

Minutes of the Oct. 6, 2015 Patton Homestead Directors

Attending: Carin Kale, Bill Burrige and Georgina Keefe-Feldman

Carin welcomed everyone at 4:10. A member of the public joined us – Dianne Denman. The Minutes of the August 25, 2015 meeting were approved, with edits.

Director Updates

Georgina Keefe-Feldman Update:

Articles of Incorporation – Georgina distributed copies of the pending Articles of Incorporation, which will be filed with the Secy. of State’s Office, the first step in becoming a nonprofit. Georgina has been working with Donna Brewer, Town Counsel. The Board reviewed the documents and answered a few remaining questions. Georgina will get back to Donna and give her the OK. Once those papers are filed (Phase I) the BOD can work on Phase II – filing for 501c3 status with the Feds. This will allow the nonprofit to accept tax-deductible gifts.

Georgina also reported on a meeting with Louis Soma and Carin Kale. Louis, an Atty. with AMG in Bev. Farms, is new to Hamilton and looking to get involved. He recently got to know Ben Patton, who put him in touch with Georgina. Louis is originally from the No. Shore and is a great candidate for the larger Board of Directors.

G K-F reported on a meeting with Stefanie Muscat, the Bevara consultant the group has already worked with. She is developing a nonprofit component to her consulting business – to offer strategic planning, board development etc. to young nonprofits. We will keep that in mind as we develop. Stefanie is also hosting a series of workshops for nonprofits to help launch her new effort. She wondered if the Homestead might be a good location. There would be about 25 participants .After discussion it was decided that the Homestead is not ready for this event yet - no tables, no chairs, no lamps, no parking.

Carin Kale Update –

Carin spoke with Rich Barbato re: involving Greg McKenna from the local Legion Post. Rich shared that Greg has a hard time making our meetings, but he is aware of the initiative and supportive. Rich will pass on some of Greg’s ideas. Bill added that Greg has already brought lots of energy to the Post.

Carin has asked Patrick Reffett if he can write down what is currently permissible at the Homestead property re: zoning etc.

Carin reported that the Patton Homestead BOD has been asked to give an update at the Oct. 19th Selectmen’s Meeting. She will talk about progress to date, challenges and key next steps. Carin asked Georgina to make a brief presentation about potential opportunities for partnerships.

Carin reported on a meeting at the Homestead with Josh Webber. (G K-F attended as well) Josh is a very well-known restaurateur, caterer and businessman who lives in Hamilton. He is the exclusive caterer at Moraine Farm in Beverly, the Fruitlands Museum in Harvard, MA and his own high-end wedding venue Farm in Groton, MA. He took a tour of the grounds and first floor on Sept. 29th. He projected a rental fee of \$4,000 to \$5,000 per event, once renovated. Glen Magna hosts 30 to 40 events annually and nets approx. \$150,000.

He envisioned the terrace as a good place for cocktails, with the main event in a tent. Loud noise from the tent would probably upset people living in the new Berry housing. There would be a lot of town opposition. The standard formula for event space is 20 Sq. feet per guest. The location of the kitchen is good, as is the size. It could be renovated as an industrial kitchen.

Bill added that we are probably not trying to be a very high-end location and that converting the patio for events of 100 or so might be the way to go. A temporary tent for clambakes etc. might be considered vs. a permanent tent. G K-F suggested we “celebrate the rusticness” of the property.

Josh also looked at the stables. He would not gut the place but leave the horse stalls in place because they have charm. It could be used for small events. We might want to consider an exclusive caterer. They oftentimes pay for upgrades like good chairs etc. He is not sure a small facility would make enough money to justify the costs of rehab. He spent \$4 million renovating his big barn in Groton! He thought we just might want to use it for horses.

Carin recapped her meeting with Michael Lombardo and Scott Maddern, which was constructive. They discussed parking for 50 cars in the field near the road. Lombardo said that the paperwork for the facilities grant was signed and into Mass. Development. He will let us know when there are actual dollar figures next to any improvements.

Scott was anxious for improvements to get started. Carin stated that John McWane is currently working on the list of use options. She also pointed out that we will need an architect at some point. She thought that money from the \$250,000 earmarked for the Homestead could be used for this. Lombardo was not so sure. He will find out and let Carin know. Carin, Michael and Scott plan to meet again on Oct. 16th.

Bill Burrige Update –

Bill has not spoken to Annette from the Historic Dist. Commission as she is away. He will be speaking to Annette and Tom Catalano soon. Bill also brought up the liquor license issue – can alcohol be served on Town property? He is going to get an answer on this.

Other issues –

G K-F will follow up on her letter to the Exec. Director of the Mass. Cultural Commission. We have invited her to the Homestead, so she can see the facility and we can discuss future grant possibilities.

Carin reported that the Director of the No. of Boston Convention and Visitors Center would be happy to write a letter of support for any grant or other funding opportunities.

Carin also commented on how similar the mission of the Community House is to ours – another good partnership perhaps.

Next Meeting:

Carin is giving an update at the BOS Meeting at Town Hall on Monday, Oct. 19th. All Directors invited. The next Patton Homestead Inc. meeting is Tuesday, Oct, 20th @ 4 PM – Library.

The meeting adjourned at 6:15 PM.