

Draft Minutes
Town of Brookline
Brookline Building Use Workgroup Meeting
June 9, 2026 06:00 PM
Location: Brookline Town Hall, Brookline VT 05345 or
Join Zoom Meeting

Present in Person

Emily Beer, Chair
Lyle Brooks
Mike DeSocio
Jess Guerrero
Andrea Seaton

Via Zoom

Vanessa Ballou
Mary Hickey
Fred Strasser
Dan Towler

1. **Emily Beer, Interim Chair called the meeting to order at 6:05 PM**
2. **Changes to the Agenda**
None.
3. **Approve/Review Draft Minutes**
 - A. **May 26 Draft Minutes**
MD moved to approve the draft minutes of the May 26 meeting
AS seconded the motion. The motion passed without changes
 - B. **Assign a Minute Taker**
EB made a motion for MD to take notes during this meeting and for JG to be note taker going forward.
MD seconded the motion. The motion passed after discussion on note taking approach
4. **Members of the Public**
 - A. **Scheduled Members**
None
 - B. **Unscheduled Members**
None
5. **Old Business**
 - A. **SB Appointed Workgroup Members**
EB reported that the SB approved additional members of Fred Strasser and Jess Guerrero. The Workgroup members expressed support for the new members.
 - B. **Elect Workgroup Chair**
EB requested nominations for Workgroup Chair
AS nominated Mary Hickey as Chair and EB seconded. After discussion, the motion passed.
 - C. **Review/Adopt Updated Charter**
EB reviewed changes to the Charter and noted that the SB had approved the changes
JG motioned to approve the revised Charter and AS seconded. The motion was approved
 - D. **Who/How/If Exhibit A Completion**
MD discussed the task of building a summary of the Town Hall and School Building history and key information components. Mary Hickey's separately developed an outline of key information that was similar. FS volunteered to compile this document and AS, JG, MH volunteered to take steps to gather this information. Further, AS offered to coordinate a visit with an experienced realtor to understand the potential market use of the TH, and the School for sale, rental, development, other, etc. MD suggested outreach to Bruce Mello, Mark Bills and Stan Noga who possess most of the historical information needed and can arrange for tours and access, etc.

E. What are Other Towns Are Doing

Mary reviewed the results of her research which included Towns converting empty school buildings into senior living, affordable housing, recreation centers, etc. The group discussed many of these uses saying that any of these options would be a challenge for Brookline and that we needed outside expertise and assessment of what might be feasible for us to consider.

F. Brainstorm Building Use Scenarios

The workgroup reviewed multiple scenarios providing a brief description of the building use scenario, the potential benefits and risks of each scenario and outstanding questions to consider. Below are detailed results of this review. The group decided to discuss additional scenarios at the next meeting.

6. New Business

A. Plan for the June 20 Town Meeting

The group discussed the goal and information to present at the June 20 Special Town Meeting and the desired information to request from attendees regarding their preferences on how to approach the Building Use. They also discussed that we would summarize the activities of the Workgroup to date and the action steps and timeline going forward.

7. Set Agenda for June 23 Meeting at 6PM

- Results of Town Meeting
- Realtor Visit Results
- Reports of Workgroup Members
- Financial Modeling- Baseline and Other
- Assign Responsibility for Analyzing Each Option

8. Other

N/A

9. Adjourn the Meeting

EB adjourned the meeting at 7:45

Brainstorm Building Use Scenarios- Detail

OPTION A		
Town office remains as is		
School building remains unused		
PROS	CONS	
School available for future use, sale, rental or other opportunity	Market value drops	
Market value rises	Cost of maintenance is roughly \$20K/yr	
Flexibility	Lost tax revenue	
Expansion opportunity	Maintenance/capitol investment	
	Future money to use	
OPTION B		
Town office remains as is		
Rent out school building		

PROS	CONS	QUESTIONS
Money, profit	Building will need to be managed	Finding tenant
School building gets used	Could be a bad tenant	How much would rent be
Retain future use of school building	Costs/loss involved with rental	
	Loss of use of the building	
OPTION C		
Town office remains as is		
Sell school building		
PROS	CONS	QUESTIONS
Don't have to worry about 20k/yr maintenance cost	Low selling price	Average
Have money from sale	Lose control of use	Restrictive covenant
Could keep soccer field and playground	Loss of future use	Sell to developer?
		Implications for meeting house
OPTION D		
Town office remains as is		
School building sold to housing non-profit		
PROS	CONS	QUESTIONS
Affordable housing	Low selling price	Would town get rent? Tax money?
No more expense of maintenance or management	Who would tenants be	Would have to deal with shared well
Improve towns grand list		Would developer be interested in property
OPTION E		
Town office sold		
School building becomes town office		
PROS	CONS	QUESTIONS
Good price for sale of building	Cost of moving town office	There's potential for a community center but what if it goes unused
Tax revenue	Higher operating cost for new town office	
More space for town office, no need for bigger vault	More space than town office actually needs	
Keep town meeting space	Cost to renovate	

Maybe rent space in school house in addition to town office	Easement issue/ ill will with selling town office bldg	
Forms a "town center"		