

Town of South Hero
Meeting House - Preserve & Revitalize Project

Date: MONDAY, June 3, 2024

Time: 3:00 PM In person at Town Office or via Zoom

Attendees: David Carter-Chair, Michael Carroll, Pamela Surprenant, Mary Harwood, Beth Curtis, Carol Tremble, Sandy Gregg, &

Absent: Sarah Kjelleren, Linda Seavey, Terry Robinson, Jenna Lapachinski-Preservation Trust VT

Public: Rebecca Arnold-Arnold & Scangas Architects

Called to order at 3:03 by David C.

1. Financial Report: Do we have enough funds to do Phase #1?

- \$100,000 Bruhn Grant - reimbursement type
- \$100,000 ARPA Funds - Town Funds
- \$150,000 1x Taxpayer-raised 1922
- \$ 20,000 Vt Historic Preservation Grant - Timber-Framing - Reimbursement type
- \$ 30,000 South Hero Foundation Grant - Cash
- **\$ 400,000 - Phase #1** Fund raising to continue throughout the entire project.

2. Grant Status. Mary H. reported.

- Welch's Office: Save America's Treasures - Congressional Discretionary Spending (CDS) pending for \$400,000. Should hear any day now if we made it over the first of several hurdles to get this funding.
- Northern Borders - Catalyst Grant for \$500,000 pending. Should hear by end of June.

3. Champlain Farmers' Market Schedule: Sandy G. reported we are scheduled to 'table' on Wednesday at St. Rose's; 7/10, 7/31, 8/14, hours 3-6 PM. Will use Mary's tent. Pamela S. and Sandy G. to be present to chat with folks. Anyone else who can help would be greatly appreciated!

4. Publicity Articles & Business Plan:

- Ask Terry Robinson for very short article about the history of the building. SG will ask Terry.
- Biz Plan still being worked on by Sandy G. A SCORE template is being modified to suit the project. A lot of research has been done and more is needed. This is being done with volunteer time so patience is appreciated.

5. Architect Issues: Rebecca A. reported:

- KAS installed the gas-reading pins Wed 5/29/24. Pin readings will be collected by Wyatt-KAS on Wed 6/5/24. Thank you to Granny's Attic for providing access to the building on these 2 dates.
- Rebecca provided a Project hand-out dated 5/31/24. Michael will share with the Build Committee.
- Rebecca will check on the what we have as the cost of Phase #1. This figure will be confirmed at our next meeting. David C. stated we must be comfortable with the funds needed to finish Phase #1. Michael C. will check with Miles about estimated cost of asbestos removal. This will be a separate contract directly with the Town as it is **not** included under Scope of Work to be done by A&S.
- Historic doors: Sandy G. will ask Preservation Trust VT about sourcing and report back at next meeting.
- 100% Construction Docs needed by June 30th.

- Accessing GEARS is an issue. Sue A-Town Admin will need to contact Monica-KAS to talk about updating (see Monica's email):

Begin email:
Hi All,

This is the email I received from Monica at KAS. She can input the information in GEARS; she just needs the information. She is also asking for documents that I don't have. I have responded to the questions she had on the scope of work for the project.

Please let me know how you want me to respond to her.

Thanks,

Rebecca Arnold, AIA

Arnold & Scangas Architects
The Loft at One Federal
1 Federal Street, Suite 201
PO Box 135
St. Albans, VT 05478-0135
P 802-782-8241
C 802-734-1402

From: Monica Ladago [<mailto:MonicaL@kas-consulting.com>]

Sent: Monday, June 3, 2024 12:11 PM

To: rarnold@arnoldandscangas.com

Cc: Leah Amerine <LeahA@kas-consulting.com>

Subject: Old White Meeting House Environmental Review

Hi Rebecca,

I am wrapping up the field work for the Phase II Environmental Site Assessment and starting the environmental review for the Old White Meeting House. I just looked in GEARS (the online database used to track the project) and it still looks like nothing has been filled out for the 'Determining the Level of Environmental Review' section. I am not sure who would fill this out for the project on the Town of South Hero's end. I can input the information into the form, but I would need to be provided with the information. Below are screenshots of the information that I will need:

Physical Location of Project - **Please include Street Number, Street Address, City, State and Zip**

320 US Route 2, South Hero, Vermont 05486 *

Project Description

Please provide a very detailed description of all activities to be undertaken. This project description should not be the same one used in a grant application. Please include activity type such as acquisition, new construction, major rehab, minor rehab, demolition, repair, etc. For projects that will change the existing footprint, please include current and proposed square footage. Please identify property use (commercial, public facility, critical facility, single or multi family, etc) and property use changes (such as single family to open space or single family to multi family). If unit size changes, please indicate the change in the number of units. Please include details about number of units, number of buildings, projected cost, repair type, and rehab activities, such as new roof, window replacement, exterior modification, interior demolition.

[Empty text box for project description] *

If an application has been created for this project please provide the VCDP Application Identifier.

[Empty text box for VCDP Application Identifier]

Level of Environmental Review *

(select only one)

- Exempt
- Categorically Excluded
- Assessment

Funding Information:

Please Note: Only HUD Funding Sources need to be individually listed in the below table. Other, non-HUD resources should **NOT** be listed. The Estimated Total HUD Funding Amount will auto calculate. The Estimated Total Project Cost requires a manual input.

HUD Funding (ONLY)	No	Yes	If yes, how much (estimated)?
CDBG	<input type="checkbox"/>	<input type="checkbox"/>	
HOME	<input type="checkbox"/>	<input type="checkbox"/>	
National Housing Trust Fund (HTF)	<input type="checkbox"/>	<input type="checkbox"/>	
HUD Risk Share Program (Section 542(c))	<input type="checkbox"/>	<input type="checkbox"/>	
Section 8 Project Based Vouchers	<input type="checkbox"/>	<input type="checkbox"/>	
Other (HUD Source):			
Other (HUD Source):			
Estimated Total HUD Funding Amount			\$0
Estimated Total Project Cost (All Sources)			

Did you come to a conclusion about the plans with the Paul Bruhn grant and were there any updated site plans or project descriptions? From my notes, the environmental review is for Phase I and Phase II of the project and will not include the addition (Phase III) of the project. You had mentioned calling the project phases something else or potentially organizing the project in a different way, did that happen? I just want to make sure we are referring to the project in the same way. Just to make sure I am completing the review on the correct work scope; I have attached a copy of the Outline of Work document dated 8/31/22 and highlighted the items that I understand to be included in the work scope. Please let me know if anything has changed or is incorrect.

Additionally, in the Historic Preservation Report prepared by Lyssa Papazian on September 21, 2023, that you sent me says that the Town of South Hero submitted a Section 106 Preliminary Review form to the VCDP on October 15, 2019. Can you send me the following documents:

- 1 Section 106 Preliminary Review Form , October 15, 2019
- 2 Determination of Eligibility Request with concurrence, February 7, 2022

Please let me know if you have any questions.

Best,

Monica



Monica (Beers) Ladago

Project Scientist | monical@kas-consulting.com

589 Avenue D, Suite 10 | Williston, VT 05495

www.kas-consulting.com | 802 383 0486 (ext. 109) p | 802 383 0490 f

End email

- Leslie Carter’s plan for new Town Office site was briefly discussed regarding impact on Meeting House Project. Sandy G. will email Leslie’s plan to Rebecca.
- Rebecca A. stated the Town Park plan will need to included when the Meeting House final Docs are submitted as it provides parking for Handicap spaces and sidewalk access. The Town has \$135,000 of ARPA funds to go towards parking for 65-75 space and suitable wheelchair access to the Meeting House (may be temporary until final Town Office project is completed and final sidewalks are done.

6. Archeological Report: Jenna Lapachinski was not present but had provided the following email:

Begin email:

Sandy and Mary,

I don’t have an official update from NPS or DHP, but there have been a few email exchanges, which is a positive development.

I know that this is taking longer than expected, but my initial inclination is that the Bruhn funding is not going to require an archeological resource assessment.

However, it would be helpful to know the cost of an assessment, as PTV may be able to support that piece of planning through other channels. Completing the assessment also removes the question mark that has been hanging over the project; you could just move forward with the report and have it in hand should you need it.

I also wanted to let you know that I now have a standing meeting on Mondays at 3:00 pm, which conflicts with the committee meetings. If you need me to call into a meeting to chime in on a specific question, I can do that, I just need to know in advance so I can move things around.

Did you get an update on the CDS request? I am also keeping my fingers crossed for the NBRC announcements later this month.

Thanks so much,
Jenna

Jenna Lapachinski
Field Services
Preservation Trust of Vermont
90 Main Street, Suite 304
Montpelier, VT 05602
(802) 552-0659
jenna@ptvermont.org
www.ptvermont.org

End email.

7. Building Committee Report: Michael C. -no report at this time. Waiting for 100% Architect Docs. Need to refine the estimate Phase #1 and Phase #2.

8. Granny's Status:

- Beth C. reported the Granny's are in discussion with CIDER about partnering for the future. Robin Way is instrumental in this negotiation.
- David C. reported he had given the Selectboard a draft letter to the Grannies providing written notice of 180 days to vacate. Anne Z. is editing the letter and it will be on the SB agenda at their next meeting. Date to vacate the building is by Thanksgiving. The Red building will be available to use until such time the Town determines it needs to be demolished.

9. Old Business: Determine the name of the project to use on all contracts. Decide between:

- Old White Meeting House (OWMH)
- South Hero Meeting House (SHMH)
- 1816 South Hero Meeting House (1816SHMH)

10. Next Meeting - Monday, July 1, 2024 at 3:00 PM at the Town Office & by Zoom (Town needs to set this up).

11. Adjourned at 4:13 PM Motion by Sandy G. and seconded by Mary H., vote was unanimous.

Respectfully submitted by,

Sandy Gregg, Scribe

