

**Delaware County Historical Association Board Meeting
Friday March 10, 2017 10:00am**

Present: Barbara Coleman, Peggy Kearney, Dick Meyer, Kay Parisi-Hampel, Ginny Sanford, Roy Scrimshaw, Mike Wood and Tim Duerden. Minutes taken by Angela Gaffney. Frank Lumia and Patrick Walsh.

Absent: Tom Kendall

I. Review of February 2017 minutes

Mike makes a motion to accept minutes as written. Roy seconds. All in favor.

II. Committee Reports

Collections – Clothing – Angela reports that last summer a woman stopped in and asked if we would be interested in her father’s navy uniform, mother’s wedding dress, some albums of the Gerry Estate and other things. She lives in Iowa and emailed to see if we still wanted them and how to ship the items. We said yes. She is getting archival boxes for the dress and uniform and will ship them to DCHA. **Corn cutter** – Angela reports, a month ago she went to Hamden to look at a corn cutter. We do not have one like it. It is heavy and we are trying to coordinate moving it to DCHA. It was used in Hamden on the farm it is on.

10: 07am - Welcome Frank Lumia Realtors (Frank Lumia and Patrick Walsh)

Tim gives brief overview of church: haven’t used it in a while, limited parking, no septic, no running water. Frank asks what we want to do with the Church. Liquidate? Move? Keep? These are the main options he sees.

Tim explains we have discussed all these options. As a museum, it is not general practice to move a building unless it is in danger of being destroyed; this plus the cost makes it not really a viable option. Moving it will also take it off the National Registry of Historic Places.

Frank: what is the best course of action? Roy: How do you preserve it? If we move it, it would be more functional, more useful. Frank, difficult to say what the market value for the church would be. It might also be a little difficult to sell with no septic, no water and no parking. Frank suggests if you want to rent it would require an initial investment, by adding water with a cistern (1,000 gallon tank), compost toilet, and efficiency kitchen and furniture, bed, few chairs. Suggests finding out how much it would cost to do these things.

Discussion on where to raise money, “Kickstarter,” “Gofundme” pages, send to artist communities, art schools, target cities, other Delaware County churches, rotary, etc. Mainly thinking of renting to an artist. Frank explains they do manage over 70 properties for other people. Tim asked what the fee is for managing a property. Frank says it varies depending on what is done, for DCHA, a non-profit he would work something out, free or low cost. If you get an artist for a tenant you would need guidelines of what they can and cannot do to help preserve the building, i.e. no holes in walls, need to put down tarp, etc.

Frank explains if you rent, you would want to do a rental agreement, not a lease. A lease gives too much power to the tenant. A rental agreement is better, you can set rules and regulations of what they are allowed to do to the building. Frank would be willing to put something out there, see if there is any interest.

If selling: discussion on mortgage, the property is not mortgageable, so you need to look for a cash buyer, or DCHA could hold the mortgage. Would have to research that to see if there are any restrictions on non-profits holding mortgage. Frank asks, what is everyone's preference? Barbara and Mike want to sell, Tim and Roy want to rent. Dick wants to move it. Ginny wants to rent and if that doesn't work, sell. Patrick suggests finding out how much it would be to move it vs. how much to do a few things to make it more rentable. Frank says for just a studio work space, not much would need to be done. For an in-house artist, someone living there, would need to put in a small kitchen and sleeping space. Roy asks if we are restricted zone-wise for renting. Frank does not believe so. Frank is willing to test the waters, see if anyone would be interested in renting. Tim and Dick would like to talk to the Frisbee family first. Tim will send Frank picture of the church so he can "test the waters."

11am - Frank and Patrick leave.

Discussion on church continues. Peggy reports the old Catholic church in Roxbury was sold, it did not have water, septic, or parking. Perhaps we should ask how they went about it. Sold to artists. Ginny reports a Davenport Church was given to the historical association and after they could no longer care for it they sold it to an individual. Kay reports a church in Downsville was sold to an individual.

Roy makes a motion to ask Frank to put the church up for rent as is. Mike would second if it was to try to rent/sell. Dick suggests having the next board meeting at the church. Tim looks at renting as the least extreme of all things we could do: rent, sell, move. Selling also brings up issues, since we are a non-profit museum. Best museum practice when deaccession something is to first try to give it to another non-profit. Barbara also points out we could get a bad reputation. Peggy suggests we try one year of renting. Kay seconds for asking Frank to rent the church. Mike questions what if someone wants to buy it? Roy would like to wait on selling, it is a view point on how DCHA will be perceived. Dick asks for a vote on the motion to try to rent the church. Mike is opposed. All other in favor. Tim will talk to the Frisbees and Frank about renting the church.

Austin Negatives – Tim reports – DCHA will be getting a donation of 550 glass-plate negatives of Arthur Austin's from Franklin NY. They are being donated by the Fenimore Art Museum. Tim will be picking them up in Cooperstown next Thursday.

Physical Plant – FRH – Tim reports Dave Hook came and looked at the Frisbee House foundation and will be putting in a bid. Lee Cohen says that kind of work is not in his scope, but he sent the name of someone who might do the work. Barbara talked to Linda DeWitt asking her to have Jane contact DCHA about the stone work. We have not heard anything.

Programs, Publications & Exhibits – Homer Benedict is the current exhibit. The next exhibit will be WWI to commemorate the 100-year anniversary of the US getting involved.

Public Relations –Fox 40 TV – they have been doing a series on legacy sites in the area. It aired last night. They sent a link to the video, Tim will be posting it on Facebook.

Finance –

As of March 10 we have \$48,894 in our general checking account. **LGS** – Roxbury \$500; **DNB** - \$500. Roy reports. All looks ok. Up \$4,050 this year. Fenimore Asset account has gone up. Peggy says this is the time of year for board members to go to their town meetings and ask to get DCHA on their budget.

III. Director's Report

Poorhouse Talk – 70 people attended. Roy and Barbara both there, say we should investigate a small wireless PA system. A few people asked about that. Roy will talk to someone, thinks it might only be about \$100-150.

Amelia Simmons Talk – good talk, 15 people attended.

Basket Workshops – had a basket workshop last month, it was overflowing, so we are doing a second one this Sunday. Should bring in a little money.

IV. Old Business

Green Thumb – Tim reports, he contacted Green Thumb and they say they only work with state agencies.

V. New Business

Bus Trip – Tim reports, next bus trip will be to Seneca Falls June 15th. The whole town is historic. There is a Woman's Hall of Fame, National Park with Elizabeth Cady Stanton House. Lunch at a downtown hotel then a boat cruise on a canal that runs between Seneca and Cayuga Lake, which will take you through a lock.

Peggy asks what is happening with the Frisbee House. Dick explains we have decided to start with the foundation and regrade the ground for better drainage. The next project will be to re-glaze the windows. Tim reports we are also moving forward on getting the plaster work done.

Next Board Meeting: Friday April 14, 2017 @ 10am

11:30am Roy makes a motion to adjourn. Mike seconds. All in favor.