



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of January 21, 2009

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; Richard Warrington (RW), DPW Director

Ex-officio committee members not in attendance: Angelo Colao (AC), Selectman Liaison; Rick Reed (RR), Town Manager

Chairman JP called the meeting to order at 3:35 P.M. at Bedford Town Hall.

JP requested an update on the Freight House renovation project. RW provided these highlights:

- Little activity has occurred since the last Committee meeting;
- Sub-contractors have been working in the restrooms and on the electronic locks;
- The contractor is collaborating with the Facilities Department on door locks;
- The building's sign was installed;
- Work is underway to make exterior "barn doors";
- The contractor is to install a pane of glass on the front door.

JP asked what major tasks remain to be done on the project. RW said there is no major work remaining except for exterior painting.

JP inquired when the Facilities Department can begin interior work on the Freight House. RW explained that the state's contractor will not allow the Town to do work on the premises until they are finished and their work has been accepted. RJ expressed that the Facilities Department is eager to begin interior fit-out of the building. RW said that he would inform the contractor of the Town's desire to work on the interior during a meeting that is scheduled for January 22.

RJ recommended that revenues be generated from the Freight House and railroad car as soon as is feasible. This income becomes more important as the restrooms are placed online and increased energy costs are incurred at the site.

Fay Russo at Town Center has estimated annual rental income from the railroad car to be \$2,500—and she is eager to begin making it available for rentals, RJ conveyed. JS added that a representative of the B&M Railroad Historical Society expressed interest in using the location for meetings.

RJ distributed a draft FY 2010 budget for Depot Park that anticipates a \$15,000 deficit. He asked the Committee members to review the draft in advance of discussing the budget at a future meeting. He suggested that we find additional ways to generate revenue from the property.

RJ reported that he expects a surplus of approximately \$44,000 from the Depot roof project. He proposed that after reserving \$10,000 to \$14,000 of the anticipated surplus as a project contingency, some of the remaining surplus could be allocated to completing the Freight House interior fit-out and completion of the railroad car renovations.

The Committee discussed possible ways that transfer of Community Preservation funds from the roof project might be accomplished through Town Meeting and/or the Selectmen, and which expenses would be eligible for such funding. DC noted that the Selectmen have control of approximately \$800,000 in Community Preservation funds from prior appropriations. Disbursements made from this account would not require Town Meeting action, he said.

JP asked RJ and RW to prepare cost estimates for interior fit-out of the Freight House and completion of the railroad car, respectively.

JP made a motion that the Committee recommend transfer of up to \$30,000 from surplus funds in the Depot roof project to be used for completion of the Freight House interior and the railroad car. DC seconded the motion, and it passed by a unanimous vote.

RW provided an update on the railroad car renovation project. Nothing has occurred since the onset of winter. Key remaining tasks include installation of a pilot, the sound system and a security system. He added that a roof leak needs to be addressed in the spring.

JS suggested that the Committee make a decision about which items on the railroad car “punch list” ought to be completed, and then set a course of action for finishing this work ahead of opening the Freight House and car to the public.

RJ distributed a Revolving Fund statement dated 1/21/09. The current balance is \$57,251.13.

JP invited motions regarding acceptance of the minutes from the prior three meetings. DC made a motion to accept the minutes of the October 8 meeting. JP seconded the motion, and it passed by a unanimous vote. DC made a motion to accept the meeting minutes of November 5 and December 11. JP seconded the motion, and it passed by a vote of 2-0-1.

The next scheduled meeting is on February 18.

At 4:59 P.M., JS made a motion to adjourn the meeting. JP seconded the motion, and it passed unanimously.

Submitted by

Jim Shea, Clerk