



**MAYOR'S BLUE RIBBON COMMITTEE  
ON BUILDING Re-USE MEETING  
Wednesday, March 21, 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, March 21, 2007 at 7:30 a.m. at City Hall in the City Manager's Conference Room.

Present were Economic Develop. Program Manager Nancy Carmer, City Council Representatives Christine Dwyer, Laura Pantelakos and Ken Smith. State Representative Martha Fuller Clark. Public Representative Heather Hurtt, Chair and Tom Heany. Also present was Suzanne Woodland, Assistant City Attorney. Beth Shepard-Rabadam by telephone.

1. Lafayette School - The Committee will be deciding what final recommendations are for the Lafayette School and Rock Street Garage to go into the final report to the City Council for their final decision. This will be done by the Chair's motion to discuss the following options and after discussion entertain recommendation and vote on it.

The Chair officially motioned to discuss the following options regarding the Lafayette School. All were in favor of discussion.

**MOTION** made by Suzanne Woodland to suspend the rules to take the Agenda item out of order and discuss No.2 first. Seconded by Christine Dwyer. Motion passed.

Ken Smith suggested looking at the ground leasing first. Ground leasing was discussed. Councilor Pantelakos stated that ground leasing should be the way to go as land is so valuable within the City and after seeing what has happened at Pease who have had great results so it must work.

Ken Smith also agrees with the ground leasing as it is adjacent to a park, makes sense on this particular piece of property as a long term ground lease.

Councilor Dwyer feels the attention to neighborhoods is important and we have the responsibility to protect the neighborhoods.

The Chair commented that ground leasing as a general concept would be challenging to sell condos on an individual basis in a ground lease situation. Condo development long term is not as attractive to a developer. It works for a lot of uses and prefers #3 which is doing an RFP before deciding to sell or lease.

Councilor Dwyer feels there needs to be more education on ground leasing to make sure it is fully understood, we need to be explicit. Feels the City needs to get something out of it, either a yearly

payment or in the form of taxes. We need some indication that we are going to get some on going value from that property.

Councilor Pantelakos leans towards ground leasing.

Tom Heany feels that as a policy decision it may be wise for the City to really strongly consider ground leasing as the default position. There are however, a couple of situations where they don't work well. As a policy decision it may be wise for the City to strongly consider ground leasing as the de fault position, and again, there are a couple of situations where they don't work well. If it were a residential use, a single owner apartment building, ground leasing works very well. If it were an 8 unit condominium building ground leasing starts to fall apart

It was agreed to have an RFP with parameters.

**MOTION** made by Councilor Ken Smith that an RFP be set up on the Lafayette School for ground leasing and a 60 day RFP at the end of that time, add a plan B of an outright sale or auction, probably auction.

Councilor Chris Dwyer suggested no less than x square feet for a part not set the maximum but include in the parameters of the RFP itself.

Councilor Smith withdrew his Motion.

**MOTION** made by Councilor Chris Dwyer to have an RFP including the parameter of a ground lease, a 60 day RFP and to define some restrictions of square footage of park and a reasonable return on the right to the City to ground lease the property. Seconded by Councilor Laura Pantelakos. Motion passed.

**MOTION** made by Councilor Ken Smith to ground lease Rock Street Garage. Seconded by Senator Martha Fuller Clark.

Councilor Dwyer is concerned about the residential neighborhood.

Councilor Smith withdrew his motion if agreeable to the second.

**MOTION** made by Councilor Smith recommending selling it outright.

Suzanne Woodland stated the need to look at the property lines, there are easements of rights-of-way in there, the park currently is included and would need to subdivide before selling.

After further discussion

**MOTION** made by Councilor Ken Smith to table this until the next meeting. Seconded by Councilor Chris Dwyer. Motion passed.

The Chair referred to the Library RFP and her concern with the lack of interest.

Councilor Dwyer is not concerned as there is potentially a private interest and a cluster of non-profit organizations that actually have engaged an architect is significant given all the restrictions. Senator Clark felt there is a lot of merit in creating a downtown visitor's center.

**MOTION** made by Councilor Smith to approve the minutes of the March 7, 2007 meeting. Seconded by Councilor Dwyer. Motion passed.

The Chair stated the next committee meeting is scheduled for April 4, 2007 and will be voting on the Rock Street Garage as well as other items.

Tom Heany will go over the point system.

March 27, 2007 Listening Session for Creek AC and Plains School.

April 3, 2007 Listening Session for South Meeting House

Last meeting on April 18, 2007

Respectfully submitted,  
Heather Hurtt, Chair