

Facilities Committee

November 1, 2024 | 1:30pm | MHLS Conference Room

Agenda

1. Roll Call

- ✓ Carla Taylor, Chair (P)
- ✓ Mary Linda Todd (G)
- ☐ Mark Wilson (C)
- ✓ Barry Ramage (D) (ex officio)
- ✓ Rebekkah Smith Aldrich (Staff Liaison)
- ✓ Chris Herron (Staff Liaison)

2. Chair's Comments: Chair Carla Taylor expressed gratitude to the staff for their management of the large-scale project to both replace the office building roof and install the solar panels on the office building. Carla also noted that research on a battery back-up system for the solar panels would be something for staff to consider in the future.

3. Updates from Staff:

a. Solar Panels

- i. Staff have notified the insurance company that solar panels are now part of our facility infrastructure. The insurance agent reported that our current coverage will cover the panels with no increase to our premium.
- ii. Staff are pursuing partial reimbursement for the solar panels through the "elective pay" tax credit program for government entities through the Inflation Reduction Act administered by the IRS.
- iii. Staff provided a demonstration of the software that provides a dashboard for monitoring the solar panels.

b. Completed:

- i. Auditorium gutter replacement and traffic control lines to help trucks avoid hitting the gutters
- ii. Auditorium basement window project
- iii. Office Building exterior wall repairs
- iv. Stop the Bleed kit purchased for office building

c. In Process:

- i. The 3rd Floor HVAC Project has been delayed to 2025. Staff are seeing a new engineer to confirm the specifications for this project.
- ii. New remote access alarm panel to be installed by delivery dock
- iii. Extended Power Outage Scenario Planning: Team leaders engaged in a tabletop exercise to explore the impact on system services in the face of an extended (1-week) power outage. As a result, staff are designing an emergency lighting project for the delivery ops area to minimize disruption to delivery services should this come to pass.
- iv. Quotes to repair the Auditorium railings

d. Pollinator Garden update

- i. Staff have researched how to put the garden "to bed" for the winter

- ii. Chris worked with the snow removal vendor to ensure a less toxic ice melt treatment will be used on our property.

4. **Continued Discussion:** Unhoused individuals camping on property – staff reported that the No Trespass Affidavit filed with the City of Poughkeepsie Police department has been highly effective with a noticeable drop in issues for the better part of 2024. However, this remains an issue and staff have experienced an uptick in incidents since the weather began to trend colder. The Committee agreed that the no trespass order should stay in effect.
5. **Proposed 2025 Capital Plan** (attached)
 - a. **ACTION:** Carla Taylor moved, and Mary Linda Todd seconded a motion to recommend the proposed 2025 Capital Plan to the board for their approval at the December board meeting. The motion passed unanimously.
6. **Tour of Facilities & Grounds:** Committee members took a tour of the grounds and the office building, taking time to look at the pollinator garden, solar panels, basement windows in the auditorium, the office building wall that was repaired and the delivery operations area.