

Camp Denison Committee

January 19, 2023

Meeting Minutes – Special Meeting
Smokey's Den, Camp Denison

Meeting Opened: 4:32 pm

Attendance: (x indicates attendance)

x	Harry Nelson, Chair	x	Jim Lacey, Treasurer	x	Jack LoCicero, Member
x	Chris Roop, Clerk	x	George Langlais, Member		
x	Steve Pinto, Asst. Treasurer				
	Don Anderson, Camp Manager				

Guests: Jim Saunders

This special meeting was called to clarify and finalize funding for the renovation of the Nature Center to be used as the new residence of the Camp Manager.

A vote was taken and approved at the January 17, 2023 Committee meeting to approve the funding but the terms presented at the time were not the final terms of the funding to be implemented.

As previously documented, multiple attempts to secure funding for improvements to the existing camp Manager apartment failed to raise funds. Considering the critical need to provide better housing for the Camp Manager, both in the present and in the future, using the existing structure of the Nature Center was the only low cost avenue remaining.

Utilizing the advice of the Town Administrator Camp Denison will request a loan for \$50,000. The town will be taking out a loan to fund needs of the Highway and Fire Departments. Camp Denison's loan will be combined with those requirements and a single Warrant Article for the total loan will be presented for approval at the spring Town Meeting.

The loan will be paid off to the town over 5 years at the rate of \$11,176. annual payment starting in fiscal year 24. The Treasurer presented an analysis of cash flow through FY29 based on anticipated revenue, and expenses including annual inflationary increases, showing the feasibility of successfully adding such payments to the budget if the existing cost of bussing related to school programs is eliminated as has been discussed previously. An additional grant from the Georgetown Capital Improvement Planning Committee of \$21,000. will be provided by the town to ensure the necessary funds for the project are available.

The fact that the Camp Manager accounts for the value of the residence on taxes and the increase in value of the new arrangement was discussed. Now that arrangements for funding the improvements have been determined we will discuss alternate arrangements to his use of the Nature Center with Andrew Pazar of North Shore Nature Programs (NSNP). We will need to provide temporary quarters suitable for his needs and will make necessary improvements to the existing apartment, including an additional exit door, for his ongoing use based on a new lease agreement with NSNP.

A motion to approve the \$50,000 loan and grant funding plan as discussed was made by Jim Lacey and seconded by George Langlais. The motion was approved by unanimous vote.

A motion to adjourn was made by Jim Lacey and seconded by George Langlais. The motion was approved by unanimous vote.

Meeting adjourned: 5:11 pm