



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of July 18, 2007

MINUTES

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

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

Chairman JP called the meeting to order at 3:32 P.M. at Bedford Town Hall.

JP requested an update on the Freight House renovation project. RW said he has heard of no change to the Highway Department's plan to open bids in late November and early December.

RJ reported that Menders, Torrey & Spencer has not yet delivered the final Depot architectural study/preservation plan. He intends to withhold final payment until all required documents are received.

RJ said he has confirmation that the Massachusetts Historical Commission (MHC) declined Bedford's grant request. The Committee discussed possible ways to proceed with the planned Depot repairs without this state funding. The Town Meeting appropriation of \$72,500 was not contingent upon receiving the MHC grant, DC said. JP related that Cathy Cordes, Selectman representative to the Community Preservation Committee, has suggested that additional CPC funds for this project be sought at a future Town Meeting. JS made a motion that the Committee request funding from the CPC to cover the balance of the cost to replace the Depot roof and appurtenances. DC seconded the motion, and it passed unanimously.

RW asked whether the building's add-on chimney ought to be removed as part of the roof work and replaced by a new exhaust system. Also, he suggested that materials other than cedar shingles be considered. JP said there might be some financial incentives to switch to gas heating in the Depot. RJ is to get a cost estimate for a new Depot roof.

RR joined the meeting at 3:59 P.M.

RR informed the Committee that the Recreation Department has inquired about using the Depot as a recreational or teen center.

RJ reported that Varney Creative's rent payments remain three months in arrears.

The Committee discussed the Babe Ruth Baseball lease that expires in a few weeks. The Committee agreed to recommend a new two-year lease that includes a cancellation clause that may be invoked by either party with 90 days notice. The rent would be \$300 per month in the first year and \$325 per month in the second year.

JP requested status updates concerning repairs to the Depot building and maintenance of the Depot Park grounds. RJ said that the Facilities Department would soon begin the repairs. In addition, they will install a third lateral support beam inside the Freight House. RW said that the DPW plans to give Depot Park a thorough sprucing-up from end to end.

RJ distributed a Depot Park Revolving Fund statement dated 6/24/07. It shows a current balance of \$73,589. He noted that as of July 1, the Facilities Department no longer charges a portion of a custodian's salary to the Fund.

The painting contractor has completed most of the surface preparation work inside the rail car, RW said. Interior painting ought to occur within a few weeks. The next phase is installation of new flooring material. JS expressed hope that the public would be able to see the car's interior this fall. JP wishes to generate rental income from the rail car as soon as it may be occupied.

DC made a motion to accept the minutes of the March 21 and April 25 meetings. JP seconded the motion, and it passed unanimously. JP made a motion to accept the minutes of the May 31 meeting. JS seconded the motion, and it passed by a vote of 2-0-1. DC made a motion to accept the minutes of the June 20 meeting. JP seconded the motion, and it passed unanimously.

AC left the meeting at 4:37 P.M.

JP distributed a draft Request for Proposals (RFP) for rental of the Depot. It is based upon the 2004 RFP that was used to rent Old Town Hall. He asked RJ to furnish certain missing information such as room dimensions. RR explained that the Selectmen may lease municipal real estate for a period of three to five years, and up to 10 years with Town Meeting consent. He read

from the Zoning Bylaws the allowed uses of the Depot building. The Committee reviewed pages 1 through 10 of the draft RFP and made edits to it. JS recorded the edits that were made. DC and RJ discussed whether the insurance requirements in Section 7 ought to be reduced. JP proposed that the Committee meet on Tuesday, July 24, at 3:30 P.M., to continue its review of the draft RFP. He requested that the Committee not share the RFP with prospective applicants until the Town formally releases a final version.

At 5:58 P.M., JP made a motion to adjourn the meeting. JS seconded the motion, and it passed unanimously.

Submitted by

Jim Shea, Clerk

These minutes were accepted by unanimous vote of the Committee at its meeting of 7/24/07.