



APPROVED
MAYOR'S BLUE RIBBON COMMITTEE
ON BUILDING Re-USE MEETING
Wednesday, October 4, 2006 at 7:30 a.m.
City Hall, City Manager's Conference Room

The Mayor's Blue Ribbon Committee on Building Re-Use met on Wednesday, October 4, 2006 at 7:30 a.m. at City Hall in the City Manager's Conference Room.

Present were City Manager John Bohenko, Economic Develop. Program Manager Nancy Carmer, City Council Representatives Laura Pantelakos, M. Christine Dwyer and Ken Smith and State Representative Martha Fuller Clark. Also present were public representatives Heather Hurtt Chair, Beth Shepard-Rabadam and Tom Heany.

I. Principles & Criteria – The Chair Heather Hurtt presented the committee with Draft #5 of Principles for Acceptance or Acquisition and Retention of Property as follows.

1. Enables the City to provide essential public services to the residents and businesses of the City and/or fulfill one or more of the goals as defined in the current Master Plan.
2. Enables the City to meet current and future needs of its residential and/or business communities, according to demographics, economic projects and the current utilization of other city properties.
3. Presents the City with long-term strategic and economic value for the benefit of its residents and businesses, now and in the future.

Beth Shepard-Rabadam stated that the first three principles were consolidated into Item 1. Tom Heaney stated that the action under Item 2, "Qualitative analysis of strategic value to the provision of basic city services and/or future public needs" that future needs is very important. The City Manager stated a full Master Plan for water and amount of water we need for growth as well as wastewater is planned for the next 25 years. The public should feel confident with water and sewer planning.

Senator Martha Fuller Clark referred to 2.c) "proactively evaluate real estate opportunities accordingly" concerned with the word proactively. The City Manager responded will be evaluated as properties come on the market to see whether or not the City is interested in it.

Beth Shepard-Rabadam referred to the actions under 3. The City Manager suggested adding "City purposes in the future, hold onto property for the future and how would the cost of land banking property be funded.

Councilor Pantelakos referred to the word "jurisdiction" and that the School Department is in control of the schools.

City Manager suggested adding future needs into the capital plan.

It was suggested to add to 2.c), "continue to evaluate".

If the City decides to hold onto a property for the future, how do we fund it so it will not deteriorate. Councilor Ken Smith suggested not only in the Master Plan but in the Capital Improvement Plan (CIP).

Senator Martha Fuller Clark stated we need to make sure that the buildings we have out there are cared for.

Councilor Smith stated that Steve Parkinson has a section for this and that the Master Plan and CIP play an intricate plan.

II. Financial Analysis & Public Input Update – Tom Heaney presented the Committee with an Annual Property Operating Data sheet that he prepared regarding the Public Library. Tom went through the data and explained the cost of running the Portsmouth Library and stated that it would not be a good idea to change this into an office building. The operating expenses would change depending on the use of the building. There are certain deed restrictions which could lower the value.

Tom then went through and explained the Cash Flow Analysis Worksheet which he prepared and presented to the Committee.

The City Manager stated that non-profits are responsible for all maintenance. It may be beneficial for the City to retain a building and rent it to a non-profit.

The Chair thanked Tom for his reports.

III. Old Public Library - Uses Brainstorm – The Chair suggested exploring the scenarios. Councilor Dwyer will work on the scenarios. The City Manager suggested looking at the building and having the Department of Public Works look at basic things such as windows, heating system, electrical, etc. and it may be beneficial for the City to look at upgrading these systems.

IV. Next Steps – The Chair discussed the time line for this Committee in completing Phase I and presented the Committee with Phase I Public Input Revision.

Senator Martha Fuller Clark stated the need to have some flexibility so no one will be shut out of the process.

The Chair suggested dates for site visits. The South Meeting House will be visited by Councilors Laura Pantelakos and Ken Smith and Tom Heaney on Friday, October 6, 2006. The Lafayette School and then the Rock Street Garage will be visited on Wednesday, October 25, 2006.

The next meeting will be held on Wednesday, October 18, 2006.

V. Approval of Minutes – **MOTION** made by Councilor Smith to accept the minutes of all previous meetings. Seconded by Senator Martha Fuller Clark. Motion passed.

Respectfully submitted,
Heather Hurtt, Chair