

Community Development Council
Meeting #60 11/7/07 9:00 – 10:30am

Members in Attendance: Terry Appenzellar, Renee Balter, Nancy Phillips (recorder), Priscilla Sylvia, James Westervelt

Excused: Iona Pressley, Rich Westcott

Guests: Architects Ken McLean and Stephanie Mashick (designed OB new library)

Minutes from 10/17/07 approved

Item	Minutes	Goal	Person(s) Responsible	Date of Completion
<u>CURRENT ISSUES</u>				
Sea View Boardwalk to Beach Task Force (sub committee of CDC plus 16 other people)	Community Preservation Act Request for funding presentation for architectural drawings for the railing to go out to bid and an engineering feasibility study for the Sea View Ave./Farm Pond multi-user path terminus is scheduled for 11/20/07 . Will also request free cash funding for the \$46,200 at special town meeting scheduled 12/11/07. If this is approved will withdraw CPA request. Important that this portion be done over the winter and be ready for a \$2.73million bond vote at April town meeting to fund whole master plan. Will be working with a grant writer to help get matching funds wherever possible to defray the cost to OB in the long run.	Master Plan completed! Document to be printed CDC advise the BOS BOS	Nancy & Rich 11/13/07	10/24/07
	Sea View Revitalization Implementation Chairman and new committee needed. This request will be publicly, formally made at the 11/13/07 OB BOS meeting along with an Executive Summary of the project.	Implementation committee formed to cont. Sea View Revitalization Project.	Nancy & Rich -> BOS	12/07
Cost of Services (Police Dept./ Highway & Parks & Recreation)	Terry briefly reviewed spreadsheet of the Highway & Parks & Rec. Dept. and requested Priscilla to clarify a few things. Will go to Finance Committee when things are a bit more polished.	Start COS analysis framework for town Departments.	Terry, Priscilla & CDC	11/21/07

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Old Town Hall/Police	<p>Renee provided a little background to our architect guests, Ken Mclean and Stephanie Mashick who are present for this information gathering session. Four yrs ago the OB Economic Development Committee recommended consideration for revitalization of the Old Tivoli Building. There was a RFP put out which drew two responses (one was from Doug Abdelnour Jr., and Peter Rosbeck Jr., the other from the SSA). The proposals did not fly at the special town meeting.</p> <p>Renee explained that we needed a few options to present to the OB BOS backed up by strong business plans.</p> <p>Ken and Stephanie brought us up on the campus plan concept they were a part of a few years ago. Part of it was a proposal for a new Police Station – estimated cost of \$3 million that year. There was a lack of public hearings before the presentation to the town mtg. for vote on architectural planning funds, people felt this idea was dropped on them without any input, and the article was voted down.</p> <p>Ken and Stephanie and the CDC used Renee’s 9/07 Draft report for objective information and CDC recommendations.</p> <p>Project Cost/Construction information from Ken and Stephanie:</p> <ul style="list-style-type: none"> - <u>Project costs</u> – 25-30% more than construction costs - <u>Escalation factor</u> – price increases 4-10% per year - <u>Construction Cost on Martha’s Vineyard</u> – use figure \$500/sq.ft. for this bldg. . Cost could be as low as \$300-\$500/sq.ft. - <u>Museum exhibit space and quality lighting</u> – in addition to aforementioned costs. 	-Pros and cons of various options to BOS	CDC	2/08

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Old Town Hall/Police (continued)	<p>Building space requirements (per Ken and Stephanie):</p> <ul style="list-style-type: none"> - <u>Event venue (like weddings)</u> – 15 sq ft/person. If have a 100 people At wedding would need 1500sq ft.. Renee suggested we have to Look at event venue spaces on island and perhaps check with the Chamber of Commerce for average wedding size on-island and determine need. - <u>Support Space</u> (for storage/systems like heat etc.) – for every 10 sq.ft Building space you need 25- 40sq ft support space. - <u>Auditorium (basement)</u> – 7 sq ft/person, 100 -150 person capacity Would require 700-1100 sq ft plus isle space plus stage, possible side prep rooms and audiovisual booth requirements in back of room. - <u>Homeland Security requirements</u> – need to be followed - <u>Arcade</u> – center of building to offer a clear view through to our beautiful Ocean Park. Would also allow a “market model” with easier access to retail shops on either side (higher possible rental income for town). - <u>Universal Access</u> – important to include elevators to towers +/- central public bank of elevators, and a commercial lift in the back. <p>Terry stressed importance of a strong business plan. She also recommended we review the papers “ The cost and funding of exhibits” authored by the Smithsonian Institute 8/02 and “Tatamagouche Creamery Square Development Plan” ? 5/03.</p>		CDC	12/07
<u>ONGOING ISSUES</u>				
Home Business By-law	no update	Implementation of By-law.	Priscilla, Jim	12/07
Affordable Housing	Michael Dutton and Ron DiOrio appeared 2 wks ago before the state Affordable Housing Grantors. Because of change in admin. the grant rules were changed mid-stream. OB will have to apply again in the spring with a diminished total allotment possible	Help clarify the town’s role and obligation with proposed use of this bldg.	CDC	?
/Old Library update	no update	Offsite Home Bus. & Park and Ride Parking	Renee	2008
-Offsite Parking for Home Businesses		Town Policy needed	CDC	ongoing
-Town dissemination Of information	This was tabled till future mtgs.			
<u>Next Meeting CDC</u>				11/21/07

