



CALLICOON BUSINESS ASSOCIATION

2025 Monthly Member Meeting| 02.18.25 MINUTES

Meeting date | time 02/18/2025 | 6:30 pm | Meeting location Callicoon Real Estate, Callicoon + Zoom

Meeting called by: **Nicole Vallance, President** Call to Order: **6:35 pm**
Facilitator: **Nicole Vallance, President** Adjourned: **7:20 pm**
Note taker: **Roy Harris, Secretary**

Attendance: Executive Board: Nicole Vallance, Genia Brodyn, Roy Harris, Rosie DeCristofaro, Lily Smith and Thong Keokham. **Guests:** Nancy Anderson, Melanie Bendavid, Stacey Cervellino, Darko Hreljanovic, Bill Jenks. & Lisa Stuart

- I. **President's Report + Welcome and Call to order**
- II. **Secretary's Report** | Review and adopt 01.28.25 General Meeting Minutes-since the notes went out late we will table them to the March meeting
- III. **Treasury Report** | The CBA current has \$5737 in the bank, with approximately \$3,200 earmarked for various initiatives and \$900 for expected payments. We're also expecting to receive \$2100 from 2024 sponsorships. We are solvent and in good shape going into the new year, with \$4K+ more than last year's rollover and \$2K more than 2023.
 - This year's fundraising initiatives, for sponsorships, grants and bingo fundraisers were all very successful and critical to expand advertising, events, beautification, holiday decorating and purchase needed equipment.
 - We are deeply grateful to the amount of support received from our incredible sponsors and our membership for helping to fund and support events and programming this year.
 - Additionally, the CBA board has earmarked \$2500 to go towards a Callicoon Field Guide for this coming year to benefit businesses and hamlet, and up to \$1200 for a website revamp
- IV. **Marketing Committee** | We need to find another location for March 4th Marketing Meeting since Callicoon Real Estate will not be open on the next date- TBA
 - Callicoon Hamlet Guide | \$2500 has been raised and we are starting development, which will be discussed at the Next Marketing and member Meetings. Anyone interested in collaborating on the guide, please email events.callicoon@gmail.com.
 - **Next Marketing meeting** | March 4th, 5:30 at TBD.
- V. **Beautification Committee** | Call for a Chair. Rosie DeCristofaro will work as interim. If you know anyone who loves gardening who would be interested, please let us know.
 - **Sullivan 180 Grant** | Submission due March 1st, 2025-
 - **Summer Internship** | We are seeing an intern to work with the CBA and Sullivan 180 for hamlet beautification. This is a paid position for a person 16-20.
 - **Hamlet Baskets** | 14" Red/Pink Ivy Geraniums in a metal basket with coconut liner at \$27/ea.
 - Orders are now open. Please email beautification.callicoon@gmail.com to order.
 - Notice will be going out to all members about the baskets.

- If anyone has any baskets from the 2024 season, please contact Genia at vp.callicon@gmail.com

VI. Events Committee Update(Nicole)

- **2025 Events Dates** | Dates listed on <https://visitcallicoon.com/upper-delaware-events-calendar/>
- **Call for Events Committee Chairs/Co-Chair** | Each event should have its own Chair/Co-chairs and Committee and start planning a minimum of 3 months in advance.
- **2025 Event Sponsorship Packet** | Being updated | The tiers will remain at the same levels.

VII. Depot Update | With CDI President, Darko

- A lot of things are happening with pressure time wise- a lot to be done between now and June 30th to use the remaining Silver Feather Award balance to complete the Architectural Plans on our timeline.
- RFP | We have had about 10 solicitations –6 firms came on Feb 7th and were able to walk through and see the depot. A site visit was not necessary-so all 10 can apply. So, 10 potential candidates.
- RFP is due on March 7th | general outline for the RFP is 3 phases- the first phase is getting people into the visitors center- the focus of the first phase- main door, access, roof etc is the first scope- we had to diminish some of the things for phase 1—we were \$200,000 over budget- meaning we will get it ,but not in phase 1
- We need to focus on what we can actually do in phase 1- so thats why we had to change a number of things we originally wanted to do
- We have a Silver Feather fund- parallel to the DAFNY fund- with about \$40,000 remaining
- The general discussion to the renovations have included its a 2 phase project. we have exterior work and site planning that needs to be done
- initially the RFP was architects would come on so they can do phase 1 and 2- but architects are not going to come on giving a bid for just phase 1 of the project. we cannot expect them to do phase 2 for nothing. we were prompting a scope of work that is not amenable. have sent emails and have copies for those who did not get it
- recommends-ing to give a conceptual design of what phase 2 may be
- we are proposing to issue an addendum on Friday that basically -design drawings for phase 1 and conceptual design for phase 2- recognizing we do not have the money to pay for phase 2
- generated another schedule will mean that the \$250,000 for phase 1 and the \$40,000-will satisfy the fee we will get - could be higher or lower- -will hold for the date of June 30th
- will issue addendum this Friday showing the changes and they will submit on March 7th - and then we will invite the 3 bids to make a presentation to the 3 boards and then make a selection- depending on the fee etc and if cannot get the firm decided on to agree we foto the next firm
- internal review halfway through the project
- we do not have time to redesign-,must get to June 30th
- so we are proposing the 3 boards to agree that remove construction documents out of phase 2, the phase 1 , and proceed with monies in place, fees we can pay for
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- Nicole- we spoke about this in the prior meeting and agreed
- Lily- do you have any other grants you can apply for?
- Darko- having a board meeting tomorrow and trying to find other grants. Roof replacement is \$70-90,000 depending on findings, water coming in dehumidification is about \$40,000

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- applied for another grant to look at the exterior of the building
- need additional grants for landscaping, ect needs to develop a master plan and review with all interested parties and incorporate landscaping
- need \$400-500,000 to finish everything
- cost estimate was in that range-
- Darko- things change in 7 or 8 years- sustainability- etc has change d in 5 years and we need to update today- need to correlate the scope with the money
- Darko- get committees in place tomorrow and the look at the grants - many are due in Feb and March
- Kate is new to the board, not the project and her focus is to pursue the grants
- have Aaron who is an architect, Darko is and architect
- need social media postings, etc- which is very important

X. Public Comment

XI. Next Meeting - Tuesday, November 19th, 2024 -Seminary Hill Orchard & Cidery

XII. Adjourn

- **Next Meeting - Tuesday, March 25, 2025 at Seminary Hill**
- **Adjourn | Meeting Closing: Motion to Adjourn: Nicole at Rosie 2nd-? Approved Unanimously**