

**City of Brighton
Arts & Culture Commission
Special Meeting - June 18, 2009
9:00 a.m.**

1. Call to Order/Roll Call
2. Call to the Public

New Business

3. Discuss the City Manager's recommended plan for the reuse and re-occupancy of Old Town Hall by local non-profit arts & culture related organizations and to consider voting on a formal recommendation regarding the City Manager's proposed plan to the City Council for final review and approval.
4. Call to the Public
5. Adjournment

Next Regular BACC Meeting – July 13, 2009 at 4:00 p.m. – Council Chambers

**City of Brighton
Arts & Culture Commission – Special Meeting Minutes
June 18, 2009**

City Manager Foster advised the Commission that since Commission Member Lawrence is attending a conference and is unable to attend this meeting in person, she would be participating in a conference call. Matt Modrack advised that Commission Member Lawrence would chair the opening of the meeting in Chairperson Skog-McGeehan's absence.

1. **Call to Order**

It was noted by Matt Modrack that Commission Member McGeehan had advised she would be absent for today's meeting. Commission Member Lawrence called the meeting to order at 9:05 a.m.

2. The following roll call was taken:

Eugene Juergens - Present
Carole McGeehan – Absent
Kate Lawrence – Present (telephone conference call)
Tim Cusick - Present
MJ Takagi - Present

Also present were City Manager Dana Foster, Matt Modrack and Lauri French from City Staff and one audience member.

3. **Call to the Public**

Commission Member Lawrence opened the call to the public at 9:07 a.m. Hearing no response, call to the public was closed.

New Business

4. Review City Manager's proposed plan for the re-use of the Old Town Hall by local non-profit Arts & Culture related organizations and consider voting on a related recommendation to the City Council for approval.

Manager Foster provided background information to the Commission regarding the idea discussed by City Council this past spring to find a use for Old Town Hall. Manager Foster and members of City staff have been working with the Brighton Art Guild, the Brighton Area Historical Society and the Livingston Players the past few weeks to try to come up with a plan whereby the three groups could share the space and convert the Old Town Hall into a new use as "The City of Brighton Arts, Culture & Historical Center". Manager Foster provided a handout prepared by the three groups and reviewed the Plan/Proposal on this morning's agenda. He has met with the groups twice and they have met two times themselves to work out a collaborative plan and floor space design. The information in the handout will be provided to City Council at tonight's meeting.

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Manager Foster noted that the groups would be using volunteers and donations; the Brighton Area Historical Society will be donating display cases. He noted that City staff had concluded we could probably not get a viable tenant to rent the building. In the conceptual plan, the first floor use would include a multi-use stage at the rear of the first floor and the existing partitions would be removed to open the area up. The City may have to expend up to \$5,000 for removal of the partitions that were put up by the City for use by City staff prior to renting the building to the Press & Argus. The three groups would use the second floor as a multi-purpose room for rehearsals, classes, gallery events, etc., and the three groups would share the office space on the second floor.

Manager Foster noted there are code issues with the building:

- There is a limit of no more than 50 persons occupying the building at one time without requiring a fire suppression system. Manager Foster estimates \$20-30,000 for a fire suppression system, which the City does not have in its budget. He noted the proposed occupants would make this work in the short term.
- The basement of the building cannot be used for storage without a fire suppression system (puts it in a higher risk group). The groups could use the community center short-term for storage.

Manager Foster advised that the groups may be able to get activities going as early as the 4th of July weekend if they receive approval at tonight's Council meeting of their plan/proposal and certainly by the August Fine Arts Festival.

5. Discussion

Commission Member Lawrence thanked Manager Foster for the re-use of Old Town Hall idea. She asked if the Livingston Players would practice upstairs and perform downstairs and what would happen to the other groups' exhibits in that case. Manager Foster confirmed that the Players would use the upstairs to practice and any exhibits on the first floor would be moved aside to provide a seating area on the first floor. The Players cannot perform all their plays in Old Town Hall; their larger productions would be done somewhere else. Commission Member Lawrence stated that the idea has her full support.

Manager Foster informed the group that he would insist that "City of Brighton" be included in the name on the building, not "Brighton Area", but "City of Brighton Arts, Culture & Historical Center" out of respect to the City taxpayers who pay for ongoing maintenance and other fixed costs for the building. Commission Member Lawrence agreed and noted she had to leave the BACC meeting to get back to a conference she is attending. She left the meeting at 9:25 a.m.

Commission Member Juergens asked what Manager Foster was looking for today from the BACC. Manager Foster indicated he would like a motion of support to take to City Council tonight. Commission Member Cusick asked if the Brighton Art Guild had asked the City to provide any large purchases, like a kiln? Both Manager Foster and Matt Modrack did not recall the City being asked to provide any large purchases. There was a short discussion concerning maintenance of the building and Manager Foster noted that the occupants would do day-to-day maintenance with custodial costs paid by the City. The City of Brighton spent \$2,400 on maintenance in fiscal year 2007-08 (the last full year the building was rented by the Press & Argus). The building needs to be accessible to the public and Manager Foster wants the groups to concentrate on the activities that will bring people downtown. The occupants will post hours of operation for the building.

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Manager Foster noted that ordinarily, based on the numbers, he would not be presenting this plan to the BACC and City Council. Since the City is incurring fixed costs for the building anyway and the groups came back with more than we had hoped for in terms of a plan and a schedule for shared use of the building, Manager Foster decided to go forward with it.

Commission Member Juergens asked for confirmation from Manager Foster that no BACC monies would be used for this plan, and Manager Foster responded that no BACC funds would be used. Matt Modrack indicated he would look for grant funds for the fire suppression system. Commission Member Takagi asked if the groups could do fundraisers to offset some of the City's costs and Manager Foster said we did not discourage them from doing so. Commission Member Cusick noted that this is a great use of City property and will result in a win/win for everyone.

6. **Consider Action/Motion**

Commission Member Takagi moved for a motion of support for the City Manager to go forward to City Council for approval of the proposed plan for re-use of Old Town Hall for the City of Brighton Arts, Culture & Historical Center. Commission Member Cusick seconded the motion. The motion passed unanimously 3-0-2.

7. **Call to the Public**

The call to the public was made at 9:35 a.m. Hearing none, the call to the public was closed.

8. **Adjournment**

Moved by MJ Takagi, seconded by Tim Cusick, to adjourn the meeting at 9:40 a.m. The motion carried unanimously 3-0-2.

Lauri French, Community Development/Planning Clerk
June 18, 2009

Next BACC Meeting – Monday, July 13, 2009 – 4:00 p.m. – Council Chambers