

Building Committee Minutes April 27, 2016

Attending: G. Boyd, M. Anspach, F. Horne, M. Withington. Excused, Dean Vang, S. Byrnes, M. Claverie, D. Miller, M. Parobeck.

Minutes of the April 13 meeting were accepted for the record.

Boyd reported on meeting with Saratoga County EOC officials on April 20 to review the status of the project and the opportunity to engage with Belmont Child Care Association. There is keen interest on EOC's part, and the possibility of a site visit to Belmont in the near future was raised. Since then, Boyd has communicated interest in the visit to BCCA, and a day trip appears to be feasible in the coming weeks. A visit would give Bethesda and EOC an opportunity to see the full scale BCCA operation, staffing and clientele. Dates will be circulated for anyone wishing to take part in this field trip.

BCCA is holding its Spring Fling fundraiser June 2 in Garden City, Long Island. The event is honoring Theresa Behrendt, a Bethesda parishioner. Anyone interested in joining Boyd, Mrs. Boyd and Senior Warden Darren Miller is welcome to do so. Tickets are \$150.

The opportunity to be part of the Preservation Foundation's Spring House Tour had to be cancelled because of a previously scheduled wedding to be held in the church.

Preliminary slides of the church restoration needs were reviewed and discussed. The slides were prepared by JGWA, and will be added to by Boyd. A presentation in the church will be mounted May 22 or after.

Capital Campaign progress was also discussed, especially the essential nature of leadership gifts.

Boyd forgot to report, but is now, on communication from Assemblymember Carrie Woerner concerning state financial aid for the cost of storm sewer replacement in Washington Street. It will be recalled that the City Planning Board has required owners on our block, once re-development begins, to pay an equitable share of the cost of replacing the present old and under-sized conduit between Federal Street and Broadway. Whenever each owner begins construction, a share of the funds is to be paid toward the cost of the project. Adelphi (Milde), Universal Preservation Hall, Rip Van Dam (the hotel addition) and Bethesda all are subject to this requirement as a condition of planning approvals.

The total cost of the project is estimated to be \$100,000 to \$500,000, with Bethesda's share at about 20% of the total, based on a formula promulgated by the City Engineer and Planning Department. Boyd approached Woerner's office months ago to ask if the State Department of Transportation could pick up the cost, since it is Route 29, a state highway. Woerner investigated, and DOT cannot fund that section as it is technically owned by the City of Saratoga Springs. Notwithstanding this restriction, she has identified two other potential sources of funding, for which the City of Saratoga Springs could apply, to reduce the cost of the project to Bethesda and the other developers on the block. She assured me she would be working with the Mayor's office and City Engineer to notify them when and how to apply for the funds. Boyd has communicated this opportunity to our neighbors at UPH to make sure they are aware.

REMINDER:

Activities sequence going forward. **Attainment noted.**

1. **Achieve our congregational goal for Capital Campaign, if not surpass \$330K. To demonstrate congregational support.**

2. Secure one or two “special gifts.” (i.e. on Dean Vang’s and my lists). To increase our equity position.
3. Secure a lease commitment from Saratoga EOC/Head Start for the 2nd floor. To show securitized income in our financial plan.
4. Determine level of Skidmore interest in Floor 4+. Not sure a lease with them is feasible until end of semester. Same as 3.
5. List the balance of the building with Roohan at market rate (+/- \$23/sqft). Market income is actually better than “mission rate,” so if 4. does not come through, it actually makes the plan look more feasible.
6. Sit down with the bank and agree to terms for a mortgage. They have been following us reasonably closely, so I think if we can prove the numbers, we should be able to come to terms fairly promptly. Also, we have pre-selected the bank, so the discussion is just one-on-one.
7. Go out to bid for a contractor. JGWA has told us that by law, we cannot go out to bid until we have financing in place. It is good that the construction drawings, i.e. bid document, is nearly complete now. So once the above conditions are in place, we can promptly go to bid. The contractors we have interviewed all indicated they could submit bids on about a 3-week turnaround.

Next meetings, all Wednesdays, 7 p.m. in Parish House:
May 11, May 25, June 8, June 29