Belchertown EDIC
Meeting
Aug 5, 2015

Members
Bill Terry ___ x ___ Jonathan Spiegel ___ o ___ Beth Maroney ___ x ___
Kirk Stephens ___ x ___ Bob Rivard ___ x ___

Meeting Open ___ 8:03 p.m. ___
Adjourned ___ 8:50 p.m.
Small Meeting Room, Town Hall

Guest, Presenters, Observers
No members of the general public were present

Agenda Item #1 Status of the Infirmary Building Cupola

Bill Terry opened the meeting of the Board to discuss security concerns at the Infirmary Building and the possible vandalism and destruction of the copper cupola on the roof of the building.

Kirk Stephens informed the Board that he had conducted an inspection of the Infirmary Cupola with Jim Kuc. He expressed concern that vandals had stripped the copper valleys from the building and had begun to approach this large copper cupola. Some of the copper ceiling panels had been removed. The Historical Commission and Mass Dev had discussed using this architectural artifact as one of the central memorial pieces to be placed on the central green adjacent to the Assisted Living Facility proposed for Pad-1.

The Infirmary Building was identified as one of the next buildings to be demolished when the next phase of remediation begins; however, time is of the essence to protect this cupola according to Kirk Stephens and we have but a short window to remove and store the cupola before it is stripped for salvage value by thieves.

Jim Kuc, who has performed admirably in the past to help secure the site and maintains the property from time to time, has discussed with Mr. Stephens how it would be relatively easy to hire Harold’s Crane Service to lift the cupola off the building and put it in storage for safe keeping. The cupola serves as the main ventilation duct housing. Easy access makes it vulnerable to vandals, but with a couple of hour’s work could be removed and the roof patched with waterproof panels.

Mr Kuc estimates that the cost of the Crane to be $1,400 for transportation and setting up, for the job. In addition the labor for interior staging, removal of the cupola, installing repair panels
to close the hole in the roof, and transport of the cupola by truck to the storage area would add approximately $3,000 to the cost. The entire job could be done with an agreement with Mr. Kuc that the cost would not exceed $5,000 which would provide some cushion to cover an Insurance Certificate.

Beth Maroney indicated that we had a bit of cushion in our current accounts, approximately $6,000 that would cover the cost; however, this was not a budgeted category and the final result would be that we may face a shortfall in our fiscal year 2016 budget. She suggested that we take the matter up with Mass Dev to see if they would authorize us to expend the funds and reimburse us in a timely manner.

Mr. Terry indicated that he had conversations with Claire O’Neill and that he felt it may not be a covered expense. He was of the opinion that Mass Dev was not thrilled with our undertaking this task; however, they were not in a position to act quickly to protect this historic feature. Mr. Terry informed us that while we had budgeted $4,000 for the year-end Financial Statement, we only spent a fraction of that amount and had some reserves from that line item that could be applied to accomplish this task. Bill Terry said Claire O’Neill wanted us to present a written estimate that Mass Dev could review in a deliberative internal process.

Beth Maroney discussed the minimum requirements for this to happen, to wit, both Jim Kuc and Harold’s Crane Service would have to supply us with certificates of insurance to protect BEDIC, and our present Insurance Carrier would have to approve the amounts of insurance coverage naming BEDIC as the protected party.

Bill Terry mentioned that Lloyds, our past insurer, was very particular about site activities and our new carrier would certainly be interested in making certain that we have all documentation and protection for work done on site.

After some more open discussion it was obvious that we were of one mind on the issue.

Bob Rivard moved to authorize Jim Kuc to remove the cupola from the Infirmary Building, subject to his providing BEDIC with a Certificate of Insurance for his work and that Harold’s Crane Service would provide a Certificate of Insurance for their work, in an amount that satisfies our Insurance Carrier, with the understanding that the cost shall not exceed $5,000; and further that BEDIC inform Mass Dev about this procedure and the Vote taken.

Bill Terry Seconded

Voted 4 - 0 - 0
Agenda Item #2 Payables

Beth Maroney moved to pay Jim Kuc $875.00 for his work recently performed to secure doors and windows on several buildings.  
Kirk Stephens Seconded  
Voted 4 - 0 - 0

Agenda Item #3 Adjournment

Bill Terry indicated that we would be meeting at our regularly scheduled meeting on Aug 19th. Having no further pressing business,  
Bill Terry moved to adjourn at 8:50 p.m.  
Kirk Stephens Seconded  
Voted 4 - 0 - 0

Respectfully Submitted

Bob Rivard, Director