

**Town of Deerfield
Finance Committee**

Minutes of the Meeting of January 12, 2026

Members Present: Beth Brown, Julie Chalfant, Margaret Nartowicz, John Paresky.

Also Present: Trevor McDaniel, Tim Hilchey, Holly Drake, Christopher Dunn, Jennifer Ferrara (South County Senior Center Director), Joyce Palmer-Fortune for South County Senior Center Board of Oversight (SCSC BoO), Daniel Murphy via Zoom (SCSC BoO).

Documents Presented: South County Senior Center location & cost options PowerPoint presentation, Financial Indicators.

Ms. Chalfant called the meeting to order at 5:31p.m. at the Town Offices on Conway Street. Mr. McDaniel called the Select Board meeting to order.

No minutes were presented for approval.

Ms. Ferrara presented options and estimated costs to construct a new Senior Center or house the South County Senior Center at either 8 Conway Street in South Deerfield or 112 Amherst Road in Sunderland. Constructing a new building is entirely cost prohibitive and has been eliminated from consideration. Costs for renovation of 8 Conway Street are unknown, so cost of that option is unknown at this point. The cost of 112 Amherst Road is estimated to be \$168,000 in FY27 for a 20-year build-to-suit lease including basic renovations. An annual 2.5% increase would likely be added to the base rent (excluding renovations) over the lease term; however, the lease is yet to be negotiated. The renovations do not include installation of a commercial kitchen 2 to 3 years out, which is estimated to cost up to \$500,000. The estimated total building and operating cost in FY27 would be \$442,912, a 108% increase over FY26. Deerfield's 54% share of the estimated cost would be \$239,173, an increase of \$132,640 over the FY26 \$106,533 budgeted cost. According to the presentation, the estimated tax bill impact would be \$50 per year for the average single family home. The renovations at 8 Conway Street could be funded through a debt exclusion which is not an option for the privately owned 112 Amherst Road location. The SCSC BoO has been holding community forums and will present to each town's Finance Committee and Select Board.

Ms. Chalfant presented the Financial Indicators for preliminary review and discussion by the Committee.

Monthly reports and the schedule of upcoming meetings will be reviewed at the next meeting on Monday, January 26 at 5:30 p.m.

Ms. Nartowicz moved to adjourn. Ms. Brown seconded the motion. The meeting adjourned at 7:26 p.m.