

SHF/STCFG Proposal for MUH

Just before the July 26 fire, STCFG was awarded an SHF grant for the Restoration of the Façade of the Miners Union Hall. Barbara McMillan has provided to the STCFG \$87,000 in matching funds toward that grant. The SHF has graciously agreed to allow the grant be used for taking down the walls of the damaged structure and saving the façade under certain conditions. Following is a summary of the information sent to Barbara McMillan as the property owner:

1. SHF, realizing that you cannot afford to shore nor save the entire building, that demolition will cost a lot, that you will likely not be able to make back the loss incurred, and that they and all of us would like to see the façade saved:

SHF spent several hours discussing this as they understand the historical significance of the building, the impact on Victor, and your investment. SHF is willing to change the grant we already have to allow demolition except the façade with these conditions:

- a. The remains of building and façade are documented photographically before deconstruction. All aspects of the building should be thoroughly photographed. SHF/OAHP should receive copies of the photographs, and they would suggest that Victor City or Museum or whoever keeps building records keep a copy as well.
- b. All materials (useable brick especially) from the demolition are salvaged and stored so that at some time in the future someone could reconstruct it. SHF will pay for deconstruction but you would need to pay for removing and storing the brick and materials – we would need to save a few pieces of wood windows, roof, etc. for future interpretive site. Rubble would not be included. You could maybe store the bricks on the lot behind the façade until a later date.
- c. The funds from the grant and your \$87,000 would be used to take down the 3 back walls, clean up the site, engineering plans, and stabilize the façade.
- d. The outline of the entire building foundation must be retained in a visible manner so its historic footprint can be viewed and preserved.
- e. That the façade becomes an interpretive site and a plan would be developed to have educational signs etc. installed at some point in the future.
- f. That the façade and site have insurance so that if damage is done to the façade there is insurance to cover the cost of repairs. As well you want contractors (who are used to this sort of thing) need to have:

Any organization with employees is required by state regulations to carry Worker's Compensation and Employer's Liability Insurance

State regulations require that your organization carry insurance covering premises operations, fire damage, independent contractors, products and completed operations, blanket contractual liability, personal injury, and advertising liability and minimum limits as follows: (a) \$1,000,000 each occurrence; (b) \$1,000,000 general aggregate; (c) \$1,000,000 products and completed operations aggregate; and (d) \$50,000 any one fire.

State regulations require that your organization carry Automobile Liability Insurance covering any auto (including owned, hired, and non-owned autos) with a minimum limit of \$1,000,000 each accident combined single limit.

- g. That you as the owner agree to maintain the façade for 5 years. The owner must maintain the property as part of being a good steward. SHF requires maintenance as part of the property protections that are associated with the work they fund. It's a standard part of the contract for physical work on a site.

- h. In addition, if the proposed work were funded by SHF and you then decided to sell the property, you would be required to provide SHF with a refund of the grant funding as follows: remittance of 100% if sold in the first year, 80% if sold in the second year, and so on up to 5 years. That's standard practice with all private and business owners.

Those are the conditions from the SHF.

You would not have to commit to more than the \$87,000 already in the bank to demo the building, which is much less than the other 2 bids for demolition. This gets you a lot of money toward demolition, gets the façade stabilized, and gives us time to think about a new owner for at least the façade. It also means the STCFG can use the recent donations we have raised and will continue to raise for restoration, interpretation, maintenance, etc. of the façade.

We would need a city extension asap, an amended MOU with you and the STCFG, and we need to go through the process of getting the SHF contract signed and plans done before work can start. We could discuss ownership etc. once the façade is shored.

The STCFG could also apply for an emergency grant to assist with the engineering and plans.

Option 2.

You pay the entire cost to demolish the walls except the façade which is at least \$100,000 up to \$115,000. We could use the donations to the STCFG acquired recently, plus would need to raise another \$9,000, to shore the façade. That is all that would get done for now. Then we would need to have a community discussion about ownership, improvements to the façade, interpretation and how to raise more funds for restoration. This costs you more money as well as requires more money be raised for restoration and interpretation – the STCFG would have to agree to do that or find another group willing to do so. For the STCFG to raise significantly more funds will require more volunteer involvement and that effort will deter from other projects we are already committed to. The STCFG would need to agree to continue to raise money, have a new MOU with you, a city extension to get plans done asap.

Option 3.

Demo the whole building all at your expense. No façade is retained or restored. Fundraising on our part would stop, funds would be used to pay for interpretation signs of a non-existent building and other related costs of demolition. This in my book is a no win for us all.

Let me know your decision as soon as you can as we will need to write that letter for a city extension asap to not run out of deadline this week. If you want to talk about all this let me know.

Thanks
Ruth Zalewski
STCFG