

**Minutes, Russell School Committee Meeting**  
**Monday, January 9, 2023, 5:30-7:00 pm**

Hybrid: Hadley Public Library Community Room and Zoom

Present: Courtney Meyer (Chair), Carolyn Holstein (Clerk), E Dragon, Alan Weinberg, Dan Regish.  
Greg Kwolek joined later in the meeting

1. Approval of 12-19 minutes - 3 approved (once Mary Thayer clarifies the one section re: CPA), 2 abstained who had been absent
  
2. Survey results - Overwhelmingly supportive of restoring and retaining the building. Will use in our address to the Select Board Jan 18 re: supporting the stabilization of the Russell School building. Also useful for applying for CPA or MPPF grants. Comments will be organized by theme; we will not do word clouds as originally discussed.
  
3. CPA application - Deadline for CPA application is Feb 1. Deadline for Town Meeting warrant is Feb 15. The size of the CPA request might be upwards of \$1 million. Dan and Alan will work on the figures for the application. Areas of the building that need to be stabilized - 1) brick pointing; 2) Foundation; 3) Roof replacement; 4) Gutters; 5) Stabilize grades on west side of bldg; 6) foundations work (granite); 7) Chimney repair/remove
  
4. Mass Preservations Project Fund (MPPF) - some notes concerning application:
  - a. Application deadline March 17
  - b. Project awarded June 5th; have one year to complete project-June 3, 2024
  - c. Must have Preservation Restriction , letter of support from Hadley Historical Commission, copy of deed, assessor's map, copy of Town Meeting warrant (if applying for CPA money with the application}
  - d. Must have letters of public support, assurance of compliance with zoning regulations; can ask up to \$100,000, but with a 50% matching fee.
  - e. Must have cost estimates of the project from a registered architect or engineer, plus a schedule for maintenance.
  - f. Need the original deed. Courtney to look into.
  - g. The Committee decided to wait until after the CPA submission to look further into this grant opportunity.
  
5. Tax rate discussion - Email from Dan Zdonek on 12-5-2022: "Using our FY2023 values and tax levy, every \$1,200,000 in annual principal and interest payment would be \$1.00 on the tax rate. With our new average value of \$418,800, an annual payment of \$1,200,000 would add \$418.80 to the average household. An annual payment of

\$600,000 would add \$209.40. If you are looking for a specific dollar amount, please feel free to contact me.” Restoration of the building by the town would raise the tax rate which may result in some pushback by Hadley residents and town officials.

6. Circuit rider/ground lease update - Courtney reached out to Stacia Caplanson to see if it's possible to sell the building, keep the land. Stacia recommended we email the listserv, which Courtney will do in the coming days. Need historical preservation restriction on the building. Though we as a committee will not formally recommend selling the building, as it was not in the top options in the survey results, we want to have information on all options presented in the survey for future conversations.
7. New business -Meet with Town Administrator to discuss preparing for the select board meeting, then Select Board on Wed, Jan 18 at 1pm
  - a. Courtney to contact Tim Neyhart to inform him of our recommendation that we'll present at the SB meeting. Dan will do the same for Dave Tudryn.
8. Next meeting:
  - a. January 23, 5:30pm at the Town library and on Zoom
    - i. To finalize CPA application for Feb 1 deadline