



*TOWN OF GRANBY
COA Building
10 West State Street
Granby, MA 01033
Telephone: (413) 467-7177 Fax: (413) 467-2080
Website: www.granby-ma.gov*

August 22, 2022,

Regular Board Meeting

5:30 PM

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPOINTMENTS:

5:35 Pole Hearing

5:45 Granby Historical Association-Tag Sale

6:15 West Street School -Interested Parties

CITIZEN PARTICIPATION:

MINUTES:

TOWN ADMINISTRATOR:

*Correspondence

*Drought

*Dufresne Rentals

NEW BUSINESS AND INFORMATION:

1 Accept Departmental Reports

2 Approve and Sign Maintenance Warrants

3 Approve and Sign Common Victualler's Licenses

4 Approve and Sign Entertainment License

OLD/ANY OTHER BUSINESS:

* Update on Dufresne Playground

* Review updated Permit Fee Waiver Form

* Review update COA survey form

* Information from Crystal Dufresne from New Selectboard Conference

EXECUTIVE SESSION: 30A-21-A (2)

ADJOURNMENT:



TOWN OF GRANBY

Granby Senior Center, 2nd Floor

10-B West State Street

Granby, MA 01033

Telephone: (413) 467-7177 Fax: (413) 467-2080

Website: www.granby-ma.gov

Town Administrator: Christopher Martin

Meeting Minutes of 08-22-22

Members Present:

Richard Beaulieu, Glen Sexton and Crystal Dufresne, others present, Christopher Martin

Glen Sexton, Chair called the meeting to order at 5:30 P.M. Mr. Sexton then led the Pledge of Allegiance.

APPOINTMENTS

***Pole Hearing: National Grid Pole Hearing- South Street #30470165:** Ms. Dufresne opened the National Grid Pole Hearing at 5:42 PM for #30470165-South Street. Ms. Dufresne read the following legal ad and Mr. Sexton opened the hearing to any proponents:

5:35 PM--- **South St.** - National Grid to install (2) SO poles on South St. beginning at a point approximately 777 feet south of the centerline of the intersection of New Ludlow Rd. to provide electrical service to new home and for support across the street. Location approximately as shown on plan.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – South St. - Granby, Massachusetts. **30470165**

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes. Copies of proposed Plans-South Street-30470165--- Granby MA are available in the Board of Selectmen's Office 9 a.m. – 3 p.m. Monday through Thursday; 9 a.m. – 12 noon on Friday located at 10-B West State Street, Senior Center Building, 2nd Floor.

Granby Selectboard
Glen N. Sexton
Crystal L Dufresne
Richard K Beaulieu

Lisa Jasinski from National Grid explained to the Board that this is to provide electric service to a new proposed house on South Street. They will be erecting a midspan pole for a takeoff pole to go down the driveway with wires and one across the street to support that line. The proposed new house is about 400 ft back from the street. Mr. Sexton asked if there were any opponents to the installation. Ms. Lorilee Roberts, 171 South Street wanted to know where the poles were going

exactly. Ms. Jasinski showed Ms. Roberts the plan. Ms. Roberts was happy where the poles were going according to the plans. Seamus Connelly of 21 Ferry Hill asked Ms. Jasinski when the work would be starting, she explained after it is approved about 2-2-1/2 weeks, but the site is nowhere near his house and would not affect him. Glen Sexton, hearing no other opponents he closed the public comment portion of hearing. Mr. Sexton asked the Board if they had any more questions, they said no, so he closed the hearing.

On a motion by Crystal Dufresne and seconded by Richard Beaulieu, the Board unanimously approved National Grid plan #30470165 South Street. - National Grid to install (2) SO poles on South St. beginning at a point approximately 777 feet south of the centerline of the intersection of New Ludlow Rd. to provide electrical service to new home and for support across the street. (3-0-0)

***Granby Historical Association-Tag Sale:** Terry Johnson, 98 Batchelor Street, was representing the Granby Historical Association. She came in front of the Board to ask if they would allow the Historical Association to have a 3rd tag sale on September 10 & 11, 2022 to help with the Capital fundraiser they are running to maintain their buildings and artifacts. On a motion by Crystal Dufresne and seconded by Richard Beaulieu, the Board unanimously approved the third tag sale permit for Granby Historical Association on September 10 & 11, 2022 from 8 am -3 pm. (3-0-0) Ms. Johnson thanked the Board for loaning the Association the Gold Headed Canes, they look fantastic in the display.

***West Street School -Interested Parties:** Lynn Mercier, representing a group of concerned citizens who were in the back of room, about West Street School (WSS). She handed out to the Board members a handout which pretty much states what she was talking to them about (copy attached to the back of the minutes). Back in 2018 a report/study was done in 2018, at which time the recommendation was to raze the existing structure and build two new Town buildings in phases— phase 1 would be a new Town Hall structure and phase 2 would be a new Council on Aging ("COA") building. The Select Board at that time (Chojnacki, Sexton, Joyce) unanimously accepted the recommendation of the committee; however, the Town has taken no further action on building use.

Since 2018, WSS has been maintained by the Town and insured yearly (@23,000 per year) by the Town but has not been used. Our Town maintenance department has thoroughly cleaned and "aired" out the school, which has eradicated much of the mold that was evident in the building. The building is in a much better condition than it was when the report was written in 2018. So, we are basically here to say can we revisit WWS as an option for Town Offices. We either start using it and renovating it or we follow through with what was recommended in the 2018 report.

Mr. Sexton said that this was brought up a couple of meetings ago and he wanted to bring it to Town Floor, let the residents vote on what they want to do with the building. The reason is no matter which way we go it is going to cost the town a great deal of money. We have discussed doing a study to have a report for both options. I think it is important for the town to see the cost of either option to decide. Ms. Mercier said isn't that the job of a committee to bring the information to the Board and then the Board brings it to the Town Meeting to make that decision. Mr. Sexton is still concerned about the cost.

Henry Clement, Porter Street, a local contractor who has done many renovations of old buildings did a walk-through of WSS with Jeremy Carriere, Maintenance Supervisor for the town and

believes that the building is in pretty good shape. It is basically a sound structure, has plenty of parking and is ADA accessible. There are plenty of mechanical things that need to be fixed. It lends itself to being used for Town Offices and the COA. He understands that the cost of renovations or tearing down is going to be expensive, but he thinks renovating is advantageous and repurposing the building is the way to go. It has a lot of pluses going for it as it exists in that spot. What you are getting in a 44,000 sq ft building compared to 3 new buildings will probably cost the same price but you are not tearing down something that is reusable. The building has a tremendous amount of potential, there is probably more space than the town needs, so it could also be used for other things.

Mr. Sexton says again we don't have real numbers for the town to look at and we need an assessment of both options. He will agree with whatever the town votes to do. We still need to know what the needs are for the COA and for the Town offices and what the cost is going to be.

Ms. Mercier said the problem still is that we are still paying for a building we are not using and paying rent and not getting taxes on another building that we are using for these offices. Mr. Sexton understands that, but no matter what we do it is going to cost the town money. Mr. Beaulieu asked if we could do the project in phases, and if we could renovate the classrooms for our town offices and Mr. Clement said we could. Mr. Clement also suggested getting solar panels and that way the electricity would be for free for that building. After the lead time Mr. Clement felt the building could be renovated for what we need for town offices and COA in 15 months. Mr. Sexton said no disrespect to Mr. Clement, but we are not talking facts on the figures, we can talk about it but until an Architect comes in with a design for the building and what needs to be done that's when you can start talking about dollar figures. What we need as the Selectboard, is to get town approval to get funding to go out to bid for a schematic design of what we want for the building. Ms. Mercier suggested that why don't you give the three options to the Architect and ask him to price out the 3 options. Mr. Sexton agrees that is the way to go, but we still need to give the Architect what we need for space and how we are going to use that space in detail. Crystal said she looked and there is no funding for Municipal offices so it will all be paid by the taxpayers. She will look into seeing if there is any extra funding for COA buildings.

Micheline Turgeon, Taylor Street, asked with the other study done in 2018 didn't you already ask for what was needed for space, can't you reuse that information. Mr. Sexton said no, as the study/report was done for whether the building could be reused. Mr. Martin said that there was a set of designs done for 200-275 sq ft buildings done with the report, but he does not think it was based on what was needed by each department, it was stated that under 7,500 sq. ft no cistern system needed. Ms. Turgeon asked if the group could collect the data for how much space is needed from each department and give it to the Board, who would then give it to the Architect.

Jennifer Silva commented that the Board needs to officially appoint the group as a committee first, they are just a group of concerned citizens right now. Glen Sexton would like the Board to make a public announcement that they are forming a committee and the committee should be made up of people from different aspects of town. He really appreciates the group bringing this to the Board's attention. There might be other residents who wish to be involved in the Committee or it might be all the residents who are here right now. Anyone interested in being on the Committee should contact the Selectboard office to say they are interested in serving on the West Street School Feasibility Committee. The Board will appoint members to the Committee at their September 19 meeting.

The Board asked Mr. Martin to reach out to 3 Architecture Firms to get a rough estimate of the cost to have the study done. Mr. Martin said he needs to figure out the scope of service first. He

believes the first thing you would have them do is tour the building, tell them your 4 options, you then want the potential cost of each of those options (estimate cost for each option per square footage for renovation or construction. Phase 2 would be the design. After he has an official “scope of service” he will make the calls and bring the responses back to the Board, so hopefully they can bring an article forward at a Special Town Meeting in either September or October.

*George Randall, Taylor Street, told the Board he is all for renovating WSS, but thinks it would be better to renovate the old high school for offices and build a new high school behind the old one. *Seamus Connelly, Ferry Hill, agreed with Mr. Randall on renovating WWS but thinks taking care of the high school should be done first.

CITIZEN PARTICIPATION

NONE

MINUTES

On a motion by Crystal Dufresne and seconded by Richard Beaulieu, the Board unanimously approved the minutes of May 17, July 18, and August 01, 2022, as submitted. (3-0-0)

TOWN ADMINISTRATOR

Dufresne Rental: *US Fish & Wildlife Service rental for Saturday October 1 from 8 am –2 pm – Fishing Derby-large pavilion, access to Pond & Bathrooms.

*Private Event rental for Monday August 29, 2022-11:00 am -4:00 pm-Small pavilion #1-Taylor Street Side.

*Granby Firefighters Association-fundraiser-August 16, 2022-4:00 pm-8:00pm

*Granby High School Cross Country Team-September 13, 27 and October 11, 2022-2:00 pm - 6:30 pm-Cross Country course and bathrooms.

Police Officer Assignment-Elections: Mr. Martin told the Board he received correspondence from Town Clerk, Kathy Kelly-Regan about “changes in the Elections Laws as of 6-23-22 under Election Advisory #22-01: Police Assignments-Effective immediately, the law regarding assignment of police officers at polling places is amended to require the Board of Selectmen, town council, or city council to assign police officers and constables to polling places. Previously, this was the responsibility of the Chief of Police. Since this change is taking effect before the primaries, we need to make sure we have detail officers assigned before the September primary, Tuesday, September 6, 2022, and the November Election is Tuesday, November 8, 2022.” We have had one Officer in the past what does the Board want to do now? The Board indicated that they would keep with what was done in the past and have only one (1) officer assigned to the elections.

Correspondence: The Board received the following in their packet for this meeting:

*massDOT-National Bridge Inspection Standards (NBIS) Bridge Inspection Report for G09-016(0Q5) School St/Bachelor Brook. Dated 06/16/22

*August 2022-PVPC Progress Report

*Board of Health July 19, and August 2, 2022, approved minutes.

*Granby Conservation Commission July 12, 2022, approved minutes.

*Department of Environmental Protection Information concerning EPA's New Health Advisories for Some PFAS dated August 11, 2022

*FYI from Treasurer and Tax Collector

***Drought:** Mr. Martin explained to the Board that the State is now adding a map and giving updates on the drought in different regions on their webpage. We are at a stage 3 which is a critical drought. Under a critical drought you minimize the unnecessary use of outside water use. With we currently use the sprinkler system at Brown-Ellison Park and that is a shallow well. Mr. Carriere turns the system on M-F in the mornings, does this Board wish to continue till the well runs dry or stop it now. The Board doesn't want to lose the field and suggests that Mr. Carriere water it on Monday, Wednesday, Friday, weekends off and if it rains don't water that day. Board asked Mr. Carriere to keep them posted on the well and they will revisit at the Board's next meeting.

Ms. Dufresne asked if the Board wanted to do anything with the residents, as Mr. Martin said there is a model bylaw that other town's use. The Board felt that it is the resident's decision to use the water as they feel fit but advised them to proceed with caution so their wells don't run dry.

***Sealer of Weight and Measures:** Mr. Martin explained to the Board that he just received the contract between the Town of Northampton and Town of Granby for "Sealer of Weight and Measures for FY23. The amount for the services is the same as FY-22 of \$2525, which is paid back to the Town by the businesses that use the "Sealer of Weight and Measures" services. On a motion by Crystal Dufresne and seconded by Richard Beaulieu, the Board unanimously approved and signed FY-23 contract with Town of Northampton and Town of Granby for "Sealer of Weight and Measures in the of amount \$2525.00. (3-0-0)

***Timber Contract:** Mr. Martin received the signed contract back for the sale of timber from Kennebec Lumber. They are hoping to bring out equipment late November early December to start the cutting process.

***Bid Specs-Dredging Dufresne Pond Feasibility Study:** Mr. Martin told the Board he filed the bid specs for the Dredging of Dufresne Pond Feasibility Study on Commbuys and will be in the Town Reminder on August 26 and September 2, the Bid opening is September 14. It is also on the Town's website.

***ABCC Approved License:** Mr. Martin explained to the Board that the ABCC approved the Farmer Winery Pouring Permit for Wine Haus and Vineyard at Jameson Farm LLC, it came in by email today. The Board just needs to sign the Town's license that will be given to Mr. Trompke, with the hours of operation will be Sunday thru Saturday from noon- to 9 PM, the license will expire on 12/31/22.

CvRF-MP Award Close out Certification: Mr. Sexton needs to sign the CvRF -MA Award Town of Granby Close Out Certification as part of the COVID money we had received from the Federal and State Government. This is the last piece to close out the award. The Town did return \$9,000

out of the \$50,000 we received from the State and \$85,000 from Federal.

The Board will hold their next meeting on Wednesday September 7, 2022 as Monday September 5 is Labor Day and Tuesday September 6 is the Primary Elections from 7 am-8 pm.

NEW BUSINESS

Departmental Reports: On a motion by Crystal Dufresne and seconded by Richard Beaulieu, the Board unanimously approved the departmental reports as presented. (3-0-0-) There was discussion made that the Highway Department and Fire Department has not been submitting weekly reports. Mr. Martin will speak to Mr. Desrosiers, Highway Superintendent and Mr. Beaulieu will speak to Fire Chief O'Neill concerning the Fire Department, and Lisa Petraglia, COA, about submitting weekly reports as every other department does.

Maintenance Warrants: On a motion by Crystal Dufresne and seconded by Richard Beaulieu, the Board unanimously approved and signed the following warrants: (3-0-0)

#23-09-Payroll Warrant-(08-05-22)-\$399,729.30

#23-10-Maintenance Warrant-(08-05-22)-\$401,737.79

#23-11- Accounts Payable Warrant – (08-12-22)- \$180,550.26

#23-12-Payroll Warrant-(08-19-22)-\$429,416.45

#23-13-Maintenance Warrant-(08-19-22)-\$172,474.33

Approve and Sign Common Victualler's 2022 License: On a motion by Crystal Dufresne and seconded by Richard Beaulieu, the Board unanimously approved the 2022 Common Victualler's License #22-49 expiring 12/31/22 for the Granby Firefighters Association and #22-50 for Immaculate Heart of Mary Church-256 State Street expiring 12/31/22 and waived the fees as Granby non-profits, as amended. (3-0-0-)

Approve and Sign Entertainment License: On a motion by Crystal Dufresne and seconded by Richard Beaulieu, the Board unanimously approved the 2022 Entertainment License #22-09 expiring 12/31/22 for Immaculate Heart of Mary Church-256 State Street and #22-10 expiring 12/31/22 for Friends of the Granby Veterans and waived the fees as Granby non-profits, as amended. (3-0-0-)

OLD BUSINESS

* ***Update on Dufresne Playground:*** Jeremy Carriere, Maintenance Supervisor, told the Board he had no updates at the moment. He did have a company come do a walk through and submit a proposal, and one other, but he needs to get a baseline report from Mr. LaRue who did the report so that he can look each proposal on the same merits (apples to apples). Crystal Dufresne said that she had gotten a copy of the warranty from Bobby Rougeau who was part of the original Granby group that put the play structure together and the company's name was Landscape Structures, Inc. Both Mr. Martin and Mr. Carriere said that the warranty was really not going to help as it does not include any cosmetic issues or wear and tear from normal use.

Mr. Beaulieu asked about the signage for taking out the trash you bring into the parks. Mr. Carriere said he had one sign chewed up by a dog, it has been replaced with a new sign and one sign had

some graffiti on it but was cleaned up and returned to the same spot. All signs remain in tack currently and so does the fence around the play structure.

*** *Review updated Permit Fee Waiver Form:*** The Board took one more look at the Permit Fee waiver form for various Town Licenses. Mr. Martin had added a line saying are you a non-profit yes____or no____ as requested at the Board's last meeting. After looking at the form the Board also asked that if you are a non-profit why you think the fee should be waived and supply documentation from the IRS that you are indeed a non-profit to be added to this form. On a motion by Crystal Dufresne, and seconded by Richard Beaulieu, it was unanimously voted to approve the Permit Fee Waiver Form as amended and have Mr. Martin add under "are you a non-profit" that IRS documentation must be provided and start sending this out with license renewals. (3-0-0)

*** Review update COA survey form:** Ms. Dufresne spoke to Lisa Petraglia, Interim COA Director and she felt that the Board should add something telling the Senior's who the Survey was from before she sent it out on the Board's behalf. Ms. Dufresne wrote a small paragraph and would like the other member's feedback. The Survey will be going out on Wednesday, and she would need the 750 copies by tomorrow to stuff in the Newsletter. On a motion by Crystal Dufresne, and seconded by Richard Beaulieu, it was unanimously voted to accept the following to be added to the top of the survey as amended by Glen Sexton: Below is a survey that the Granby Selectboard would like you to complete as we prepare for the search of a new Council on Aging Director. We would like to thank Lisa Petraglia for being our Interim COA Director for the past 2 years. Our goal, moving forward, is to hire a person that will continue to meet all your needs and provide our community with enrichment opportunities for our seniors. Thank you for taking the survey and for helping us understand the scope of the needs in our community.

Sincerely Granby Selectboard Members Glen Sexton, Rick Beaulieu, Crystal Dufresne (3-0-0)

*** *Information from Crystal Dufresne from New Selectboard Conference:*** Crystal Dufresne told the Board that she knew that Cathy Leonard had given them copies of the power points that she received at the conference, but one thing she wanted to point out is just the way they organize their information for the public to review. They had talked about the Capital Budget and on-going reinvestment and how avoiding Capital leads to bigger problems. She asked if the Town has ever had a Long-Range Planning Committee. Glen Sexton explained that we take free cash every year and put into "savings accounts" where we are then able to take money out for purchases. We have the money vs taking out a bond to borrow money. We are fortunate to have money in our accounts and have great bond rating because of it. The school has used it in the past to cover their operating budget. *Chris Martin told the Board that back in 2007/2008 John Libera (Finance Committee) chaired a committee to look at exactly what Crystal is talking about. At that point and time based upon the age of our equipment, age of our roads and normal life spans we were supposed to put \$500, 000 away a year to cover as things expired from their useful life. That is why we created three (3) Capital Needs Funds, 1-General Purpose, 2-Municipal Buildings, 3-Capital Needs. The problem that arises is that at any Town Meeting any department can stand up and say they need \$400,000 that wasn't given to them by the Finance Committee, Selectboard or part of the budget process, because they couldn't justify it enough, and all they have to do is stand up at the Town Meeting and by a 2/3 vote they can appropriate out the stabilization funds to cover their operating costs. That is the problem we run into, departments make phone calls, get voters to come vote for that one amendment for their operating budget instead of what the original purpose it was intended

for. *So, everything you planned for is gone. *Chris said we use to appropriate a certain amount each year for each account, but they started taking from the General-Purpose Fund, then Municipal Building Fund and the Capital Expense Fund. So as much as we want to save for the future, we end up using the money elsewhere. * Glen Sexton it is the Town's money to vote to spend on what they want. They tend to forget that we are saving for the future. Some only look at the now. Some people want to go for an override, but we have a Tax ceiling, and we are almost there. * Crystal asked is there a way to put together a Long-Range Planning Committee, with representatives from the Finance Committee, Selectboard, School Committee, Planning Board and Town Residents? Is there a way to do a collaboration so that it is clear that a lot went into this. We should have a written plan that shows our capital needs and plans. She knows that all this work could be done, and it can be for nothing with one vote. * Chris said you can definitely do it, but with the Boards and Committees always changing members you can get new members that don't agree with your prior priorities and don't follow the plan you have laid out. The plan is only good with the same people being on the Boards and Committees who made the plan. * Crystal is trying to be more pro-active then re-active. She thinks that having a Long-Range Planning Committee will show collaboration between departments and would get more taxpayers on board once the plan had been made and she hopes more people would be invested in it. *Glen Sexton said he believes the departments and committees already do that technically. He thinks a lot of what Crystal brings up at the meetings is very important. It is very important to remind the town what the consequences are if we spend money on something other than what we planned it for out of the Stabilization Funds. He told Crystal that if she wants to try having a Long-Range Planning Committee, he is okay with that, we can only try. He said we can bring it up at the next meeting. Crystal just wants to make sure that that the Committee is working on a 5-year plan for the town.

EXECUTIVE SESSION

M.G.L. 30A-21-A-(2)-: On a motion by Glen Sexton, and seconded by Richard Beaulieu, it was unanimously voted to go out of the regular session meeting at 7:53PM. to go into Executive Session under Mass General Law 30A-21-(a)-2 and to return to regular session only to adjourn. Sexton, Aye, Beaulieu, Aye, Dufresne, Aye. (3-0-0)

ADJOURNMENT

On a motion by Crystal Dufresne, and seconded by Richard Beaulieu, it was unanimously voted to adjourn the regular session meeting at 8:50 PM. (3-0-0)

Respectfully submitted,
Cathy Leonard
Assistant Town Administrator

The Future of West Street School

Ultimate proposal: Consider using West Street School as a site for Town Offices and COA or fulfill the recommendation made in 2018

As concerned citizens, we are asking the Select Board to revisit and to move forward with potential uses of the existing West Street School (“WSS”) Building. The potential future of this structure was last studied in 2018, at which time the recommendation was to raze the existing structure and build two new Town buildings in phases—phase 1 would be a new Town Hall structure and phase 2 would be a new Council on Aging (“COA”) building. The Select Board at that time (Chojnacki, Sexton, Joyce) unanimously accepted the recommendation of the committee; however, the Town has taken no further action on building use.

Since 2018, WSS has been maintained by the Town and insured yearly (@23,000 per year) by the Town but has not been used. Our Town maintenance department has thoroughly cleaned and “aired” out the school, which has eradicated much of the mold that was evident in the building. Although the building remains vacant, the Town is still currently paying for a roof replacement on the building. Furthermore, leaving the building vacant invites additional maintenance issues and vandalism, in addition to creating an attractive nuisance, which could result in potential liability concerns for the Town.

Benefits of moving Town Offices / COA to WSS:

- Moving the town offices out of the Annex would save us monthly rental fees, as well as the costs of building maintenance, mowing, plowing and the wear and tear on the maintenance equipment.
- Moving the town offices out of the current Senior Center Building would save us the costs of general building maintenance, which includes mowing, plowing, paving and the resulting wear and tear on town equipment. Additionally, the building could be sold and subsequently return to the tax roll to generate tax revenue for Granby.
- Convenience & efficiency: having all town offices centrally located in one building, with an easy to navigate entrance/exit.
- The COA would have a new kitchen and corresponding eating area.
- Room for a potential recreational space for children/teenagers.
- WSS roof is prime solar space, keeping in line with “green” initiatives.

Cons of moving Town Offices / COA to WSS:

- Expense of renovating for town offices; i.e., windows and frames need to be replaced; flooring needs to be encapsulated and replaced; kitchen needs to be renovated; HVAC needs replacement; need for professional mold removal to ensure mold is eradicated.
- Above mentioned renovations may trigger state code requirements; once a certain amount of money is spent on renovation, an entire public building must be brought up to code requirements.