

China Lake Assess Feasibility Committee
Minutes of Aug 17, 2012

The meeting was opened at 3:15 pm at the China town office.

In Attendance: Sheri Wilkens, Dale Worster, Jenny Clair, Janet Preston, Dan L'Heureux, Steve Hughes

Realtor Representative: Dan emailed back and forth with David Cosgrove. David has decided to remove himself as our representative. Irene Belanger was a real estate agent for years. Perhaps we could get her advice from time to time. Dan feels that we can probably manage things on our own. Comparables will be difficult to find, because of the nature of the property. Not only that, but having them may not influence our offering price anyway. We called Irene during the meeting and asked if she would be willing to advise us. She has agreed. She will begin coming to our meetings and will be asked to craft a purchase and sale agreement according to the details below.

Other Properties:

- Four Season's Club with 7 acres is valued at \$240,000. It is not for sale, but is notable.
- Lee Austin would like to continue running the Food Pantry. He is not interested in selling at this time. His property is assessed at \$283,800.
- Judy Gilman had not thought of selling Sunset Pines, but she might be open to it. That property is 1.5 acres + .2 rear land with five buildings, and is assessed at \$230,600.
- Judy Gilman also suggested we might also be interested in her property on Neck Rd., which is 2.9 acres and assessed at \$195,000.
- Birch Point on Fire Rd 65 assessed at \$300,000.

Dale's letter: Dale has written a letter to the editor about his vision for China. We have reviewed the letter and it has been sent. We are going to submit an article with a photo about the project. Jen and Sheri will work on it and send it to all for review and approval.

Purchase and Sale Agreement: We came up with \$638,000 at our last meeting. We are ready to offer this in a purchase and sale agreement with the sellers. The agreement shall be contingent upon:

- no sales or irrevocable access agreements of any kind should be made in the meantime
- our ability to raise and appropriate the funds
- voter approval
- obtaining financing and other funding sources by Memorial Day, 2013.
- use of main building during fall of 2012 for the purposes of community meetings and fundraising
- title check
- acceptable building inspection
- inclusion of all furniture and equipment in the sale except here named:

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Date of vote: It will be difficult to get everything ready for the November 8th ballot. If we did, we would have to be ready before the September 17th meeting of the Select Board to meet the deadline.

Fundraising: Dan is eager to gather lists and prepare solicitation letters to various groups including business people, foundations, interested individuals, etc. We need to have our purchase and sale agreement in place before actively soliciting. Janet will work on editing the letter to businesses for other purposes. She will also research the Clifford Foundation and Quality of Place for potential grants. Steve mentioned Steven and Tabitha King foundation, Alford Foundation. Other mentioned were Doug Sukeforth, Carl Farris, Tom Sturtevant, Joe Karter, The Giguere Family. The China Lake Association or CRLA might be important supporters, as it would be helpful to the lake to have more people interested in preserving it.

Safety and Traffic Issues: We feel that it should not be a problem if we have a visible cross-walk, a warning sign saying “pedestrians crossing”, possibly a blinking yellow light. D.O.T. would have to do a study. We might ask them to drop the speed limit to 35 mph in that area.

Name: The word “family” should be in the name. It changes the picture of the place.

Start-up Cost Analysis: Jenny and Shari wrote up estimates of annual operating expenses and start-up costs. This will be helpful as a starting point for the Select Board and donors to see. Friends of China Lake Family Beach group could be a non-profit organization whose purpose is to support the beach through fundraising and volunteering. Jenny suggested we use the “returnables” container at the transfer station as a marketing vehicle to raise awareness of the project. Dan will get “China’s Lake Access Fund” written on the board, so the bottle money will be designated for that purpose.

Ballot Question: Dan will remove the amount \$710,000 from the question and ask staff and several people who come in the town office to read it for clarity.

Next meeting is scheduled for **Friday, August 24 at noon at The Landing.**