by Barbara Kramer. All agreed.

Respectfully Submitted
Gary Bluestein

/Micki Baker