

In 2007, the Korn project included asbestos removal and new water sprinkler systems. They have asked the state what specific documents would the state need.

Mr. Fulton asked why there is a difference in the amount that was originally quoted. Mr. Melnik indicated that the project start date was originally thought to be 2005 and the date of Korn closing that was originally considered was three years later than the 2016-17 date being considered now. This change makes a difference in the current information versus when he first gave Mr. Fulton the projected payback to the state.

Several questions were discussed: The question of the definition of “redirected for public use”. Can we lease it to the town? Is there an impact of Middlefield having “equity” in the building? How do we handle this? How do we look at the water source being from CRHS? What legal authority does Region 13 have in directing the outcome of the school? Will it likely be a vote of the general assembly?

Doug Gillette from Day Pitney is currently looking at the land deeds. Region 13 has the title to the property. Regional statutes give the district authority.

Mrs. Flanagan asked what is “trigger” for the payback schedule? Dr. Veronesi said that we will need to explore the lease option if we could find that we need to take the school back in the future? How long would we need to be out of the building to have all of our repayment forgiven?

We will assume that the building will remain active. Will the building be used in its entirety? What will the timeline be for its use i.e. when will it be inhabited, how much of the building will be used? Mrs. Flanagan suggested that the lease amount be such that building operating costs are covered so that it would be cost neutral. Mrs. Flanagan suggests that there be a maintenance amount in the capital reserve for the upkeep of Korn School.

Mrs. Flanagan suggested that the assumption is that the total building is going to be leased. We could not parcel off a piece of land because the land is a part of the high school. The property would not be included as part of the lease. Mrs. Flanagan suggested that we maintain custodial upkeep so that the building is maintained to our standard; the standard of public school use. The district would need to build that into the lease cost. Mrs. Flanagan suggests a 5 year lease with a 2 year option.

Mr. Lenihan indicated that we do know the current costs of operating Korn. The costs of Korn School moving to another school including transportation (which we anticipate to be a savings) must be explored.

Mr. Melnik began reviewing the work that was completed in addressing the question posed by the committee regarding the feasibility of moving Korn to Brewster.

Portables: 27 footings necessary at a likely cost of \$100,000 and associated clean-up etc.

Examined capacity: 2016-2017 there will be a need for 28 elementary classrooms. Mr. Francis reviewed the various options that were explored including: moving all of 3/4 to Brewster and maintain all K classes; moving all of Korn to Brewster and 4 Kindergartens at Lyman and 1 K at Brewster; and move all of Korn to Brewster and all of K to Lyman.

Mr. Lenihan will continue to examine Korn, costs associated with Brewster and Lyman and determine bottom line. Mr. Lenihan will also follow-up on state questions. Mr. Melnik will follow-up on legal questions regarding land deed.

Dr. Veronesi and Mr. Melnik will examine grade configurations with the administrative team at the March 6th ADCO meeting. Mr. Lenihan will examine Korn proforma.

The next Utilization Committee meeting: March 16th at 6:30

5. **Adjournment:** Mrs. Flanagan made a motion to adjourn the meeting at 8:20pm. Mrs. Adams second the motion. The meeting adjourned.