



HARRIS PROPERTY/ CENTER FOR COMMUNITY AGRICULTURE TOWN MEETING SEPTEMBER 21, 2015

The revised grant agreement with the State of Connecticut **DOES NOT include the following:**

- Any type of commercial kitchen.
- Any type of facility for food processing.
- Any indoor training classroom facility.

The revised grant agreement with the State of Connecticut **DOES include the following:**

- Construction of a Morton-type building at the Public Works facility to house equipment.
- Construction of an open air pavilion for training.
- Reconstruction of Old Mount Parnassus Road and access road to seven acre farm field to include up to three cattle gates to keep out all-terrain and four-wheel drive vehicles.
- Field renovations.
- Utilities including well and electricity for irrigation system for four acre field.
- Site and instructional signage. Including the following signage recommended by the Friends of Harris Property and approved by Dan Harris:

- Sign for pavilion: *Sol and Bertha Harris Memorial Park*
- Street sign: *Sol Harris Lane*
- Sign outlining and explaining the history of the Harris Property as follows:

The surrounding land was a 240 acre farm owned and operated by the Harris family since the beginning of the 20th century. Sol Harris, a very productive dairy farmer, maintained a herd of more than 40 stock producing milk for the Brock Hall Dairy of Hamden, CT for many years. Additionally, milk produced on the farm was transported a half mile down the road to the Sprecher Dairy where it was processed, bottled and distributed the next day to students at the Nathan Hale-Ray School. The Harris farm also produced sweet corn and other produce that supplied many of the local resorts, grocery stores and private customers during the 1930's through the end of the 1950's. This produce provided an important food source for citizens during the Great Depression, World War II and into the post war years. Bertha Harris was an elementary school teacher in the East Haddam School System from 1954 to 1976.

The cost to “return” the grant to the State of Connecticut would be:

- \$56,440 expended to date (\$33,440 for Architectural and Engineering Fees and \$23,000 for land clearing).
- At this point we will not be assessed fees and penalties in accordance with our State contract, because the State has not yet remitted payment for our grant reimbursement request dated July 22, 2015.
- The Town received three other gifts/grants for the project totaling \$61,000. There was concern that the donors would potentially ask for return of the monies. We have verified that \$45,000 does not need to be returned. We would need to submit a formal request to Consumer's Union to determine if we can repurpose their \$16,000 donation for constructing a garden shed.
- There could be potential legal expenses in processing.

If after the referendum, the voters have chosen NOT to return the grant, THE TOWN WILL DO THE FOLLOWING:

- Appoint a Building Committee NOT comprised of any Town employees to oversee and carryout the grant.
- Advisory Groups to the Building Committee to include the Agriculture Commissions and the Friends of the Harris Property.
- The appointed Building Committee will hold Public Hearings for continued public input on the project.



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Expenditures and Revenues	Actual		Projected With Completion of Project				
	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020
REVENUES:							
Plot Leases (For projection purposes adding 10 each year. The capacity is 90 plots at \$50 or \$4,500.)	620	970	1,250	1,750	2,250	2,750	3,250
Agriculture Commission Budget Support	-	6,000	-	-	-	-	-
TOTAL REVENUES	620	6,970	1,250	1,750	2,250	2,750	3,250
EXPENSES							
Portable restroom (July to October/April to June) 7 months at \$75 per month	-	225	525	525	525	525	525
Equipment/Supplies/Materials/Maintenance	-	1,932	500	500	500	500	500
Harrowing	-	849	850	850	850	850	850
Electricity (July to October/April to June) 7 months at \$100 per month	-	-	300	700	700	700	700
TOTAL EXPENSES	-	3,006	2,175	2,575	2,575	2,575	2,575
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	620	3,964	(925)	(825)	(325)	175	675
FUND BALANCE AT BEGINNING OF YEAR	-	620	4,584	3,659	2,834	2,509	2,684
FUND BALANCE AT END OF YEAR	620	4,584	3,659	2,834	2,509	2,684	3,359

Town In-Kind	Actual		Projected With Completion of Project				
	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020
Weekly Mowing (May to September)	-	-	200	500	500	500	500
Brush Hog 4 days a year Spring/Fall	-	600	800	800	800	800	800
TOTAL TOWN IN-KIND	-	600	1,000	1,300	1,300	1,300	1,300

Hoop House/Green House Leasing: Anticipated five year life span of the HH/GH skins will be built into the cost of leasing to be able to save for replacement should the Building Committee choose to move forward with Hoop/Green Houses.



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 UPDATED, SEPTEMBER 21, 2015**

Agriculture Commission Proposed Grant Expenditures			
DESCRIPTION	AMOUNT	EXPENDED TO DATE	REMAINING
Architectural Fees	\$ 44,050	\$ 33,440	\$ 10,610
Morton Building (to be located at Public Works facility)	\$ 85,000	\$ -	\$ 85,000
Pavilion	\$ 56,542	\$ -	\$ 56,542
Hoop Houses (put on hold pending further investigation)	\$ 24,000	\$ -	\$ 24,000
Green House (put on hold pending further investigation)	\$ 10,000	\$ -	\$ 10,000
Land Clearing (2013-2014)	\$ 23,000	\$ 23,000	\$ -
Well	\$ 17,000	\$ -	\$ 17,000
Electrical	\$ 10,000	\$ -	\$ 10,000
Back 7-acres Fencing	\$ 28,000	\$ -	\$ 28,000
Site Work and Foundation (for Pavilion and Garden Shed)	\$ 30,000	\$ -	\$ 30,000
Old Mt. Parnassus Rd. Reconstruction	\$ 35,000	\$ -	\$ 35,000
Old Mt. Parnassus Rd. Gates	\$ 7,500	\$ -	\$ 7,500
Irrigation	\$ 10,000	\$ -	\$ 10,000
Signage	\$ 7,000	\$ -	\$ 7,000
Contingency	\$ 44,108	\$ -	\$ 44,108
Total Proposed Grant Expenditures	\$ 431,200	\$ 56,440	\$ 374,760