

# **BEDFORD DEPOT PARK ADVISORY COMMITTEE**

**Meeting of May 10, 2005**

## **MINUTES**

**Committee members in attendance:** Joseph Piantedosi (JP); Jim Shea (JS)

**Ex-officio committee members in attendance:** Angelo Colao (AC), Selectman liaison to Depot Park; Rick Reed (RR), Town Administrator; Richard Warrington (RW), DPW Director; Richard Jones (RJ), Facilities Director

Chairman JP called the meeting to order at 3:32 P.M. at Bedford Freight House, 120 South Road.

RJ reported that the Railroad Station's bulkhead doors and railing have been repaired. The Facilities Department is concerned about rotting gutters and loose shingles, RJ said. The Facilities Department will work at the Depot over the next couple months. Among the work to be completed is repair of the signal masts and painting of the front door.

RW stated that the DPW grounds crew will attend to Depot Park after Memorial Day. JS inquired about the status of the water fountain repair, mulching of shrubs in the vicinity of the rail car, and pruning of branches that are obscuring one of the lights. RW said he will check on these points.

JP made a motion to accept the minutes of the April 20 meeting. JS seconded the motion, and it passed by unanimous vote.

At 3:42 P.M., RR joined the meeting.

RW said that Vanasse Hangen Brustlin (VHB) is two to three weeks away from completing their final design of the exterior Freight House rehabilitation. He will bring these plans to a future committee meeting, RW said. JS asked whether there is any requirement that the plans be reviewed by the Massachusetts Historical Commission. RW said he does not anticipate such a review, and that he hopes the project will be implemented as part of the state's FY 2005 Transportation Improvement Plan (TIP).

The committee discussed how to plan for interior rehabilitation of the Freight House. JP requested a working session with VHB to review their drawings and to begin planning the inside work.

RW reported that the Selectmen awarded a contract for construction of the intersection improvement project to Charles Construction Company of Watertown, Massachusetts. RW said he will meet with company representatives tomorrow to review the construction schedule.

JP asked for an update on the rail car restoration project. RW said that he is awaiting Covino Environmental's report—then, remediation services may be scheduled.

RJ reported that Depot tenant Don Varney is up to date with rent payments. He is now paying the electric bill for an additional unit that he is renting.

RJ said that he e-mailed the April 2005 Depot Park Revolving Fund financial statement to committee members.

Jon O'Connor, representing Babe Ruth Baseball, joined the meeting at approximately 4:00 P.M. RR explained that he has offered Babe Ruth Baseball a one-year lease of a Depot unit at the rent of \$250.00 per month. Mr. O'Connor expressed that the organization is interested in a longer lease, preferably three years. JP explained the committee's long-range plans for rental of the Depot. The committee considered the terms of a lease with Babe Ruth Baseball. Mr. O'Connor requested that Babe Ruth Baseball's lease start on August 1 rather than July 1, 2005. Also, he proposed that the organization provide in-kind services to the Town in lieu of paying higher rent.

After discussion with Mr. O'Connor, the committee agreed to recommend to the Selectmen that the Depot unit be rented to Babe Ruth Baseball on a two-year lease with an option for a third year. At any time after the lease reaches 18 months, the Town may provide the tenant with 6 months notice that the lease will be terminated. The proposed rent is \$250.00 per month for the first year, \$300.00 per month for the second year, and \$350.00 per month for the optional third year. The lease would begin on August 1, 2005. Mr. O'Connor said he believes the management of Babe Ruth Baseball will find these terms acceptable.

RR presented a draft of a letter he plans to send to Taylor & Lloyd about their possible business use of the Town's Railroad Avenue parking lot.

JP discussed with RW the projects that are to be reviewed by the Community Preservation Committee at their May 25 meeting.

JP set the next meetings for June 15 and July 20 at Bedford Freight House.

At 5:00 P.M., JS made a motion to adjourn the meeting. JP seconded the motion, and it passed unanimously.

Submitted by

Jim Shea, Clerk

These minutes were approved by unanimous vote of the committee at its meeting of June 15, 2005.