

WHOLE COMMITTEE Minutes — 7/22/26

CALL TO ORDER & WELCOME: 6:04pm

Attendance: Gail Philippi, Pete Beckford, Elise Brown, Jim Caldwell, Richard King, Harry Schadei, Cheryl Ball, Micah Whitney, Patty Crawford, Carol McGovern, Joanne Pease, Barbara Edmond

PRIOR MINUTES

- Motion for approval by Carol and Jim—Unanimously approved.

CELEBRATIONS

- We own the building now! Yippee!
- Town Meetings went well. Thanks to Cheryl and Micah for taking notes.
- New Facebook page for events and news
- Wood chip distribution event went really well.
 - 20 yards spread in 90 minutes along with weeding.
 - We had about 15 folx volunteer.

COMMITTEE REPORTS

Committee Chair Updates (Elise)

- Elise attended Selectboard mtg. Updates as follows:
 - Last-minute national trails grant submission through town to install an ADA-compliant walking trail around the field behind Walker. 10% in-kind match. MCOG helped.
 - Local Engagement Committee working with Selectboard to help us set up a QR code for online donations
 - Working with the selectboard to define maintenance of the building
 - Selectboard considering separate insurance policy so Jim and cmte members are protected when working in the building
- Town Needs assessment document has been distributed to the Cmte.
 - Our goal is to support the Mixed-Use planning team so they can help get other rentals into the remaining options.

Community Engagement Report (Micah)

- Andrea can't attend Wed meetings.
- Ideas for community based fundraisers. Not high fundraising goals but great community engagement opps:
 - Cornhole Tournament at LSG Brewery: Sept. 19, with open mic. Flyer forthcoming.

- Bringing back the walkathon. October 17 (rain date Oct. 24). Possible costume contest (individual or group). This used to be an annual event that Walker did for fundraising.
 - Micah found an old Test Run shirt from Liberty Graphics that we can have if we want.
- Business Round-ups at the till in the works. Details still tbd.
- Dances: Chris R. has volunteered to do 3 dances for us - one international, two contra/square dances (Sept, Winter, March). Also has live musicians willing to play. They picked the dates.
 - We need to get in touch with the fire marshall to make sure we can host it at Walker or find another venue.
- **ACTION: Outreach Cmte** funnel onsite usage requests through Elise and Barbara who can check with the fire marshall.

Facilities Cmte Report (Richard)

- Chasing vendors to get prices on sprinklers, etc.
- **ACTION: MIXED USED** → when developing list of tenants, can you get them to say what they need/want in terms of facilities?
- Facilities cmte not involved with the town's planning needs document
- We now have a Walker Cmte office on the first floor (old Secretary's office by entry door). Jim is using it for storage/records/maintenance work.
- RSU3 delivered boxes of documents that belong to Walker school.
 - Jim has been ferreting out info about the building, including the missing, original 1930 deeds for the building!
 - We will combine this with what the town hall has on record and put it in the vault!
 - Found a pile of information on the new build: every light fixture, switch, etc. and playground build. Culling duplicates, etc.
 - Q: Did we get the popcorn maker back? Carol is working on it!!!
 - It technically does belong to RSU3 (long story), but given the emotional connection to it, they're working on getting back to us.
- Maintenance updates
 - We don't want to do janitorial stuff. Denise (the previous janitor) is possibly staying on so she can keep cleaning on a weekly basis.
 - Any contractor who comes in to work in the building needs their own insurance. We are working with the selectboard to figure out the insurance requirements.
 - Barbara remarked at how clean and tidy the building has gotten in the last month — kudos!
 - Re heat: Maritime agreements are coming around. This issue is on an upcoming Selectboard agenda.
- Elise drafted a letter to thank RSU3 for being so good to work with.

- Jim got a thank you from Salvation Army for all the coats and hats and boots (four 55-gallon bags) that had been left at Walker.

Fundraising Report (Cheryl)

- Met with Maine Land Bank folks for a tour.
 - They are VERY excited about the status of the building
 - part of their pilot for helping Mainers state-wide transform their old schools into new uses.
 - Definitely want to help us with the sprinkler system - they'll have more concrete info to us soon on how much and when
 - They have a temporary loan fund (like bonds) we can apply for as gap monies
- Met with Haystack committee re Major Donors campaign
 - Working with them to see who their major donors were and collaborating on possible outreach to them. If they share, that list will be confidential to the fundraising team, per their request.
 - Eager to see us collaborate more with Montville and also Palermo
 - We have a follow-up meeting with some of them next Wed to discuss wooing Major Donors
 - Naming suggestions
 - Their additional recommendations:
 - CALL survey; new online version of the survey, if needed
 - Mission statement for community center – initial draft will be circulated soon **ACTION: Cheryl** add mission statement to next Cmte mtg agenda
 - Fundraising mission statement being drafted
- Matching funds update
 - We need to shoot for \$350,000 over our \$2m CDS goal. So \$850,000 total in matching funds.
 - We got conflicting info from the senators offices about WHEN we needed matching grants (March to July, or later...)
 - Land Bank folks told us:
 - We only have to show commitment for the matching funds once the USDA reaches out to us to ask us to fill out a non-competitive grant app
 - As we submit requests for the draw-down funds, that's when we need to show our matching funds.
- Fiscal sponsorship:
 - Barbara is still actively working on this
 - potentially getting closer to working with the library on this.
 - Also meeting with Midcoast Conservancy
 - It's becoming more urgent because we are missing out on grants
- Finances update
 - Elise is working with the town to get online donations up and running
 - We can then create a QR code for it.
 - Distinguish between: \$ that goes to town vs. \$ that goes to fiscal agent (basically the only thing going to the latter is private foundations that require a 501c3 fiscal

agent to apply — everything else is going directly to the town, and that's what the QR code will go to.)

- Grant-writing update
 - No to King Foundation this year - we don't qualify for their programs
 - No to Ocean States - we have to be a 501c3 ourselves
 - Yes possibly to Quimby, Leshar, Libra, and Maine Community Foundations.
 - **Q:** Does anyone have a connection at Leshar Foundation?

Mixed Use Mgmt (Pete)

- Potential Tenant Survey - approaching nonprofits to figure out tenancy issues
 - First campaign: people who have interest now (with first tenancy in 2028)
 - Discussion on the survey draft w/ revision suggestions
 - **ACTION: Mixed-Use** change title of survey and add a contact person. to the form — what email do you want to use?
 - Create a link to the new Photo folder for a self-tour **TABLE** until we know how we want to use this info (not necessary for the survey)
 - After updates, anyone can circulate this to potential tenants
 - Distribution and Collection Process
 - **ACTION: Cheryl** create an online form based on Pete's revisions
 - When we get paper copies filled out, have a cmte member input them into the digital form, so they'll be added to the spreadsheet.
 - Add an ID number to spreadsheet
 - Flyer with QR code and link **ACTION: Cheryl** can make a flyer; Call Elise for back-up
 - Discussion of how to deploy the survey
 - Can MCOG help with this? Yes. **ACTION: Mixed-use** ask them.
 - Commercial real estate folks who have lists
 - Martin Cates - Elise knows him **ACTION: Elise** talk to him
 - Contacts Spreadsheet that lists who's being contacted so we don't duplicate approaches. **ACTION: HARRY** will create and maintain this
 - Anyone can add names to the spreadsheet to contact and then it would have a separate column for WHO will contact them.
 - Anyone who wants to make contact, please check the spreadsheet first.
 - **ACTION: ALL** Send names to Harry directly because we won't have editing privs.
 - **ACTION: Cheryl** post the survey on the FB page and website.
 - **ACTION: Elise** get Cheryl access to gmail and website to make updates, if possible.
 - Discussion on timing of the survey
 - Survey will be ready to deliver by August 1.
 - Survey completion deadline: August 30.
 - Google form can stay open after that

NEW BUSINESS

- Community Use [Survey updates](#)
 - Elise distributed total responses to surveys to date: 60+ responses.
 - Community Priorities included: performance space, recreation, cafe/wifi spot, senior activities. Micah noted folks with kids have not had a chance to fill out survey yet.
 - Rental possibilities that rank high: commercial kitchen, office space, studio space, cafe, co-working space
- Updates to town newsletter are due the third Tuesday of the month. Elise will reach out to team leaders in advance to pass that info along to Autumn and Joan

11th HOUR

- How do volunteers who sign up get rotated in?
 - Elise and Barbara discussed the process for vetting and onboarding potential volunteers based on those folks' interest, expectations, and ability to integrate into existing committee/team structures.
- Can we add a calendar to the FB page?
 - **ACTION: Cheryl** check to see if this is possible. Not likely in the form we want. Will explore options.
- In-Kind Hours: time to keep track, y'all!
 - **ACTION: Cheryl** send out a note with a link to the [spreadsheet](#)
- Is Walker Cmte responsible for town hall furniture?
 - NO, that's up to the town hall.
- Pete's gonna get square footage info for the building.
- Next Cmte meeting: August 12, 2026

MOTION to ADJOURN: 7:28pm by Joanne and Mica. All in favor.