

## **Bedford Depot Park Advisory Committee FY 2012 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 Joseph Piantedosi (chair), John Peterson 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. Eight meetings were held during the year.

### **Primary Activities**

1. Make progress on a "punch list" of work to be completed on the Freight House and railroad car
2. Keep the Depot building rented at full occupancy
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

### **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, 2012, was \$37,715.43. For FY 2012, operating expenses totaled \$29,847.36 and revenues were \$31,601.23.

### **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, events and festivities. A total of \$641.63 in rental income from the car was received during FY 2012. The Freight House fire alarm system was extended to the railroad car by Facilities Department electricians.

### **Depot Building**

The Depot is now at full rental occupancy. Tenants are Babe Ruth Baseball, JRM Antiques, the Glass Cooperative, and JM Custom Creations, LLC. Total rent, including maintenance and utility charges, collected from these tenants in FY 2012 amounted to \$25,828.69. The building is in good general condition. The committee met with a Menders, Torrey & Spencer architect to discuss options to further renovate the building and to update the 2007 Preservation Plan and cost estimates.

### **Freight House Building**

Under a nonexclusive license from Bedford, the Friends of Bedford Depot Park organization continued to operate a welcome center and museum 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 2011, the Friends raised \$5,130.91 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 and Depot Park users. The total labor expense for restroom custodial services in FY 2012 was \$4,731.64.

**Conversion to Energy-Efficient Lighting**

The committee is consulting with the DPW to replace the exterior lighting at Depot Park with energy-efficient fixtures and bulbs. We anticipate at least a 50% savings in electricity expenses once the conversion occurs.

**Bedford Rail-Trail Map**

The committee worked with the DPW to create a map that highlights Bedford's rail-trails, historic properties and points of interest. The map is available at the Freight House for \$2.00 with proceeds going to the Revolving Fund.

**Objectives for FY 2013**

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 continue to be to paint the building's exterior in the same historic "cream and maroon" color scheme as seen on the Freight House, make masonry repairs to the Depot's foundation, and develop plans for an historical restoration of 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