

Town Hall Expenses, previous 5 years

| | 2024 | 2023 | 2022 | 2021 | 2020 | Total | Average |
|-------------|--------|--------|-------|-------|-------|--------------|---------|
| Heating | 8,500 | 13,822 | 6,973 | 4,175 | 5,373 | 38,843 | 7,769 |
| Insurance | 10,819 | 10,611 | 6,283 | 7,500 | 9,200 | 44,413 | 8,883 |
| Electricity | 3,200 | 2,924 | 2,816 | 2,707 | 4,034 | 15,681 | 3,136 |
| Water | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 5,000 | 1,000 |
| | | | | | | Total annual | 20,787 |

Revenue \$300 per month \$3,600 annually

[1]

[1] Estimated figures are for town hall basic maintenance costs. These do not reflect any maintenance work. The last significant maintenance project was the roof painting and chimney repointing in 2022, for approximately \$10K. Cleaning fees are not included. Minor plumbing work has addressed faulty second-floor bathroom needs which resulted in leaking into the basement.

To clarify space usage, the town office occupies the basement. The second floor has four former classrooms: the Collier Room is used by the town staff and the Selectboard; one room is rented to the Hardwick Gazette and a private citizen for \$300 for a monthly total of \$300 (internet fees are not included); one room is primarily empty and used for elections; the fourth room is the Giving Closet. The third floor is not safely accessible for use and is not used.

My observations about this building are as follows. The elementary school occupied the second floor for twenty years. When I began working for the Town in 2020, in the pandemic, the school had withdrawn, due to low student enrollment. Wonder Arts had a \$1 per year lease, with the expectation that much of the building would be restored through grants. The pandemic and turn-over in staff resulted in the now Rural Arts Collaborative withdrawing at the end of July 2023. At that point, the Town began collecting the rental fees from the two current tenants. Significant work needs to be done on the building, but the Selectboard (in part due to the pandemic and the July 2023 flood) has not invested in major repair as the future use of the building is uncertain.