



**MAYOR'S BLUE RIBBON COMMITTEE
ON BUILDING Re-USE MEETING
Wednesday, January 17, 2007 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, January 17, 2007 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 Representative Christine Dwyer, State Representative Martha Fuller Clark, Public representative Heather Hurtt Chair, Beth Shepard-Rabadam. Also present was Suzanne Woodland, Assistant City Attorney.

1. **Review/Discuss Old Library Listening Session Ideas** – The Chair presented the Committee with a summary done by Peter Michaud of the Listening Session as well as notes taken by Tom Heaney.

The listening session was discussed. There were approximately 70 people present. Martha Fuller Clark felt people left feeling they were given a fair opportunity to participate, that the Committee had done a good job in terms of preparation for information. One concern was that there were a lot of different suggestions coming forward from the non-profit community and questioned are their other people who are interested in the building who didn't come forward, if not, why not.

Councilor Dwyer felt it interesting there were people not advocating particular position but came out to listen. There were a number of retired and interested citizens of what may happen to the building and concerned about the financial burden.

The City Manager felt more people will come out when an RFP is issued. Felt it was very impressive to see the numbers of interested people, felt it was very successful and was impressed with the Listening Sessions.

Nancy Carmer stated that anybody that had inquired was sent a memo informing them of the Listening Session.

The Chair stated that some of the non-profits looked at the financial funding side and were open to some mixed use ideas, private and public partnerships.

Restrictions were discussed and Suzanne Woodland will speak with Terri Knowles saying what came out of the Listening Session was in terms of one option, a multi-use/public use, and heard some portion being a historical library plus some memorial type features.

A Request For Proposal (RFP) was discussed. The City Manager suggested Heather state at the meeting that the Committee would like the opportunity to send out an RFP with final approval coming from the City Council. Develop a simple RFP that would allow people an opportunity to put in their proposals and thereby encourage public/private proposals. Suggested putting something together that would give people flexibility and encourages them to partner. Suggested that Suzanne Woodland contact the Attorney General's office and the Historic Preservation Office to try to get the restrictions for visitation of the interior of the Benedict removed and leave them on the Academy Building, someone may want it for an office or residence and we could encourage partnerships.

Councilor Dwyer suggested asking the City Council to authorize the City to put out the RFP for 90 days and to advertise it well.

The City Manager suggested disclosing in the RFP that the final decision will be the City Council that accepts any and all proposal

Ground Leasing was discussed and the Committee felt ground leasing would be the best recommendation to the Council at Monday evening's Council meeting. Request an RFP for 90 days.

Martha Fuller Clark felt that ground leasing for the entire property would give the City more control over stewardship.

Councilor Dwyer stated she would make the motion to accept the RFP recommendation.

Heather Hurtt will make a report to the Council Monday night that the entire property be ground leased, explain briefly what that is, move forward putting out an RFP for all uses, private, public. The City Manager will place this on the Agenda under Councilor Dwyer's name as action under Library Use on the Agenda.

The Chair stated that her report to the Council would explain what was heard at the Listening Session, give recommendation that the Committee move forward with a ground leasing concept, that the City hold onto the property and building but use the ground leasing concept, explain the concept of ground leasing. Recommendation is to move forward immediately with an RFP.

The City Manager will contact Council members explaining ground leasing.

The January 30th and February 20th meetings were canceled and will be combined at the February 6th meeting.

2. **Building Stewardship Policy Discussion** – The City is acting as a landlord as opposed to ground leasing. The goal is to create a stewardship policy that provides checks and balances for maintenance of tenants of City owned buildings. A draft was presented to the Committee of Stewardship Principles. Capital improvements may be the responsibility of the City. Suzanne Woodland feels it will be very much building by building and tenant by tenant, depending on if there is a public use, non-profits, etc. and what is important we need to pay closer attention to the assets. Will work with Public Works.

The next meeting is scheduled for February 14, 2007 at 7:30 a.m.

Respectfully submitted, Heather Hurtt, Chair