



**MAYOR'S BLUE RIBBON COMMITTEE
ON BUILDING Re-USE MEETING
Wednesday, April 4, 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, April 4, 2007 at 7:30 a.m. at City Hall in the City Manager's Conference Room.

Present were John Bohenko, City Manager, Economic Develop. Program Manager Nancy Carmer, City Council Representatives Christine Dwyer and Ken Smith. Public Representative Heather Hurtt, Chair, Tom Heany and Richard Cyr. Also present was Suzanne Woodland, Assistant City Attorney. Beth Shepard-Rabadam by telephone.

Laura Pantelakos telephoned stating she would go along with whatever the Committee decided.

The Chair stated that today's voting will be recommendations to go into the final report. The Chair will speak before the City Council regarding the Lafayette School.

The Chair amended the Agenda to include another item regarding the point system for RFP's. Tom Heany handed out the information he handed out two weeks ago. He asked the question how do the guidelines get applied? Tom stated he is looking for consensus or feedback and thoughts. How does the determination be made on who gets to use it? Therefore suggested point system taking guidelines and say what are the advantages? Tom went through the criteria explaining the points. The default position should be with any building the City has to try and get a market rate for it, whether it is a market rate for leasing or ground leasing or out right sale. Step 1, the person willing to pay the most money should most likely be the person that goes into the property. We've gone through the guidelines, a vacancy in a public building and how do we want to fill it. After we have determined that the City has no use for it and there isn't a public purpose. Wants to see the City attain its highest value for its assets. Tax rate returning to tax roll a public benefit, a different use for a building would lead to a different assessment. The financial side should be default position 1. Provide a point system for public housing, providing workforce housing is one criteria, providing housing geared toward modern income is another, providing housing geared towards low income should be another line of criteria. Special needs whether something geared toward the elderly, families, working families. Creating a one bedroom apartment has done nothing for families. Should there be additional criteria for handicap facilities?

City Manager's thought would be you have value, public purpose, stewardship and neighborhood impact as categories.

The City Manager suggested that the Committee endorse the concept of the point system when evaluating an RFP so that every time we go forward with an RFP we should have a format with a

point system associated with it using the 4 categories of value, public purpose, stewardship and neighborhood.

MOTION made by City Manager that the Committee endorse the concept of the point system when evaluating an RFP having a format with a point system using value, public purpose, stewardship and neighborhood impact. Seconded by Richard Cyr. Motion passed.

The Chair and Tom will work on the 4 categories for the next meeting.
The Committee thanked Tom for his work.

Councilor Smith asked for an update of the RFP's for the Library and Lafayette School. The Lafayette School is before the City Council tonight. The City Manager stated there was a walk through at the Library. On May 15th we will receive the RFP's, have discussion and go from there.

1. **Rock Street Garage Discussion and Vote** – Suzanne Woodland showed the Committee a map of the site showing the restrictions on the property. It is one parcel, have right-of-ways through the middle of the park and the piece where the parking area is there are actually an open space restriction on one of the deeds, basically for light.

The Chair asked Beth Shepard Rabadam if she had any comments from the listening session. Both stated the neighborhood is interested in the opportunities associated with redevelopment of this site. They see the possibility of positive benefit for the park, particularly the nighttime activities that currently takes place in the park. Development maybe increasing security as there is more presence there. Talked about different types of uses that could eventually be developed on that site. Incorporation of art work space for artists, people interested with night time and day time presence of a use like this. Felt if the site were to go to parking, parking would be eaten up by downtown parkers. Conversation about really tight nature of their streets, one-way with parking on both sides. Hope that whatever development goes there think about making streets more navigable and safe. All in all people were interested in seeing something different and more productive on that space and there will be a lot of neighborhood participation.

The Chair stated there were two developers at the listening session expressing interest in the property.

Tom Heany felt ground leasing made a lot of sense to make sure the City controlled the space in the future.

MOTION made by Councilor Ken Smith to report to City Council with a recommendation of putting together an RFP for ground lease, the timing to be worked out with City staff. Seconded by Richard Cyr. Motion passed.

The final recommendations to City Council will be May 7th.

2. **Creek Athletic Club Discussion and Vote** – City Manager stated the organization has been there for 50 years, it does have some historical significance to the community. Suggested having a conversation with the group about concerns and their taking more stewardship of the park and having the pumper available. Public purpose was discussed to help the neighborhood and enhance the park. A single family residence was discussed with approximately \$3500-4000 in taxes. If it were rented at \$5,000 we would be getting tax monies out of it. Another suggestion was the Fire Department taking it over as a museum.

Councilor Smith stated if we could get the rent for the amount of taxes, the City would be gaining as well as being able to keep control of the building and one of the services for them is maintain the pumper and their stewardship of the park as well would give them a public purpose. The City Manager suggested the Assessor value the property and determine the assessed value.

MOTION made by Councilor Smith to have the City Assessor determine the assessed value of building and land (excluding the park), work into a lease that would equal taxes and ask for stewardship of the Park and continuation of pumper and recommend money collected go towards improvement to the Park, develop a public benefit and a schedule for opening up for the pumper. Seconded by Councilor Dwyer. Motion passed.

The City Manager stated we will still do a year to year lease.
The Chair stated letting the Creek AC stay there for another year after March 2008 providing they meet these requirements.

3. **Plains School Discussion and Vote** – After discussion Councilor Smith made this Motion.

MOTION made by Councilor Smith to have the City Assessor determine the assessed value of the building and land, work into a lease that equals taxes, and ask for stewardship. Seconded by Richard Cyr. Motion passed.

4. **Approval of Minutes - MOTION** made by Councilor Smith to approve the minutes of the March 21, 2007 meeting after correcting the spelling of Tom Heany's name to Heany. Seconded by Councilor Dwyer. Motion passed.

5. **Next Steps -**
April 10, 2007 Listening Session for South Meeting House to be held at City Hall, Conference Room A.

Last meeting on April 20, 2007

Respectfully submitted,
Heather Hurtt, Chair