

Building committee meeting
3-6-13

Attendance not taken.

Agenda – took to do list from last time. No prioritization order.

Several PCC members went to Mac's property to look at survey stakes. Measurements were taken from what is believed to be the property line. There are some concerns that our building will fit the property. In addition we might have some water management issues. Andy indicated that he needs to talk to the Adams twp engineer.

Have rudimentary drawings of the property with a building footprint.

Refine cost estimate with hard quotes. Brian set up a meeting with Larry Renninger. Met him through Mark Evans. Larry did some of RMU as well as other ice rinks. Thought our numbers were very close in estimates. (not sure if his numbers included the land value). He will give us a quote with line items. Discussed sweat equity – he's worked with groups doing this. We can then adjust the itemized list. Discussed tax free status and if he has the number, he can buy the materials. Didn't tie him down to get us the quote so will need to follow up to get that.

Catering club liquor license: Len – got a list of licenses in “safe keeping” to try to find out if people having these licenses are willing to part with them – they are. Must have a license from the same county – can't transfer them. There is an office in Monroeville where you can talk to the LCB. Might be worth sending someone there with paperwork. John Zavinski talked about a “C” license – suspended license in Butler. Can you buy this? Needs to be looked into. Can transfer a “C” to a CC (catering club). All moot because we don't have the correct organization for a year. Must have a formal entity. The problem with the PCC having the license is that liquor creates a revenue stream outside of our stated 501c3 mission. It's taxable revenue. Need Adams twp approval before we do anything. What does suspended license mean? This license is inactive and suspended for awhile. Have no idea what things cost. Retail licenses are very expensive.

Creating an entity: Eric Davis had previously suggested pursuing a 2nd entity that might be a 501c7 – social club. A social club has severe limitation on revenue outside of membership. Might exceed external revenue and therefore may lose your 501c7 status. This status allows you to be private and not open to the public. C3 and c7 are federal tax statuses – not for profit is a status conferred on a corp by the state where it's created. Possible to have a not for profit that is NOT fed tax exempt. PA requires incorporated entity for a year. \$125 filing fee can create this – then donate your profit to a c3 organization and can deduct this donation. May not need a large board – required to have an annual meeting. This line of potential revenue is on hold until we've settled in to our facility.

Past members – get message regarding building sent to them – rework steve's first pass.

Dan's GNCC/USCA notice. – written for them – not for general public. May want to change the numbers slightly – say currently fundraising goals through membership, the general curling community and grants is \$500K.

Promissory notes: possibly the best debt instrument for our club. Bonds might not fit the bill – have structured interest payments, have a term. At end of term, company pays off principle. Sometimes some bonds don't pay anything until the end. Not flexible. Also doesn't give you the option to pay it off early unless you issue "callable" bonds.

Promissory notes have more flexibility. Note would be between the lender and club. Can be tailored to the individual's needs. Can waive interest payments, can extend them if needed, some can be paid off, can be paid off early etc. Written up to detail however each one is to be structured. Have them notarized and they then become a legal contract. Lender has status equal to any other entity the PCC owes money to. Note holders are at the top of the food chain if the club fails (after mortgage company likely). Can issue for any amts. Can partially pay them off depending on how they're written. Can have an initial term with a renewal clause. Write to fit the circumstances. Before expiration can negotiate a new set of terms. Bonds don't have this flex.

Steelspiel/annual meeting: Discuss some of the comments from the survey?

Mark R – has worked with Allegheny Together. Spoke with consultants running that program. Andrew Baechle and Dennis Davin – sent them emails. Called and spoke with project manager. Did a search for existing buildings and land in the area. Did not look at brownfields. Told Mark if we had questions – to come back to them. Have not heard back yet. Has other contacts he's working on (Bud Schuble??) Also met someone at work who works with Butler Co economic development – Ed Codi.

Also – should approach Highmark. They often make small donations.

Dicks sporting goods – grants.

Knows someone who works in the Heinz foundation.

PPG – Mellon – all have large donation possibilities.

Andy – Meeting with Adams Twp. –Presented newest drawing.

- Deed lines shown on the current drawing have been corrected – a little more property than originally thought. Corners/lines are better.
- Depending on where the property line was taken is where the setbacks are set. In Adams -Right of way from road – set from center line of the road. 50ft offset can be exterior building line.
- Amt of right of way Mac has to give to Penn Dot because of a bridge – doesn't affect Mac's property.
- Andy now has docs that show that our construction does not increase flooding likelihood to neighboring house.
- Will need high occupancy parking entrance. Will likely as a minimum need to have it paved a certain distance into the lot. (and include paving handicap spots – has to be impervious paving).
- Adams ordinance regarding parking – any parking area in industrial zone – comprised of maintained all-weather material. Typically this is asphalt. Will probably need to present this to the twp. Suggested asphalt + 2 handicapped

spots – 1720 sq ft – approx 191 sq yds. (if \$75 per square yard – is about \$15K – that’s full depth roadway). We only need minimal sub base.

- If we decide to put outdoor lighting, it must not project light to neighbors.
- Current plan as 76 parking stalls. We have to do a parking study and present it Adams but it’s likely that 32 curlers on ice, + 32 curlers waiting (max 64 cars) is OK.
- Felt this would be a permitted use within the zone.
- Will be a “major plan submittal” – would have to submit through their planning commission – and their board of supervisors. Want the plans 30 days in advance. (it’s often 90 days). Theoretically we could have approval in 30 days. Don’t have to super rush, but shouldn’t wait.
- They suggested strongly that Mac be there – would go a long way if someone from the community is there.
- Would be willing to meet with us as early as next month (planning commission) – informal meeting. Get initial feedback.
- If we stay 25 ft from any property lines, don’t have to do any landscape buffering. If we were forced to do it, would likely only have to do across from the residence.
- \$300 application fee to submit – 1 page app. Also \$2000 escrow.
- Storm water management: may not be able to get around this. Because there is now a roof instead of all gravel, as well as asphalt, we will have to account for it. Rain garden – it’s a mix of sand, mulch, compost – filters through into substrate. Worst case is that we may have to additionally build a ditch. Have to channel the water from the rooftop. Our focus is to make the stormwater requirements as small as possible.
- Confirmed all utilities are there. Tap into sanitary sewer is \$500. Have that done when the contractor is there – stub it in.
- Andy asked about other contractors in the twp they were happy with, but they chose not to answer the question.
- Meeting very positive – no deal breakers at this point.

Brian:

- Discussion with Larry (contractor). Checking on permits for occupancy – there is nothing in the books for a curling club. Determines how many doors etc are required.
- Provides many services including “prime contractor”.
- Larry has worked with non profits before (sweat equity). Has also worked with Everything Ice – Johnstown. Build ice slabs in the US, Canada and some Europe.
- He will supply the construction plans – pre-engineered building (at least for the shell of the building).
- One of his comments: initial plans don’t want to have anything laid out in the building for a phased approach. So will initially just rough in plumbing, discharge pipes etc.
- He will also produce the appropriate document for the bank – needed to get a mortgage. Contractor needs to provide this doc before bank will talk to us.

USCA loan - \$50K per sheet. 10 yr interest free loan. Collateral is flexible. They want 200%. Start paying back in 3 yrs. Only 1 loan in the US so far, to Potomac. One more is under way (suspect it’s Evergreen in Wash). Need the collateral. WCF has Leif Ohman from Sweden – he will review our plans. Can bounce things off of him. Don’t

actually have to take a loan from them to use him. This loan would also require the same details as bank loans etc.

Brian has signed up for a grant writing course through the foundation.

Survey:

Big question about payment plan

First few years may need to charge only 1 rate regardless of how frequently you curl.

Frank Sottile: Did a class project for media relations. He'll email it to Steve for distribution.

Action items:

- Tweek notification to previous members - Marie
- Develop discussion points for Board Meeting
- Contact Larry – get quotes and construction time - Brian
- Andy to pursue informal talks with Adams Twp. (no filing fee yet) – will talk with Mac about attending the april 3 meeting
- Develop timeline
- Develop survey for previous members
- Steve to send reminder to please do the survey
- Talk to Mac about his participation in the steelspiel.
- Steve and Brian to work on steelspiel presentation.
- Mark's leave behind – need to get working on that.
- Dan's Press release - Dan to fix goals numbers