

**Coolidge School Re-Use Task Force  
Finance Meeting Room, Town Hall  
Maynard, Mass.  
5:30 p.m. Tuesday, April 7, 2015**

**Present:**

**Task Force Members:**

Lee Acker

Rick Lefferts

Ken Neuhauser

Vicki Stevens

Tim Hess

Jack MacKeen

**Also Present:**

Ellen Duggan

Andrew Scribner-MacLean, Assistant Town Admin.

**I. Discussion with Andrew Scribner-MacLean**

- **Our Report** – For our final report, our task force should make as many recommended uses for Coolidge as we think are valid and we don't need to prioritize them, Andrew said.
- **Coolidge Maintenance and the Roof** – The schools are in charge of maintenance until June 30 and should be able to find the funds for needed repairs, Andrew said. Vicki will work with Andrew to arrange an estimate from a slate roof contractor. The new facilities manager, Aaron Miclosko, will start work this Monday and will be part of this process.
- **Town Space Needs** – Andrew said the Coolidge doesn't meet any of the immediate needs of the town. He added that if it cost \$3 million to renovate Coolidge for a senior center, for example, outfitting it with an elevator and all other conveniences, we might be better off spending the same amount on a new building and in the end get a facility that is better suited for its task than Coolidge. But what will be the town needs for space in five to ten years? We don't know, Andrew said.
- **Coolidge Future** – Some will wonder about the wisdom of holding onto a "dinosaur" of a building like Coolidge for future needs, should the town keep Coolidge. But if Maynard disposes of Coolidge, others will question why we didn't keep a building for the town's needs. Andrew added, however, that the task force was formed to try to think outside of town hall walls and he inferred that we should think independently and creatively.

**II. Minutes** - The March 17 and March 31 minutes were approved.

**III. Preservation Consultants** – After discussing two proposals to assess the Coolidge by Epsilon (\$1,450) and Joan Rockwell (\$2,970) we voted 5 to 1, with Ken opposing, to accept Epsilon's proposal. Rockwell was hired more than 10 years ago and was recently hired again by Maynard to inventory the historically significant buildings and homes in town. We considered Rockwell's quote which mentioned considering Coolidge within the context of its neighborhood, which seemed to go beyond what Epsilon was offering. However, Epsilon's good reputation and lower price swayed most of us.

**IV. Draft of Findings** – Tim Hess emailed this to us all before the meeting. We looked it over and agreed that its main categories – Condition of Physical Plant, Finance, Public Opinion, and Examples/Precedents from other towns - seem sufficient.

**V. Historical Tax Credit** – Rick Lefferts emailed a list of federal and state historic tax credit information sites. He will extract their essence in a couple of paragraphs for our final report to the Board of Selectmen.

**VI. Final Report and How to Get There** – Jack suggested that we might consider breaking into subcommittees – three of us to explore possibilities if Coolidge was sold and three of us to consider options in the town’s continued ownership.

Jack wrote out an outline of how our report may be structured:

- Charter – our task
- History of the Task Force
- History of Coolidge
- Process – how we came to our conclusions
- Findings
- Options considered and Recommendations
- RFP elements to be included
- Bibliography
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**VII. Adjourned** – 7:10 p.m. Our next meeting is April 21, 5:30 p.m., Town Hall.