

Minutes for the Building Reuse Committee

Meeting Date: June 15, 2015

1. **Attendance:** Rebecca Lantry, _____ Jaime Tole, _____ David McDonald,  Mark Erickson, _____
Mike Mackin,  Ron Albert,  late: Damon McQuaid _____.

2. **Meeting opened:** 6:36 pm

3. **Call for public Comment:** None

4. **New Business:**

Three requests to the Building reuse have been made:

1. Lunenburg Brownie Troop 1194, in pursuit of their quest key(which is to connect to the proper people to have a discussion on a future proposal) have made a request to have a discussion about turning the T.C. Passios School site into a public/ community garden. With the hope that school children and adults can learn about gardening. A letter will be crafted in response to their request and will be a consideration for future use. This will also be forwarded to the Lunenburg Agricultural Commission.

2. FLACC – they sent request to Building Reuse that they are still interested in the use/purchase of the T.C. Passios School. They want to know how long they can expect to rent in the near future: 1 years, 2 years.

Discussion: How is the proper disposal of this property going to happen? Will the school committee need to vote to release this property to the Town. Does the Town, need to declare it surplus? Then, what is process for the Town to collect bids on the property.

What is FLACC need for the property? Are they trying to consolidate all their operations on one site, as rumored?

It was felt they need to put together a RFP.

3. Rep. Benson office would like to coordinate an introduction between us and Twin City Development Corp. There interest is in the old Primary school. Discussion was had as to what Twin City Development Corp? Research on the internet, stated they were a non- profit organization which facilitates this regions development. B.F. Brown school conversion project was cited as one of their projects.

4. Minutes for meeting 4/6 and 4/18 were approved

5. Deb Seeley has resigned from this board. Thank you letter is to be sent for her service. Motion; discussion, approval : all approved.

6. **Old Business:**

a. School Committee Representative Mike: brought a new map of the T.C. Passios property line as voted on by the school committee at their last meeting (handout of map).

Initial discussion: was some dismay at the loss of 40 parking spot. Questions were asked: Can we market this as is or do we need to request another readjustment. Final discussion: We asked for line and now we have it. If a buyer stated he would pay more for more acreage. We could go back to the school committee, with this. If, it is not marketable? We could go back.

b. Brooks Property: Lot line bisects the Town drainage system for the Library parking lot. It was felt that an easement for the Town to maintain the drainage system for the Library lot would have to be included in Brooks's house sale proposal.

c. Memorial Drive: Needs to be extended as new public way. What mechanism will be needed to do this?

d. T.C.Passios School is scheduled to will remain in its present function until August of 2016.

Kerry Spiedel: gave a presentation on request for qualification. There has been a change in State Law since 2012, MGL 7 C . All contracts have to be in contract terms. All people have to know what they are bidding on in plain terms. A standard contract form will come from Town Counsel, the contract will have a fixed price, the law states specific advertising requirements, 2 weeks of local advertisement and the central register. The bidder have one month to reply after the document is out.

Cad drawings have been done to help visualization of projects for bidders for the old Primary School , Town Hall and the T.C. Passios School. CAD drawings of the Brooks's house and Ritter Building, are soon to follow.

Target Date for proposals will be to have them in by the end of the year.

School Committee will need to know plan for T.C. Passios School by December, so that the opportunity to use contingency money for the demolition of the T.C. Passios can be used or forfeited.

7. Next Meeting: proposed for July 6, 2015 Town Hall at 6:30 Pm and July 20, 2015 7:00 pm
8. Information: Portable Classrooms at the schools are now deemed excess, looking for new owners off site. Contact: John Londa
9. Motion to Adjourn: 8:19 pm