



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of April 27, 2010

MINUTES

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

Ex-officio committee members not in attendance: Richard Jones, Facilities Director; Rick Reed, Town Manager; Richard Warrington, DPW Director

Others in attendance: Susan Grieb and Barbara Purchia, The Glass Studio

Chairman Joseph Piantedosi called the meeting to order at 7:06 P.M. at Bedford Town Hall.

JP introduced Susan Grieb and Barbara Purchia of the Glass Studio.

Ms. Grieb distributed a proposal from the Glass Studio for a one-year rental of Unit 3 at the Bedford Depot building. She explained that the purpose of the Glass Studio nonprofit organization is to offer a studio at the Depot where artisan's may learn about the craft of stained glass and create artwork. She feels excited about the Depot Park area and believes it is a great place for an artist's studio.

Ms. Purchia added that the proposed rental would be for an artist's studio only and not carry out any retail operation. Only members of the organization would be allowed inside, she said.

DC inquired whether lead or solder would be used in the proposed operation. Ms. Grieb replied that small amounts of these materials are used in stained glass work.

Ms. Grieb said that if the unit is rented to the Glass Studio, they would use the existing space largely as-is with the possible exception of replacing the current sink with a deeper work sink.

JP expressed concern that the Depot's old plumbing system might be impacted by fine-grain glass residue that might be flushed down the drain. Ms. Grieb said other disposal options are possible such as using a filter on the sink's drain.

Ms. Grieb recapped that she and Ms. Purchia have met with Facilities Director Richard Jones, Town Manager Rick Reed, Planning Director Richard Joly and the Selectmen about the proposed rental. She said that the Selectmen agreed to submit an application to the Planning Board to include "lodge and club" among the uses allowed under the Depot Area Mixed Use Special Permit that was recently awarded to the Town by the Planning Board.

Ms. Grieb said that Town Manager Rick Reed recused himself from participating in this subject due to a personal relationship he has with the spouse of one of the applicants.

JP reviewed the RFP process that the Town followed in early 2009 to invite proposals for rental of Depot units.

DC inquired whether Unit 4 on the Depot's second floor would be desirable to the Glass Studio if its interior partitions were removed. Ms. Grieb said that although she prefers Unit 3

because the room has a cathedral-style ceiling, she is open to considering Unit 4. Unit 4 is a somewhat larger room than Unit 3, she noted.

Ms. Grieb said that members of the Glass Studio intend to save six months of rent before taking occupancy of a Depot unit. The organization is proposing a one-year rental with an option for a second year. JP reminded everyone of the common area charges that would be assessed in addition to the monthly rent.

JS inquired whether the Town may negotiate a rental fee and make a lease award without advertising an RFP. JP expressed that since an RFP was advertised fairly recently in February 2009, it is permissible to proceed without advertising a new RFP—provided that the total amount of rent collected does not exceed \$25,000 and the lease award is not made on conditions that are more favorable to the tenant than the leases awarded to tenants under last year’s RFP.

JP reviewed the purposes of Depot Park and how revenue from rental of the Depot building is used to help pay for the complex’s overall operating and capital expenses.

Ms. Grieb said the Glass Studio has proposed to pay \$7.00 per square foot for the 523 sf. of Unit 3. She said that Richard Jones told her the monthly common area charge for this particular unit would be \$162.00.

JP thanked the representatives of the Glass Studio for their proposal and for attending the committee’s meeting. They left the room at 7:58 P.M.

The committee discussed the proposal made by the Glass Studio. Then, JP invited motions regarding the proposed rental of a second floor Depot office unit.

DC made the motion:

The Committee recommends that the Town rent to the Glass Studio Depot **Unit 4** (603.7 sf.) at a minimum monthly rent of \$8.00 per sf. during the first year of a lease; or Depot **Unit 3** (523.4 sf.) at a minimum monthly rent of \$10.00 per sf. during the first year of a lease.

For an optional second year, the rent for Unit 4 would increase by the same cost escalator (7.14%) as contained in the Babe Ruth Baseball lease; and the rent for Unit 3 would increase by the same cost escalator (9.89%) as contained in the JRM Antiques lease.

Unit 3 would be leased in as-is condition. Unit 4 is to have its added partitions removed, painting touched up, and any wall holes patched prior to being leased.

JS seconded the motion. After discussion, chairman Piantedosi brought the motion to a vote. The motion passed unanimously.

JP commented that he has spoken with a representative of the Veterans of Foreign Wars about the organization’s use of parking spaces at Depot Park. He said that an exhibit contained in an easement agreement between the Town and VFW might better illuminate the matter. He plans to meet with the VFW’s commander to discuss which parking spaces are allocated for VFW members and customers.

At 9:26 P.M., JS made a motion to adjourn the meeting. DC seconded the motion; and it passed by a unanimous vote.

Submitted by

Jim Shea, Clerk

These minutes were approved by a unanimous vote of the Committee at its meeting of 5/04/10.