

Bedford Depot Park Advisory Committee FY 2011 Annual Report

The committee's job is to oversee the operation and finances of the Depot Park complex, seek sources of funding for future improvement projects, and recommend policies for use of the Depot Park Revolving Fund and the rental and usage of the buildings. Citizen members are Donald Corey, Joseph Piantedosi (chair) and James Shea (clerk). Ex-officio members are Facilities Director Richard Jones, Town Manager Richard Reed, and DPW Director Richard Warrington. William Moonan is the selectman liaison. Eleven meetings were held during the year.

Revolving Fund

Depot Park's revenues and operating expenses are transacted through a revolving account that is managed by the Facilities Director with input and oversight from the committee. The account's balance as of June 30, 2011, was \$35,961.56. For FY 2011, operating expenses totaled \$27,990.48 and revenues were \$29,652.86.

Primary Activities

1. Complete a "punch list" of work to be completed on the Freight House and railroad car
2. Rent the vacant Unit 4 at the Depot building
3. Find methods to reduce operating expenses and increase revenues
4. Develop plans to restore the facade of the Depot building
5. Create a paper map for the public that highlights Bedford's rail-trails and points of interest
6. Provide coordination with the health inspector and occasional food vendors at the site

Railroad Car

Rail Diesel Car 6211 was open for the public to visit on weekends during the bikeway season when the Freight House was open. It is available for rent as a venue for meetings and festivities. A total of \$610.00 in rental income from the car was received during FY 2011. Work began in May to extend the Freight House fire alarm system to the railroad car.

Depot Building

Current Depot tenants are Babe Ruth Baseball, JRM Antiques and The Glass Cooperative. Total rent, including maintenance and utility charges, collected from these tenants in FY 2011 amounted to \$24,617.11. The committee is seeking an additional qualified tenant to bring the Depot to full occupancy. The building is in good general condition.

Freight House Building

Under a nonexclusive license from Bedford, the Friends of Bedford Depot Park organization continued to operate an information and welcome center inside the Freight House, primarily on weekends during the bikeway season. Proceeds from the sale of snacks and beverages are given to the Revolving Fund. During calendar year 2010, the Friends raised \$4,425.75 in support of the Depot Park complex.

Public Restrooms

Restrooms at the rear of the Freight House building were open from sunrise to sunset, spring through fall, as a courtesy to bikeway users. The total labor expense for restroom custodial services in FY 2011 was \$2,440.53.

Objectives for FY 2012

We intend that the Depot Park complex continues to be financially self-supporting, is kept well maintained and attractive, and remains a resource that the public will enjoy. High priorities include full

rental of the Depot, painting the building's exterior in the same historic "cream and maroon" color scheme as seen on the Freight House, and development of plans to restore the building's facade. In the year ahead, the committee plans to continue the oversight and guidance necessary to achieve these goals.

Respectfully submitted by,

Joseph R. Piantedosi
Chairman