

Town of Londonderry, Vermont
Town Hall Renovation Committee
Meeting Minutes
Thursday, October 1, 2026
Meeting Location: Town Hall, South Londonderry, VT

Town Hall Renovation Committee (THRC) Members – in person: Larry Gubb (committee co-chair), Mimi Lines, Cynthia Gubb (secretary), Liam Elio (committee co-chair), Aileen Tullock,

Others in attendance – Nestor Beckwith, Hunter Excavating

Vision Statement: *As a vital resource to the town, our vision is to restore and rehabilitate the town hall as a community center and performing arts venue, while preserving and highlighting the historical and cultural significance of the building.*

1. The meeting was called to order at 10:02 AM.
2. There were no additions to the agenda.
3. Public comments: There was no one in attendance.
4. The minutes were reviewed from the September 3, 2026, meeting. Mimi made a motion to approve the minutes and Liam seconded the motion. The motion carried.
5. Liam gave a progress report. Because of limited funds, the focus of the work will now be to replace the doors (front and back), complete the attic insulation, and do the work in the porch. The redo of the front entry will have to wait until we have another allocation in July of 2027, or if we find grant money. Access for VFI (Vermont Foam Insulation) has been determined and a timeline has been worked out. Nestor's crew will remove the debris and miscellaneous wood that is in the attic, VFI will then come in and remove the old insulation. Nestor and crew will build the board walk and get the electrician in to do any necessary rewiring and try to reuse some of the beams and wood that are in the attic. VFI will then insulate hopefully completing this before Thanksgiving. Then the Hunter Excavating crew will move onto the porch renovations, stair improvements, and replacing the windows.

The roof will be repaired in mid-October by Dances with Roofs LLC/James Murray. This is already covered budget-wise.

6. The discussion turned to the door replacements. The back door will be a solid wood, aluminum-clad door priced at \$2,730. The front door was discussed in detail and the committee decided on the Marvin commercial grade door with a 20-year warranty. It will also be a solid wood aluminum clad door in white, and the interior color will be a primed

white which we can paint at a later date. The kickplate is roughly 12 inches and the cost of the door is \$15,000. While our budget won't quite cover the cost, Aileen stated the town will find the money to cover the cost overrun. Nestor will confirm the actual cost of the door, and what was estimated for this expense in their RFP.

The committee confirmed with Nestor that the windows upstairs will be white, also aluminum clad and primed white on the inside. Nestor's crew will paint the windows.

7. We then addressed the budget. The MERP funds are almost depleted, which is good, as there is a deadline associated with the grant money.

MERP \$ 27,594.17

Other \$146,033.27

Total: \$173,627.44

We have committed \$161,087 to Hunter Excavating for the work mentioned earlier which leaves us a balance of \$12,544. So essentially we are out of funds.

We have a quote from Gary Barton for electrical work associated with the electrical meter box. It is approximately \$6,000 (\$5,000 for Gary and \$1,000 for trench work) which includes digging a trench from the pole to the box, upgrading the wiring, replacing and moving the box. GMP will cover their costs to move the pole and do whatever else needs to be done on their side of things. This is a priority and must be done for the safety of the building.

8. Grants update:

- We decided that the next meeting will be focused on creating a capital expense budget for the future renovation needs of the Town Hall. Then we will discuss grant opportunities in detail to match up with those needs.
- Liam and Cindy will start working on the VDCP accessibility grant application.
- Mimi has a list she has developed on some grant opportunities which we will review at the next meeting.
- Other identified grants that need more research:
 - Paul Bruhn grant/Vermont Historic Preservation: \$50,000 - \$100,000, (it appears that the next round will open in late summer/early fall of 2026). There also is a much larger grant that needs investigating before the next meeting.
 - Sparks Connecting Communities grant - \$500 - \$3000
 - VT Trust for Historic Preservation - \$20,000 with a match of \$20,000 but this is limited in scope; we could possibly apply for a grant for the replacement/restoration of the seats in the balcony.

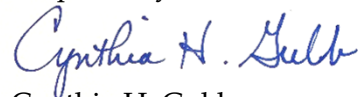
9. We briefly discussed a Christmas celebration of some sort, but we are not sure when Hunter Excavating will be finished working in the building. If that doesn't work, perhaps a new year's celebration and open house with a potluck and fundraising component.

10. **Next meeting: November 11, 2026, at 10:00 AM.** Focus will be on developing a capital campaign for the Town Hall and delve deeply into grant opportunities.
11. Meeting adjourned at 11:02 AM, Mimi made a motion, Liam seconded, and the motion carried.

Next Steps

- ☐ Everyone should spend some time before the next meeting researching grant opportunities and identify the possibilities.
- ☐ Mimi will update her list of grant sources and bring it to the next meeting.
- ☐ Mimi will secure an updated quote for the restoration of the balcony seats.
- ☐ Liam will get confirmation from Nestor for the dollar amount allocated to the front door. If there is an amount designated, this might give us a little money which could be allocated to the electrical box upgrade.
- ☐ Liam and Cindy will work on the VDCP Accessibility grant application.

Respectfully submitted,



Cynthia H. Gubb

Secretary

Town Hall Renovation Committee