



**TOWN OF
BROOKLINE, NEW HAMPSHIRE**

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**Facilities Committee Report for the Chapel and Brusck Hall
November, 2013**

The Chapel and Brusck Hall were purchased by the Town in 2008. With the benefit of five years of ownership, the 2013 Selectboard directed the Facilities Committee to review the revenue and costs associated with the buildings to date, current utilization levels and make recommendations for the future of the buildings.

Background - Financial

The net tax impact of the purchase in 2008 (after accounting for donations and other expenses during that year) was \$280,717. Since 2008 revenues and expenses have been as follows:

Year	Expenses	Revenues	Tax Impact
2009	\$10,805	\$1,750	\$9,055
2010	\$12,167	\$5,297	\$6,870
2011	\$8,764	\$5,033	\$3,731
2012	\$6,661	\$7,100	-\$439
2013 (thru Sept.)	\$5,736	\$4,300	\$1,436
		Cumulative:	\$20,653

To date, the buildings have cost a total of just over \$300,000. Over the past three years, the net tax impact of both buildings has averaged about \$1,600 per year.

The Chapel continues to provide an important source of revenue. We receive \$75 per week from the church and \$150 per wedding. There were 17 weddings in 2010, 11 in 2011, 12 in 2012, and nine so far this year.

Background – Utilization

Currently, the following groups regularly use the Chapel or Brusck Hall:

- Band (Saturdays)
- Church (Sundays)
- Seniors (two Tuesdays a month)

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- Cub Scouts (two Thursdays a month)
- Women's Club (once a month)
- Ice Breakers (once a month)

Other groups that have used Brusch Hall:

- Lions Club (recently moved to fire station as too large a group)
- Girl Scouts
- Brookline Democrats
- Garden Club
- Junior Cavaliers football team
- Lego League
- Neighborhood Watch
- Girls Empowerment Group
- Bedford Band
- High School Boosters
- Friends of the Library

Findings and Recommendations

Based on its review of revenues and expenses as well as utilization levels, the Committee unanimously supports continuing to keep both buildings as town facilities. They provide significant value to residents at a low carrying cost. Furthermore, it is possible that the buildings could be managed at or above breakeven in the future with increased rental revenues from the Chapel.

Specific recommendations include:

- Increase the fee charged for weddings (Selectboard increased fee from \$150 to \$200 at its October 28th meeting)
- Increase marketing of the Chapel to generate more in rental fees for weddings or other events that have limited liability (members of the Finance Committee, Facilities Committee and Economic Development Committee are actively pursuing this action item)
- Include the two buildings in the town's maintenance plans in order to avoid significant deferred maintenance costs in the future (Buildings have been added to the maintenance plans currently under development)
- Contact the Scouts to let them know that Eagle Scout project opportunities may exist involving maintenance/improvements at the two buildings
- Continue to require all users of the Chapel (who pay a fee) to sign the liability waiver form
- Continue to require a certificate of insurance (with the Town of Brookline listed as an "additional insured") on all regular users of the facility that pay a fee