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Van Gyzen Hall Study Committee Meeting
Thursday, October 1, 2015
Dighton Town Hall, 979 Somerset Avenue, Dighton, MA 02715

Starting time: 6:00pm
Ending time: 7:31pm
Total meeting time: 91 minutes

The Van Gyzen Hall Study Committee held its fourth meeting to help determine the future of Van Gyzen Hall. All members were present except for Ms. Myrna Santos, who was in absentia.

The Committee began by discussing the results of an asbestos survey that was performed by South Shore Environmental Company (SSEC), which found that there is no asbestos in Van Gyzen Hall, but there is lead paint. In regards to the appraisal that will be performed to determine the value of the property, it is likely best to wait until all hazardous material is removed first. The Committee decided to wait for the appraisal before proceeding, which will take place after the mold has been remediated. Then an RFP can be prepared with oversight (and possible co-authorship) from SSEC and then it can go out to bid. The Committee expects this process to take about a month.

Regarding the mold that has been found inside the building, an ionizer has been installed and it will prevent any additional mold from growing. Four areas inside the property have been identified for remediation, including the removal of plaster, ceiling materials, and the cleaning of structural members. The Committee discussed the pros and cons of the appraiser entering the building before the mold has been remediated in order to generate an appraisal. It is possible that the pre-appraisal might prevent any potential stagnation of the RFP.

The Committee discussed the possibility that putting $180,000 might narrow the marketability of Van Gyzen Hall if the residents decide they want to sell it; potential buyers may not like how the building is renovated.

The Committee discussed the spreadsheet that Mr. Jack Taylor generated. There may be more estimates to come. The spreadsheet contains conservative rough estimates and assumptions; it will be refined as we proceed. The possibility that having people in the building, once renovated, might lead to increased utility costs was discussed. However, a complete renovation may increase utility efficiency and result in lower costs. The Committee concluded that the appraisal would be needed to make the revenue estimates on the spreadsheet more accurate.

The following discussion occurred regarding various items on the spreadsheet:

1. <u>Town Annex</u>
   - does not yet consider cable, phone, or automated key costs
   - calculated using $50/square feet (give or take) and Van Gyzen Hall is approximately 5,000 square feet
2. <u>Prime Time</u>
   - less cost due to being a small property
   - 2 moves would likely cost $40,000 not $20,000

- build-out is actually $250,000 if used as a Town Annex

3. Selling
   - only option that saves money
   - need to verify if Town Hall needs more space; may not save money by selling Van Gyzen Hall if Town Hall needs an addition

The Committee discussed whether or not space is needed at Town Hall. It was mentioned several times that there is no privacy in several offices, including the Clerk's office and the Building Commissioner's office. The possibility of moving offices and relocating/moving things around inside Town Hall and selling Van Gyzen Hall was discussed at length. Mr. Tom Pires, a former Selectman, and Mr. Aguiar noted they have approached the Board of Selectmen with these ideas, but they did not receive much support. The Committee noted that it is possible to create an addition on the back of Town Hall in the future, and that perhaps utilizing Van Gyzen Hall for town purposes may not be necessary. It was also noted that it might be possible to renovate Town Hall and move offices around to make more efficient use of space. If a renovation of Town Hall is deemed necessary, the Committee concluded that the residents of Dighton would vote on it first.

The Committee notified the public that there will eventually be a public forum in regards to the future of Van Gyzen Hall. However, it was also noted that the Town of Dighton owns the property and does not need permission from the public in order to sell the building.

The Committee ended by agreeing to meet on Thursday, October 29, 2015 at 6pm, after the mold has been remediated in Van Gyzen Hall.