



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of March 21, 2007

MINUTES

Committee members in attendance: Donald Corey (DC); Joseph Piantedosi (JP); Jim Shea (JS)

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

Chairman JP called the meeting to order at 3:09 P.M. at Bedford Town Hall.

RW noted that the state's Transportation Bond Bill is moving through the Legislature. He expects that the Freight House bid opening will be postponed one more time by the Highway Department. The state continues to make adjustments to the Freight House plans, he added. JS asked whether there are additional charges from the architect for these alterations. RW said that Vanasse Hangen Brustlin is absorbing the costs.

RW reported that all but two windows have been installed in the rail car. He is in the process of getting contractor quotes for interior painting. The rail car will have to be moved one more time to properly line up with the future Freight House platform. JS mentioned that carpentry work is needed for new windowsills and the Baggage Compartment floor. RW said he will have a financial statement at the next meeting.

RJ distributed copies of e-mail correspondence that he had with Lynne Spencer of Menders, Torrey and Spencer about the Depot architectural study. He said that the Phase One report has been revised. New copies are to be distributed to the committee members.

The committee discussed how to prepare for its future meeting with the Selectmen to update them about the architectural study. The tentative meeting date is Monday, May 7. RR said that the Selectmen agreed with the committee to not pursue a residential use of the Depot.

AC suggested that a committee representative make a brief presentation to the Chamber of Commerce about possible rental of the Depot.

RJ said he does not believe the proposed Depot roof and stabilization work would require tenants to leave the building. He noted that tenant Varney Creative is in the process of removing their property from the basement.

RR said that he received an administrative review letter from the Massachusetts Historical Commission concerning the Town's grant application. A few additional documents are needed before the application may be considered. RJ said that he will furnish the requested documents.

RJ distributed a revised Depot Park financial model. Changes to this version include (1) removal of common area electricity and custodial charges, (2) updated square footage for the Depot, and (3) increased maintenance costs. Should the building's second floor be removed, rentable space would be reduced to about 1200 square feet.

RJ explained how he arrived at a cost estimate for routine cleaning of the future public restrooms: two cleanings per day at \$17.90 per hour for 28 weeks per year.

RW proposed using present-day values for the Depot Park financial model.

RW said that new cedar roofs on the Depot and Freight House buildings ought to last for 30 years. JP and RJ expressed their preference to budget for 20 years to be on the safe side.

AC proposed that we remove "residential usage" from the Depot Park financial model. Also, he questioned why the account has a negative balance at 20 years. The committee discussed to what extent Depot Park expenses may be offset by income from the property.

RJ said that he will check comparable rental properties in the area to get a better sense of what might be reasonably expected for future Depot rental income.

RJ said that he sent Varney Creative a letter that outlines the terms of their new rental agreement. This tenant is presently in arrears by approximately \$3,500.

The committee considered a request from Babe Ruth Baseball to extend their lease beyond July 2007. RR said he will check the current lease to see whether it includes an option for an extension.

The committee discussed making a vacant office unit at the Depot available for rent. RJ suggested that we publish a newspaper ad. JP and JS agreed to draft the ad.

RJ distributed a Depot Park Revolving Fund statement dated 3/21/07. The committee discussed a recurring monthly charge for Depot custodial services. RJ said he would check on the actual number of hours that the Facility Department's custodian is spending at the Depot each week.

JP noted that a follow-up letter has been sent to a Phillips, Maine, organization to inquire about a B&B locomotive boiler that is in their possession.

JP proposed deferring purchase of an antique railroad stove until it is known where it might be displayed.

DC made a motion to accept the minutes of the March 8 meeting. JP seconded the motion, and it passed unanimously.

At 4:53 P.M., JP made a motion to adjourn the meeting. DC seconded the motion, and it passed unanimously.

Submitted by

Jim Shea, Clerk

These minutes were accepted by a unanimous vote of the Committee at its meeting of 7/18/07.