

**IREC Progress Report  
Town of Bradford  
July 2023**

- Bradford was awarded the MERP \$4000 mini-grant. If the funds have not yet been received, the check should arrive within the next few weeks.
- Worked with Tom and Ed to gather the documentation required for the Municipal Energy Resilience Program (MERP) energy assessment for Bradford Academy. The MERP Assessment application will be submitted after Selectboard approval.
- The MERP grant is designated for town owned buildings. Buildings leased to the town with a long-term lease “in perpetuity” will likely be eligible, but will be determined on a case-by-case basis. A copy of the existing Bradford Academy lease was obtained from the town clerk. The 99-year lease was signed on March 19, 1975. It is recommended that the lease be reviewed by a legal professional as at least the following 2 points require clarification:
  1. The Lessor is currently listed as “the Bradford Academy and Graded School District”. The town clerk noted that this district no longer exists. Who is the current Lessor?
  2. Define the conditions when the lease expires. Ideally, the Lessee would have first rights to renew the lease, thereby meeting the requirements of “in perpetuity”. Currently it appears that the Lessee will yield up the premises to the Lessor or their successors/assignees when the lease expires (para. 14).
- Did a quick walk-through assessment of the Bradford Academy office building with Tom and Ed to view the layout and facilities in person. As previously reported, it was noted that the Heating system, weatherization and ventilation system all require updating.

Respectfully submitted,

Jeff Grout, TRORC IREC

August 2, 2023

William B Emmons III, Chair ~ Peter G. Gregory, AICP, Executive Director  
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