

**Saugus Board of Selectmen
May 23, 2019 – Minutes
Saugus Town Hall, 298 Central Street, Conference Room**

Meeting began at 7:00 PM.

Members in Attendance: Selectman Jennifer D'Eon, Selectman Scott Brazis, Selectman Mark Mitchell, Selectman Vice-Chair Jeff Cicolini, and Selectman Chair Debra Panetta

SCTV Members in Attendance: Al DiNardo (President), Donna Sordello (Vice President), Fatima Allan (Treasurer), Bill Williamson (Assistant Treasurer), and Assunta "Sue" Palomba (Board Member).

Chairman Debra Panetta welcomed and thanked everyone for their attendance. She explained that there was one purpose of this 'special' meeting, and that was to discuss where the SCTV station will move when the High School is demolished (which is where the station is currently located). She reviewed the agenda and stated that the draft lease between SCTV and the Historical Commission needed some work. She stated that this was the first time that both full boards have met and asked if everyone would introduce themselves. She mentioned that the Town Manager stated that the High School is scheduled to be demolished after the new school opens (estimated date of new school opening is September 2020). The SCTV Board members need one-year to build out their new studio and to move, so we needed to work backwards. She reviewed the location history and the cable station bylaws. She discussed the Comcast agreement, which has 7 years, 8 months remaining, that the Town has with Comcast, and SCTV has with the Board of Selectmen. There is also a change where the Town Meeting will need to make budget appropriations in the future, which would require a Finance Committee recommendation. There is no and will continue to be no real estate taxes to be paid by SCTV or the Historical Society. As of May 10, 2019, there was \$1,858,836.24 in the PEG account held by the town. Chair Panetta stressed that just because SCTV has over \$1.8M, it still means that we need to be responsible and accountable to the ratepayers on how it's spent.

Al DiNardo thanked everyone and reviewed the history of the station. Mr. DiNardo stated that the SCTV Board has done a very good job stabilizing the day-to-day operations for the last 3-3.5 years. He explained that they have been very diligent looking at renting and/or buying a new property. They found rents between \$6K-\$8K/month (or more). They spend much time reviewing their options including looking at municipal buildings. He thought it best to invest in something 'safe' for our town, especially since we don't know what is going to happen once the contract ends. This gives us a safety-net 8-9 years from now. He stated that if the Saugus Historical Society decided to leave, either SCTV or the Town would have

first right of refusal if the Historical Society decided to sell. The Historical Society has many archives that are very important to our community. He doesn't know what kind of funding we will be getting in the future. There is a lot to consider. He believes this is their best move moving forward. They have hundreds and hundreds of hours invested in this process. The building would be set up: 1/3rd dedicated to SCTV, 1/3rd dedicated to the Historical Society, and 1/3rd would be a common area. He mentioned that this would give the Town another meeting location. He believes this will be a major asset for the community located in a 'quasi' town facility.

He introduced the Architect, Beth McDougal, McDougal Architects, located in Chelsea. This is the first time the Selectmen have seen these plans. She reviewed the plans (sketches) of what the building would look like. The building would be ADA compliant, but the 2nd floor would not be open to the public. Selectman Brazis asked how old the home was where the response was 1865. The building today is not handicapped accessible. Today, the second floor is where the archives are, which is not climatically controlled. They plan on adding 2,000 feet for the studio. The front of the building stays the same. The building will be handicapped accessible. They will put railings in. Chairman Panetta asked about the addition, and how many square feet they are adding. Today, the Historical Society has 1,080 square feet on the second floor and the first floor has 1,974 square feet. They are adding 2,040 square feet. The bathrooms (men and woman) will be all re-done and made handicapped accessible (to bring up to code). There will be rooms for people to conduct their own shows. Their kitchen will be re-done so that they can do live kitchen shows. They are taking away the garage and making it into a conference room, which can be shared. That's on the first floor. The second floor stays basically the way it is. They are helping them clean-up and get organized. It will be painted and humidified (mini split system) on it's on separate system so that the archives won't yellow, delaminate or disintegrate. They are upgrading the windows will be sound-proofed because the traffic can be loud if filming. All the addition will be in the back, except for maybe a small portion. There is a way to build in New England, "big house, little house, back house, barn." It's the way New England builds, and they are trying to keep it in this genre. It's supposed to look like it's been built over time. The second floor will not be open to the Public. It's for storage.

Selectman Cicolini asked about the need to invest into a kitchen. He thought it might be prudent to do this down the road. Fatima Allan felt strongly that this was important, especially if we want to bring in restaurants and if want to bring in business. The architect stated that she planned to replace all the cabinets. For the whole kitchen, she said that they could do all the cabinets, including installation, under \$30K. Selectman Cicolini asked if other towns have cooking shows. Mrs. Allan said 'yes,' and feels it is a small investment. Mr. DiNardo said if the Historical Society wants to serve refreshments during Founder's Day, or if the Town wanted to use the facility, it would be an option with a kitchen. Selectman Cicolini wants to ensure that the amortization makes sense with the 8 to 10 year timeline. Mr.

DiNardo mentioned that they haven't paid rent or electric since they were in the High School. Selectman Mitchell commented on the quality of the (tv) picture and wanted to ensure it was improved. There was a discussion on how much the items cost, where the addition is the largest expense. Selectman Cicolini stated that he was hoping to have joint ownership, or at least an 'iron clad' agreement that protects the town. Various scenarios were discussed, wanting to ensure that the value stays with the studio. There are municipal financing laws and we need to be able to recoup that money being advanced to the Historical Society. Chairman Panetta felt more comfortable with a joint ownership. There needs to be a 'first right of refusal' before we put a nail in the building. The value today is at a monumental high, which might be \$400K, they will get the value of the \$500K investment if they decide to sell. The Chair asked Laura Eisner, the President of the Historical Society, what the Historical Society thought of co-ownership. Laura Eisner stated that the Historical Society was not interested in joint ownership. Selectman Panetta was concerned about what happens after the Town's contract expires. We need options after the 7 years, to continue to occupy this building and how those options will be exercised; and we need to incorporate those into the lease.

Selectman Brazis asked if the Town would want to own this building. Mr. DiNardo stated that they don't have to buy it, but that would be an option. Mr. DiNardo mentioned that the Town Manager was open to this. Selectman Brazis mentioned the home next to the Oaklandvale School. Mr. DiNardo said this (building at the Historical Society) was a 'safety-net,' for the town. Selectman Cicolini said that we will have a responsibility for local cable meetings and everything (other events) to be publicized to the people. There was also a discussion on utilities; it can't be a fixed amount due to different usage needs during the years. Mr. DiNardo said that they would put in two meters. The Cable station cannot pay for the Historical Society utilities.

Mrs. Allan stated that she really looked for other locations for the studio. Selectman Brazis asked if they worked with a real estate broker. Sue Palomba said that they were looking at various places to purchase, and they were expensive. Mr. DiNardo stated that Lynn is paying \$7K/month for their cable station. Bryan Nadeau, Executive Director of SCTV, mentioned that he went down from For Eyes to Lynnfield on Route 1, and looked at the Mills' District, and he thought the options costed too much.

Mr. DiNardo stated that both attorneys were unable to make the meeting, but they will be reviewing the tapes. He wanted to state where they were, where they are, and where they are going. Selectman Cicolini said that he didn't feel comfortable until agreements were in place. We needed to have a document to review to ensure that things he outlined are covered in the documents. We need signed documents where every Board member has a chance to review, including the SCTV Board and the Historical Society Board. Laura Eisner commented that she didn't anticipate throwing SCTV out after 10 years. What is needed for

protection after 10 years needs to be figured out by the attorneys. The lease needs to outline the options. Mr. DiNardo stated that maintenance would be paid for 50/50 (for all future maintenance). Al DiNardo feels that this (moving SCTV to the Historical Society building) will bring life back into the Historical Society. Selectman Cicolini wants to make sure the cable board gets a fair value for their investment, building in a contingency. Selectman Panetta said that we needed some additional information from the Historical Society. Mrs. Allan asked again about ownership to Mrs. Eisner. Selectman D'Eon would like to see a tenant in common agreement with the Historical Society. Mrs. Eisner said that the only reason they would sell if they can't pay their expenses. She said that the next buyer in line (if it wasn't SCTV or the town) would keep the lease with SCTV intact. Mr. DiNardo says that part of the SCTV charge is education, and that is what they are going to do.

There was a discussion on how the funds have accumulated because no rent needed to be paid for many years. Sue Palumbo asked if they could condo the units. Donna Sordello asked again to Mrs. Eisner about ownership, where Laura said she'd go back to ask the Historical Society and ask. Selectman Cicolini wanted to ensure that there were options to protect the cable station in the lease. She said she'd talk to her lawyer to make sure that the lease reflected these options. Mrs. Allan asked Mrs. Eisner if they don't move to the Historical Society, how long does she think the Historical Society can stand on their own. Mrs. Eisner thought three years, but it would really depend on grants. The Chair asked how long it would take to speak to her Board and her attorney to answer the questions posed that evening. Mrs. Eisner has a Board meeting the first week in June. Al DiNardo said as soon as possible.

The Chair asked if anybody had anything else to add. Noting none, she asked for a motion to adjourn.

Selectman Brazis made the motion to adjourn at 8:20 PM. Seconded by the Chair.
Voted: Unanimous