

## Site Committee Meeting – 1/24/2009

*Attendees: Lizzy, Eric, Rosemary, Linda, John Boyce, Kimberly, David, Coyote, Devin, Erin, Kate*

### **John's report:**

- Pledged members: 40
- Pledge total: \$20k
- We've lost 4 members so far and about \$6,240 (worst case scenario).
- Last year we had about \$1200 contributed to the NHF. It varies from year to year.
- Projection forward: 1 member has said that they will not go to Belmont (loss of at least \$120). No ability to project the new membership at either that site or any other, but it seems relatively flat/consistent as long as we keep up our web presence and community presence.

### **Lizzy's data**

- Electricity is only \$50/month; it has few appliances and gas heat.
- Gas was their highest bill; 10 burner stove and 5 bay oven, plus two heaters (one upstairs, one downstairs). \$150-\$200/month.
- Water data is pending. Elevator costs are unknown yet; the owners are getting it certified and inspected now though.
- Trash \$25/month, or \$38/month with recycling every other week, or \$63/month for recycling every week.
- Insurance costs: \$1700/year (prior expenses for the Masons), or \$141.66/month. ChurchMutual may be different.
- Low estimate is \$75,000, which works out at about \$1160/month or \$5000 over what we pay now. Full asking price is \$105,000 plus a \$25,000 down payment, which works out to \$1500/month.

### **Second Visit (Coyote's impressions)**

- Some cracks on the outer wall/foundation; nobody knows how significant they are.
- There is a fire exit from the basement, which was a question on the first visit.
- There is a changing room/storage area above the top floor; the stairway to it is somewhat narrow by most perceptions.
- It does have central air conditioning! It has led to some condensation up in the storage area, but does not appear to be significant.
- There is a 3/8-1/2" gap in the carpet near the front door, someone noticed. There is a water fountain near the front door (not a decorative fountain). It could be changed, though...
- The kitchen is huge and intimidating. In addition to the stove, there is a refrigerator, sinks, cabinets, butcher tables, crock pots and a coffee server. Everything that's there will come with the building! There is no dishwasher, but there is space for one if we wanted. The stovetop has a vent through the wall, but the vent hood does not go anywhere. There is a door exiting directly from the kitchen to the outside.
- The first floor has a TV and some speakers still installed. The second floor has built in speakers and is wired for sound (literally). No idea whether that wiring works or not. There is a spot of warped paneling in the southeast corner of the main room.
- Building was built in 1921.
- Basement does smell of dust, damp, and mold. There is significant water damage in some areas. The wall between the water heater room and the bathroom is destroyed from the bottom edge up several feet (both the plaster and the metal lathing). It looks like the water heater will need to be replaced; it has been shut off since November, and there is water and mud underneath it, but nowhere else is the floor wet.
- There are some cracks in the foundation walls that may or may not be meaningful. There is reinforcement along the north wall, but it looks old and would need to be inspected. The foundation is mortared flint stone; that style apparently crumbles quickly once it becomes damaged, but is solid before that. The floor of the foundation is poured concrete, however.
- The room in the back right of the map has damage to the plaster wall. There is some hollow space under the flooring in the hallway on the right side.

- There is a water pipe routed through the HVAC ductwork. It probably means they ran the HVAC ducting later and just entombed the water pipe.
- There's a section of wiring that appears to be cotton-wrapped, which is a style that hasn't been available for at least 30 years. As long as it's within capacitance and well-maintained, it will be fine, but if it needs repair it will be a rewiring job to stay within code.
- The basement is an allergen nightmare at present; it would probably be feasible to use the main floor for KidSpace until the basement can be made much more hospitable.
- There is a floor drain in the main front area that is rusted out and would need to be replaced. It is set down about a foot into the concrete. There is a second drain somewhere further towards the back.
- Via and Scott noticed symptoms of possible dry rot in the floor joists above the heater. If true, that would be a major repair, but we can't tell without a real inspector.

Tomorrow's visit will include a friend of the community who does construction work and can estimate some of the reconstruction costs and effort needed. That won't replace a systematic inspection prior to purchase, of course.

### **Realtor's Information**

- Once they knew we were looking at it seriously, the Board of Directors of the Masonic group said they were willing to entertain a conditional offer, contingent on us consenting on the February 14<sup>th</sup> Special Ritual for Business. We would be out the inspector's fee, but presumably not the earnest money of the offer (contingent on the contract's exact wording of course). We cannot get an inspector to go into the building without an offer, and we will not be able to consent without an inspection. That's what puts us in a bind, due to the wording of the bylaws. Rosemary and Linda would specifically want an inspection for black mold in the basement.
- Coyote suggested that we could possibly get city inspectors to look at it prior to/in addition an independent inspector. The realtor expected that it would cost \$300-500.
- The only 'paint' in the building is in the basement; the other floors are wood paneled. It should be recent, so it probably won't be lead-based.
- There was a daycare there for a year, and then her financing fell through. She apparently had them in the basement, so some of the questions about lead and mold may have been answered already.
- It's been on the market since June; the Masons have been out of the building for several years.

### **Next steps**

- Our bylaws prevent us from buying or selling property without a Special Ritual for Business with four weeks' notice. However we can enter into contracts at a regular Ritual for Business, which would allow us to get a conditional contract, contingent on our consensus process and the inspection.
- So the Ritual for Business on the 14<sup>th</sup> will (probably) contain a proposal from the Site Committee to enter into such a conditional contract with the realtor/owners, and then get an inspection. Then if they like the results of the inspection, a Special Ritual for Business will be called in March to actually decide whether or not to buy the property.

### **Further Fact Finding**

- Bus route access?
- Earnest \$? One limit if it can come back, a lower limit if it will only return a percentage or have lesser guarantees.
- Inspection results
- Bank financing
- Assessed value w/Jackson County
- Initial offer for the proposal: \$75,000