

Horizons For Youth Reuse Committee

Sharon, Massachusetts

Meeting of January 7 2008



Minutes of January 7 2008

In Attendance: Mike Bossin, Jane Desberg, Barbara Kramer, Glenn Allen, Lauren Hyman, Ed Welch, Andy Nebenzal, Marc Bluestein

- 1: 7:11 Meeting called to order by Chairman Michael Bossin.**
- 2: 7:12 Minutes from the December 17 Meeting withheld for approval until next meeting January 28.**
- 4: 7:13 Correspondences**
No correspondence was read.
- 5: 7:14 Lease Agreement**
Mike Bossin said that right after our last meeting he had the opportunity to meet with the Board of Selectman in discussing the Lease Agreement. The Board of Selectman declared the Horizon property for disposition under \$25,000 per lessee/renter.

Mike Bossin said that he was asked by Ben to put together a documentation to go with the lease, something simple to include Application for Rental, Evaluation Criteria, and Proposed Rate Guidelines.

Glenn Allen suggested having Mike Bossin ask the Selectman as to where the application should be sent and obtaining an approval to put the application on the Sharon website.
- 6: 7:30 Application Review**
Mike Bossin distributed copies of the Application to the Committee members for review.

He did note that there was one page missing from the Application package that would accompany the lease agreement and would forward that missing page to the Committee via email.

Mike walked the Committee through the Application document line-by-line for comments and recommendations.

The following suggestions are made to be taken under consideration:

- **Application Evaluation Criteria:**
Under Specific Requirements change the word “include” to “consider”

Remove the words “Attach Sample Lease” from the bottom of the page

- **Horizon Property 2008 Proposed Rate Guideline Chart:**
Change column header “Class 3 Special” to read “Class 3 Other”

Change the words “Dining Hall” to “Lodge”

Delete the “Administration” line

Under Rates may be adjusted...
Open copy lines to read easier

Delete the line starting with “Staff Housing”

Change the words “Dining Hall” to “Lodge” in the North Camp line

- **No changes to the Horizon Rental Application Evaluation page**

Andy Nebenzal proposed that the Town Council be involved in developing the lease agreement with the Committee to review and approve. The Committee agreed to the proposal.

Andy Nebenzal moved to approve the documents as amended with Ed Welch to second. All approved and the motion was carried.

7: 8:15 Marketing Update

Mike Bossin confirmed the following:

- **Jean Peckman’s still holds interest in utilizing the property on the second floor of the [Main Lodge](#) between the months of March thru May with equipment storage area**

- The Sharon Community Band is definitely showing interest in the of the Rec Hall with some storage area for the instruments.
- Pop Warner looking for storage space for their football equipment. Consideration of the downstairs area of the **Main Lodge** to accommodate.
- Local Boy Scouts Troop is looking for one cabin to call home.

8: 8:22 Building Repair Status

Administration Building

- Repairs on the building have begun
- Some areas are extensive
- Investigating cost of air conditioning

9: 8:25 Septic System

- Ed Welch got a price to inspect the septic system.
- Existing septic system designs were found for the both the Rec and Dining Hall area that Horizon never built.
- ⊖ Andy Nebenzal asked who would do the Title 5. Ed said that Title 5 is only **applicable** when designing a **new** system If we do not alter the system, then we do not have to meet Title 5: **We will speak to Jim Andrews to find an engineer to do the design.**
- Cost of a septic system is in the area of \$10K **\$20 K** with a capacity size not to exceed: **2000 Gal Per day design flow**

10: 8:35 Future Plans

Mike Bossin said that we have to start thinking on long-term plans for the property.

11: 8:36 Renaming Property

Mike Bossin mentioned about approaching the Board of Selectman in renaming the property to something other then Horizon for Youth Reuse Property.

12: 8:45 Meeting Calendar

1. The Committee will meet at 7pm at the Sharon Community Center, Second Floor.

January 21 – NO MEETING (Martin Luther King Jr. Birthday)

January 28

13: 8:46 New business
Nothing to report.

14: 8:47 Old business
Nothing to report.

12: 8:13 Motion to Adjourn meeting by Andy Nebenzal and seconded by Jane Desberg. All in favor...yes.

Respectfully Submitted
Gary Bluestein

/Micki Baker