Walker School Repurposing Committee

09.09.26 Meeting Minutes

Present: Elise Brown, Barbara Edmond, Richard King, Bob Kohl, Carol McGovern, Pete Beckford, Harry Shadei, Andrea Clifford, Mica Whitney, Patty Crawford, Cheryl Ball

Call To Order @ 6:01pm

Approval of Minutes (08.12)—Carol firsted. Harry seconded. APPROVED
Edits:

- Add Adi Philson's last name.
- What is Natalie's last name? No one knows. We will add it later, if we can find it.

Celebrations

- We got the CAG grant!

Old Business

- Committee Chair's Report (Elise)
    - Selectboard notes: Barbara attended in Elise's absence
        - Agreed to have Jim Caldwell be volunteer maintenance person who will work with Selectboard.
        - Working on insurance coverage for Cmte while we're in the building. No current coverage, so BE CAREFUL if you're in the building.
        - Firemarshal - new strategy to get permission from them. On next Selectboard agenda. Help from MCOG on this.
        - Portapotty has been moved to the front.
            - Someone asked why we were paying for it, but it's always been by the field. They just moved it.
        - Online donations should be set up this week.
        - Committed to plowing over the winter. Bid has gone out.
    - More community members involved with expertise
        - Kristine Gorman: architecture, RFP, RFI experience
        - Joe Thicket: ??
        - Luke Bellay: electrician
        - Donnie Herrinan: Plumber
    - Efficiency Maine: Upcoming sitdown about their ability to assist with project. Asked Adi (MCOG) and Gabe (LandBank) to help.
        - Has a list of Qualified Partners we can look at.
        - LandBank also has a list of vendors they are working on.
        - Aside: Office of Community Development with State is another possibility to contact.

    - Georges River Land Trust: Sitdown since they have shared land interest. Will attempt to coordinate camps, etc., between our and their work.
    - New committee help
        - Leann Englander: data entry
        - Carrie Mancini: flyers
        - Still need marketing help
- Secretary's Report (Cheryl)
    - Promotional materials
        - Event Banner in progress, thanks Joanne Pease!
        - Carrie Mancini joining as volunteer flyer maker
    - We will be coming up with outreach/comms checklist for teams
        - Process for now: If you need something digital, ask Cheryl and she will funnel it to right person
    - Website has been updated with minutes, flyers, event registration, surveys, etc.
    - Socials are ongoing (posting about weekly; ideas and help welcome)
- Team Reports
    - Community Engagement (Andrea)
        - Cornhole tourney
            - Banner & Carrie updates, FB page sign-up, QR code
            - Cami and Friends doing music
            - Plenty of boards
            - Arrive at 11am to setup
            - Luke Belley will manage tourney
                - We will make the teams so it's not cutthroat
            - Jackie Belley students from tech center will make and sell desserts for cornhole and walkathon.
                - We don't need to bake
                - We will reimburse her from the $ we make that day
                - She will keep costs under $100
            - Tony Clark selling peach jam from Walker peaches
            - Cedar Grove gift cards for winners
            - 50/50 raffle
            - Elise and Cheryl will serve at Info table: bring surveys, etc.
        - Walkathon
            - YES on "Walker-thon" naming
            - Discussion on how to do pledges: landed on sponsorships, so people arrive with $, not have to collect it afterwards.
                - Tuffy Peavy has old pledge sheets she will send to Cheryl ~~**ACTION**: Cheryl~~ follow-up with Tuffy **DONE**
            - We need an info table at that too.
    - Facilities & Renovation Planning (Richard)
        - Jim is gathering as much info as he can to fulfill his new position as building caretaker
        - Richard working on plans and talking to contractors to get info from them.

        - Starting to work on RFIs very soon.
    - Fundraising (Cheryl)
        - Yay again for CAG grant!
            - PR went out to multiple outlets
            - Funds cover project mgmt team to create bldg specs
            - Kick-off mtg on Monday
            - Need to figure out who project manager will be (work with MCOG on this)
        - Grant work
            - Submitted:
                - NBRC: $1,000,000 - energy efficiency upgrades (building envelope air sealing and insulation, window replacement, modern efficient HVAC, and LED lighting) and to build out broadband capacity, the kitchen, and shower rooms
                - Lightning Grant (Stabilization) through LandBank: $25,000 to remediate buckling around steel lintels in bricks above windows as a pilot
            - Dismissing grants that don't apply to our work/we aren't eligible for this year (Quimby, King Foundation, Maine Historic Community Bldgs)
            - Continuing research on Libra Foundation, Maine LandBack sprinkler grant, Maine Community Foundation, etc.
            - Mtg next week with Liberty Library to establish them as our fiscal sponsor. Teresa from Selectboard also attending. MOU between both.
        - Cleaning up budget to use across project(s) next week
            - ~~**ACTION**: Cheryl~~ create a spreadsheet of what grants we have applied for, how much, etc. Work with Bob. **DONE**
        - Donation roll-out
            - Major donor and community donation tier refinement
            - Documentary briefs idea: interviewing folks at events about Walker
            - Visual portfolio - need help thinking through this
    - Mixed Use Management (Pete)
        - Potential tenant survey.
            - Harry created a spreadsheet to track folks. 12 responses to date.
            - Folks looking for art studio, retail spaces, performance space, commercial kitchen, and classes/school.
            - Waldo Co. Bounty needs cooler space ASAP
            - Liberty Graphics is still onboard. VERY interested in helping. Looking for storage space.
            - **ACTION**: Send tenant survey out again.
            - **ACTION**: Barb will put "Imagine Your Office Here" on marquis

            - Bob is talking to Community Health at MaineHealth to be in space. Will give them Harry's contact, if it goes anywhere.
        - Meeting with the YMCA on the 24th.
            - **ACTION**: Cheryl send Carol info about plaque wall questions.
        - Meeting with Adi in terms of tenant options and business planning.
        - Need to figure out how to set up artist studios.
- Unity of voice (discussion of Who Are We? document)
    - Reminder: Make sure you're wearing the right "hat" when speaking about the committee's work.
    - The linked document gives us all the same language to speak about the cmte, project, etc. as the following:
        - Committee Name - Walker School Repurposing Committee
        - Project Name - Walker School Redevelopment Project
        - Vision/Place Name - Walker School Community Hub
          (to include community center, economic opportunity zone, municipal offices, emergency sheltering facilities, community gardening, etc.)
            - Option: Walker School Community and Business Hub
            - Or, delete "business" since some grants won't allow commercial aspects
            - Could be shortened to Walker Hub when we need shorter title for social media purposes
            - TABLE this discussion for now.

New Business

- Project Mission statement (Community Center Mission Statement)
    - Goals:
        - Warmth
        - Action
        - Community
    - Needs:
        - Make it shorter; Carol offers two options ~~**ACTION**: Carol~~ send Cheryl the shorter versions.**DONE**
        - NOT the thing for the ultimate Hub vs. what the redevelopment project is. We need the latter. The Walker board will create the former.
        - We will end up modifying it for some grants, so we will inevitably have different versions, but consistency across versions is key.
        - **ACTION**: Elise Executive team will come back with a shorter version for next mtg.
- Must-Do's this year (Must-Do's - Remainder of 2026)
    - Community Engagement suggestions
        - Do we have a place for people to send questions to?
        - Have a Q&A coffee/cookies at Community Hall
        - Question/complaint dropbox at event info tables **ACTION**:

        - Some visual that shows people what we've applied for in terms of funding and when we're expecting it **ACTION**: Cheryl & Bob
        - How to better reach out and engage other communities? (Palermo, Washington, etc.)
    - Things to add:
        - Building Contents
        - Town vote?
        - Who is managing the grants?
    - **ACTION**: Elise will mail this form out because we need to settle on this before the next mtg so we can start working on them.
- Design Options - to date (Richard)
    - Richard explains his design ideas, and how they're placeholders until we have a better sense of what kinds of tenants we might have.
        - **ACTION**: Richard send Cheryl the slidedeck with photo of old windows.
    - Questions and discussion from cmte members:
        - **ACTION** QUESTION: What is the sq. footage of the existing town hall?
        - Mica will follow up with Richard about possible future tenancy design options
        - Is the lounge big enough for a potential cafe? TBD
        - Is there a restroom on the second floor? Private, YES
        - Childcare tenancy might need a new emergency exit on 1st floor directly from that room. Emergency exists in the basement classrooms don't need to be there anymore unless childcare happens down there.
        - All external doors require a vestibule. Emergency exits do not.
        - Question: How many doors would be open at any one time? That's a question for the future Board to determine.
        - Do showers need to be that big? NO
- Space Layout Preferences - taking pulse from the group
    - Not a question of what we want, but what we can envision based on what we're learning about building, tenancy options, etc.
    - Possibly too early to take this litmus test.
- Next meetings:
    - Oct. 14 and 28th
    - Nov. 11th
    - Later: Fall hangout!?

11th Hour?

- Next meeting will be in the old library room for better acoustics.

Meeting Adjourned at 7:30pm
Motioned by Cheryl, 2nd by Carol