



480 Cadys Falls Road
Morrisville, Vermont 05661
Phone – (802) 888-5229
Fax – (802) 888-5392
Web – www.lamoillefamilycenter.org

Board of Directors Meeting
February 28, 2011 5 – 7pm

Present –

Board Members - Dan Regan, Jeff Hunsberger, Bryce Breton, John Duffy, Bryn Fisher, Sandy Paquette
Staff – Scott Johnson, Becky Gonyea
Guests – Pall Spera, Nancy Demers

1. Church and Bridge Street Properties - Discussion with Pall Spera and Nancy Demers

Board reactions to touring the Church property –

Duffy – The property is “pedestrian” – accessible/friendly

Bryn - Crosby Center – upstairs was beautiful, downstairs would need a lot of work, 1st house would need tremendous help (or be demolished), 2nd house could be renovated/used.

Sandy - It is hard to think about how to use the church.

Dan - The church, as an example, could be used for productions/theater/etc. He is interested in seeing the LFC think about services in a new way. He believes the LFC moving to the church property would be embraced by the community. The campus feel represents a new way of operating.

Ronna (shared by Dan in her absence) – the existing site with renovations may help to contain the project and be more cost effective.

Jeff – likes the location. The property offers a number of opportunities for programming/design/etc.

Nancy – buying existing structure makes sense especially in that location. The Oxbow is nearby.

Pall – absolute winner. The LFC is relevant to the community and this is a logical step. The property has access on two roads, visibility, municipal water and sewer, building are in pretty good shape.

Pall stated that if the LFC chooses to pursue the property, this must be done in a timely manner. The church would need to know that the LFC was serious and had the capacity to move forward. Pall and Nancy explained that the next formal step would be to present a purchase and sales agreement with a deposit to the church. The church would conduct an appraisal, as would the LFC.

Church property – approximately 13,000 square feet (total of 5 buildings)

Current town assessed value - \$817,000

Financial Options –

Find initial contributions to assist with purchasing the property

Find a financial backer to purchase/guarantee the purchase

Finance a portion of the cost

It is critical to get clear with the church about their needs in terms of remaining on the property for the next 1 -2 years and interest in selling immediately and renting back versus selling/closing later and remaining on the property in the meantime.

Pall suggested the following next steps –

- The LFC Board to make an immediate decision regarding interest to proceed with the church property.
- The LFC to put in writing the Board’s interest in pursuing negotiations with the church to purchase the property - quote minutes on letterhead letter to the church.
- Identify acquisition task force to work with Pall and Nancy to move the process forward – meetings, draft purchase and sales agreement, etc.

Encouraging, Educating and Celebrating Families

A United Way Community Partner 

- Secure an extension of Harvey option
- Board meeting – March 23rd – approve purchase and sales agreement.

Pall and Nancy left the meeting and the Board shared the following comments –

Dan – Is enthusiastic about proceeding. Three concerns –

- Whether to conduct a feasibility study
- What will be the role of the Board and Board members in a capital campaign
- Wants any action to include emerging and changing efforts or an opportunity to do old things in an enhanced way

Sandy – She feels better about the property after hearing Pall and Nancy speak. She likes the church property more and more.

Bryce – Has mixed feelings – new versus renovations. Why not renovate the existing LFC property. She appreciates higher visibility and integration into the downtown. Timing – a lot of pressure to make an immediate decision without the whole Board present. Price – at this time appraisals are often coming in below town assessed value. She likes the idea of a “triple net lease.” She supports securing the Harvey property in case the church property does not work out.

Jeff – He believes a feasibility study is a waste of time and money – there is plenty of talent and support to move forward. He believes the church is the best option – location, creativity, partnerships, opportunity to re-organize and enhance services. The church property would motivate/energize the staff to see the light at the end of the tunnel.

Duffy – Wants a binder on the Harvey property in case the church property does not work out, including purchasing the property.

Scott – Is conflicted about the feasibility study. Would love to buy new, but it will cost more than purchasing and renovating the church. He loves the accessibility and visibility. It will open up opportunities to do more and different things. Scott spoke about the opportunities to work with consultants including Christine Graham and Christine Zachai to assist with a feasibility study and/or capital campaign.

Becky – Is concerned about the fast pace of the process. A feasibility study may be helpful, but there would not be time to conduct an initial feasibility study if immediate funding needs to be secured by a handful of donors.

Bryn motioned to direct the Executive Director and Development Director to convey the board’s interest in pursuing the possibility of the parish as the eventual site of the Lamoille Family Center. Bryce seconded. Motion passed unanimously.

Scott and Becky will act as the point people with Pall Spera until the next meeting. Board members will consider before the next meeting whether they would be willing to participate on the task force to move this process forward.

Pall will call Ken Harvey regarding an extension on the current option agreement.

Future decisions –

Estimate of renovation costs

Choose financial institution

Feasibility study

Securing a real estate attorney – Becky Olsen was suggested.

Next Board Meeting
(Every 4th Wednesday of the month)
March 23rd 5:00 – 7:00PM