

TOPIC: Brookline Building Use Workgroup Meeting
Time: July 21 2026 5:00pm Eastern Time
Location: Brookline town office, Brookline Vermont or Zoom meeting

Present in person

Andrea Seaton
Lyle Brooks
Emily Beer
Stan Noga
Jess Guerrero
Fred Strasser
Mary Hickey
Mike Desocio

Present via Zoom

None

1. Mary Hickey, chair, called meeting to order at 5:00pm
2. Changes to the agenda: none
3. Approve and review minutes from June 23rd meeting: JG makes the motion to approve minutes, AS seconds. Motion passes with an correction from Stan that minutes be amended to reflect That Stan will be contacting Chris Lewis and Lyle will be contacting Julie Lowe.
4. Members of the public
 - A. Scheduled
 - a. none
 - B. Uncheduled
 - a. none
5. Reports and updates
 - A. Andrea: Attended Building Reuse Meeting.
 - B. Stan: Stan Emailed Peter Padgy of WWHT, they said they cannot help because the school building isn't tied into the city sewer system. Stan offered to call the Vermont Housing Improvement Program. Followed up with Chris Lewis who came to look at the school building and town office- her recommendation was to keep the town office as is and sell the school to a housing developer. In Stan's opinion, as far as commercial entities go, having a building here would be off the beaten path which means housing (versus commercial) can be a better option for utilizing building, but divesting in the school property is Stan's stance. Stan attended Building Reuse Meeting with Fred and Andrea and saw that various towns are all facing the same problems with vacant buildings though all have different solutions.

- C. Jess: Jess met with Erich Kruger who refused to give an estimate for deconstruction of the building because of his personal desire to see the building put to use.
- D. Lyle: Lyle got a hold of Julie Lowe, she is out of town and cannot visit the school in person but gave the advice that Brookline should rent it out if we can and unload it if we can't.
- E. Fred: Fred's quest for history of the town office and school building continues.
- F. Mary: Mary wants to focus on getting accurate numbers for each scenario to go with a PowerPoint slide to be presented to the townsfolk.

6. Old Business

- A. Basic financial models- Mike Desocio: Mike states that our best numbers as far as financial projections go is for the "doing nothing" option since that's what's been happening since the daycare left. Mike suggests assessing each of our scenarios and attaching a "red, yellow, green" system to get ideas of viability of risk, financing and other factors. Mike shared an estimated Net Operating Expense/Revenue of Town Office, School house and Meeting house combined. Group discussed specific numbers and tried to come up with more accurate costs to make a better financial model and the group discussed how we can get even more accurate numbers. Mike envisions all of this information would be presented to the public via a PowerPoint slideshow; each scenario would be explained, have a financial model, and a "red, yellow, green" categorization.

7. New Business

- A. JG made a motion to have all BBUW meetings be 2 hours long, SN seconded motion. Motion passes unanimously.