

Butte Historic Trust

Board of Managers Meeting

February 3rd, 2022, 7:00 pm

Meeting Via Zoom

In attendance: Jason Silvernale, Tom Boyle, Mary McCormick, Nancy Woodruff, and Sheri Broudy, with Emma Hall as staff

Minutes

1. Call to Order – 7:09
2. Approval of Previous Meeting Minutes – Sheri moves, Nancy second, passes unanimously.
3. Treasurer Report – Not much activity. \$300 reimbursement check from Summit Valley Title, and only outgoing is Emma’s paycheck.
4. Staff Announcements
 - SARTA Report
 - o Does a bill need to be paid and then reimbursed?
 - o We could make a partial payment to foundation and get reimbursed, and then go from there. As long as the contractor is willing to bill us part upfront and the rest upon completion.
 - o We could also look into low interest loans.
 - o Emma will submit administrative costs to be refunded – we were granted \$4,000 for admin costs.
 - Contacting Contractors Update
 - o Ask Paul if concrete bid includes engineering price.
 - His bid was \$88,500. Could have the foundation completed by the end of July. (See bid for more detail)
 - o Mr. Lifters estimated \$100,000 but needs to talk to an engineer before running any numbers officially. He said he could likely replace the whole foundation for \$150,000.
 - o Wendy, Charlie’s assistant, assumes the foundation will cost between \$80k-\$90k, but they haven’t run any numbers.
 - o If we get a bid from Charlie and gave him the job, will he continue to blow us off the work all summer?

- Layout questions
 - o First floor bathroom has been hard to configure, but board agrees this option seems to make the most sense (see attached photo at bottom of minutes)
- 5. Committee Reports
 - Acquisition Committee
 - o Nothing, but we should be on the lookout because the market is crazy.
 - o Reminder of criteria: Vacant, historic, potentially in danger of demolition, not in competition with house flippers: we want to save the houses no one wants to touch.
 - Design Committee
 - o Lighting and historic doors – look at CPR and Restore – they have a cute historic door IF it fits.

New Business

- 6. Foundation Repair Bids
 - o Mary will reach out to guy that did the cabbage patch,
 - o Sheri will call they guy she know,
 - o Emma will ask Paul on deposit information
 - o Emma will try to reach out to black diamond.
 - o Emma will reach out to Robert Renouard – Emma will get number from Jason
 - o **We will decide by the end of next week** – to go with Paul and get one his schedule, or fine if there are other viable options that will be less expensive.
- 7. Potential grants!
 - o Jason sent Emma some grants to apply for. We should be on the lookout for other ones.
- 8. Taxes
 - o Jason talked to Mitzi about taxes, we will probably have to have a professional to do it. The bill will be split between the two organizations.
- 9. **Big Question:** Do we want to completely rebuild the house? Or just make it structurally sound and sell it to a preservation minded buyer to do the rest?

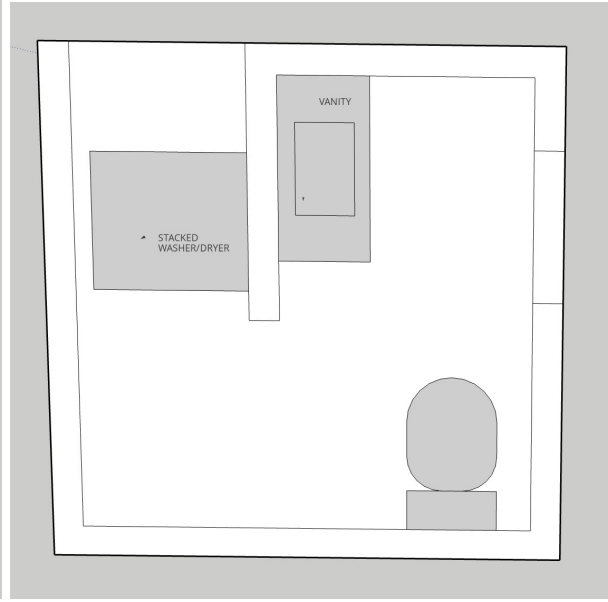
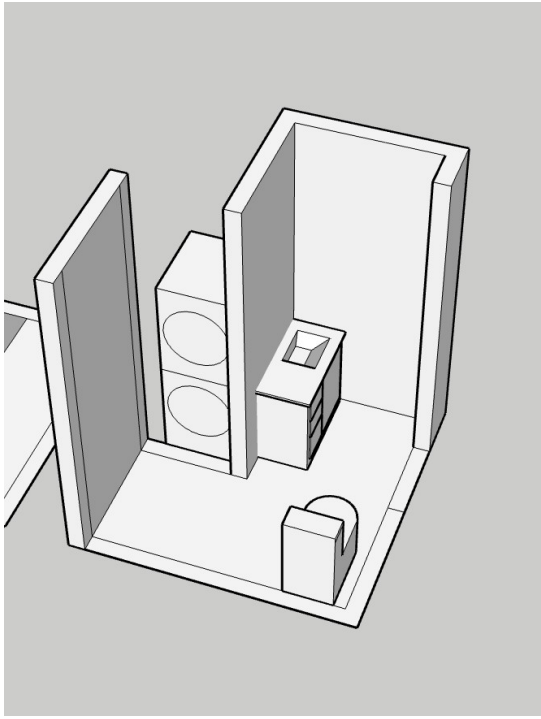
- Savannah isn't looking to make a profit, if we are unable to complete the house, we just do structural and exterior?
- Emma – Research low interest loans and apply for grants.
- Structurally fixing the house and then selling it... Is there is good marketing to it?
- Jason or Sheri will run some comps
- We need to get a better price estimate of what a full renovation will cost.
- We need to decide what our identity is before we find a new house
- Talk to other revolving funds, do research to decide what to do: stabilize the house and sell it, or completely remodel the house and sell it.

Old Business

10. Service Bids (Wired Electric)
11. CPR Volunteers
12. Property Maintenance

Meeting Adjourned

To Do's listed below



TO DO:

Jason – Keep us updated on CPR and Taxes

- Send Emma Robert Renouard's number
- Run Comps for structurally sound, gutted houses (already done as of minutes)

Sheri – call the foundation guy she knows

Mary – will reach out to guy that did the cabbage patch,

Emma – Submit administrative costs to SARTA

- Research low interest loans
- Ask Paul Cunningham if bid includes engineering costs and what the deposit is.
- Measure front door and stop at Restore & call Mike with Salvage Sale
- Reach out to Black Diamond (concrete guys)
- Reach out to Robert Renouard
- Fill out grant applications
- Get window bids
- Reach out to other revolving funds so we can learn their successful methods, especially in the current economic climate.
- Get house key to Mary