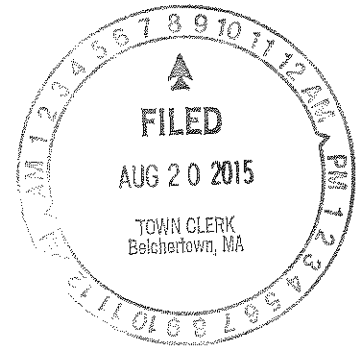


**Belchertown EDIC
Meeting**

July 15, 2015



Members

Bill Terry Jonathan Spiegel Beth Maroney
Kirk Stephens Bob Rivard

Meeting Open 7:09 p.m. _____
Adjourned 7:35 p. m. _____
Large Meeting Room, Town Hall

Guest, Presenters, Observers; Bill Terry announced that Clair O'Neil would not be present this evening She was traveling abroad.
Media Pat Barry; Community Television

Agenda Item #1 Adoption of Minutes

Bill Terry moved to accept the minutes of the June 17th meeting. Kirk Stephens seconded
Beth Maroney and Jonathan Spiegel were not at that meeting. Voted 3 - 0 - 2

Agenda Item #2 Payables

No Invoices presented for payment since the last meeting.

Agenda Item #3 Additions to Agenda

Kirk Stephens advised that GBuilding will be the most difficult building to Demo,
Bill Terry added a discussion of the EDIC budget to the Agenda. Beth Maroney circulated a draft Operating Budget for the Board to consider. Some discussion ensued surrounding the cost of security and grounds and maintenance. Bill Terry informed the Board that the Governor would be releasing more funds in the new budget that was just signed for demolition at the site. MassDev prioritized the next phase as the Old Girls Industrial Building N.E. of the School Auditorium and the Infirmary Building. Kirk Stevens indicated that this was one of the more expensive building to deal with as the building had modern reinforced concrete and radiant floors.

Stephens In view of ongoing nature of the project, we are seeing more ways for casual entry to the site. Kirk Stevens indicated that logs or boulders at the Front St access may need to be installed. Bill Terry indicated that he brought the issue up with Associated Wrecking and wrote to MassDev site project manager but had not received a reply. We discussed methods of entry control such as boulders to prevent easy access. Everyone agreed that a locked chain gate would be appropriate given our history of breeches.

The contract for phase 1 demolition was progressing apace however the deadline for performance was extended by MassDev until the end of July.

Bill Terry walked the site with an Insurance Rep. Since we shifted to a new carrier they wanted to get a feeling for the conditions on the ground. He anticipated that we would be presented with some issues and concerns that may need to be addressed in the short term and should take that under advisement as we determine an appropriate dollar amount for Security.

Bill Terry informed us that the Archaeological investigation did not reveal any artifacts on the State St. soccer fields out front of the State School. He indicated that although we had an executed deed for the 7+acre DCAM parcel, that Deed has not yet been recorded at the Registry and the land is not ours until it is recorded.

MassDev has arranged a meeting in July with Randy Shakeman to fine tune the branding effort. They are working with Malcone and MacBroom concerning a landscape plan and had scheduled an onsite meeting before developing a preliminary design.

Bill Terry said he would be working with Beth Maroney to identify and select a new accounting firm for the EDIC. Bill Terry has discussed the matter with Scanlon Associates to get some recommendations or referrals that would begin our search process. Specific qualifications would be a firm that represents a small Town or other Governmental Agencies that are up to speed on the reporting and accounting requirements that we face.

Agenda Item # 5 Security

Kirk Stephens informed us that Jim Kuc still has not submitted an invoice for recent work. Jim Kuc has been devoting some time to keeping the site secured but it is always a challenge. The wood frames holding the exterior plywood has deteriorated in some cases where the plywood falls off the frames due to rot. He thought that Jim Kuc was able to salvage metals to compensate for his efforts.

Agenda Item # 6 Member Time

Bill Terry indicated that when the 7.5 Acre parcel does get recorded it will bump up our insurance cost by some \$750. He indicated that he sent Clair O'Neil a letter to that effect. Nothing further.

Agenda Item # 7 Adjournment

Bill Terry Moved to adjourn at 7:35 p.m.
Beth Maroney Seconded
Voted 5 - 0 - 0

Respectfully Submitted


Bob Rivard, Director

**Belchertown EDIC
Operating Budget**

	FY 16	FY 17	FY 18
Income			
Interest Income	0	0	0
Salavage Receipts	0	0	0
Vandelism Restituion	0	0	0
Other			
Total Income	0	0	0
Expenses			
Directors/general Liability Insurance	12,000	12,600	13,230
Workmans Comp	200	205	210
Security	2,500	3,000	1,500
Advertising			
Administrative Support	250	250	250
Dues & Subscriptions			
Grounds maintenance	6,000	6,000	6,000
Professional Fees			
Accounting	1,000	1,100	1,200
Legal	2,500	2,500	2,500
Contingency	2,500	2,500	2,500
Total Expenses	26,950	28,155	27,390