Mar 24, 2026

DISCLAIMER: The Town of Cape Elizabeth is not responsible for errors or inaccuracies in the unofficial transcripts of its meetings. The transcripts are generated through closed captioning utilizing Cablecast Tightrope Media Systems. The transcripts are provided for informational purposes only and do not constitute an official record. Any reliance on the transcripts is at the user's own risk.

UNOFFICIAL TRANSCRIPTS: Ad Hoc 1934 Building Committee, March 24, 2026

Jonathan Sahrbeck: Uh good evening everybody. Thank you all for being here. Uh welcome to our new 1934 building committee. Um I'm Jonathan Sahrbeck. I town council member. I'm going to be chairing this committee along with Penny Jordan who's uh vice chair. Um I think the first thing on the agenda is we're just going to kind of go around and introduce ourselves, why we wanted to serve on the committee and what we feel we can bring to the team. Um I'll start with myself. I was interested in doing this committee. I was lucky enough to grow up in town and lived away for a number of years and um have moved back. I'm raising my family here. I have a son who's in fourth grade. And I from a personal standpoint, I've always loved the 1934 building. Um grew up off of Sawyer Road, so anytime I was coming down Wells Road back in the day, you actually could see the building from the top of Wells Road.

And so it was always a landmark for me. And then especially when you kind of crest shot dire road and come over the hill and see it. And um with the new middle school building coming in, obviously the 1934 building is going to need to be repurposed or relooked um for whatever recommendations we come up with the committee. And so I think that part of this committee is going to be really exploring the options, exploring the price tags, really trying to kind of use all of our collective brains, hearing from the public about what we think would be best for the next steps of the 1934 building. I want to be a part of it because I will see myself in this town for the next 40 years. And so I really would like to um see this building for whatever happens to the next steps to really be something that's well thought out and have a lot of public support. um for the next u for the the change that will happen um with the middle school.

So I think Penny needs a brief break. So I was gonna why don't we start with Jim we'll move this way. Even my name is Jim Rowe. I don't expect 10 40 more years. I hope you do. I've uh I've done a lot of things in town. I served on a lot of committees, done council, school board and so forth. Uh I love this town. I mean I've been a few other places of Elizabeth. Uh the building itself I attended school here uh seventh eth and nth

grade junior high school junior high school. uh had some great experiences like I think any adolescent good memories and maybe not so good memories but mine mostly good. Um the building I've always been in love with. I love old buildings. Um I think uh Amit can talk to this but uh I think buildings are combination of the purpose for which they're made and also the vision of the architect who design and somewhere that comes together and uh I would like to see that uh to stay in this in the 1934 building.

00:03:09

I think there are a lot of there's a lot of light left in that building. We may have considerable work done to it, but I think we can do it. I just relish this opportunity to explore with you the possibilities. I'm Laura Briggs and I moved to Cape Elizabeth in 2000. my husband who was in the Coast Guard at the time and we'd moved all over the country and this is where we decided we wanted to stay and raised our three children here in Cape Elizabeth and when I moved here I was a city planner had been a city planner for many years but if you've ever had a career where your spouse takes you all over the country that it does a bit of a job on your career so I switched jobs went back to school and became a teacher and uh the past 15 years I have taught at Cape Middle School in the 1930s building. So, it was kind of my home away from home and just retired in June and decided that it might be a good time to get involved in doing some civic work in the community. And when I saw this, I thought, well, kind of combines my background of being a city planner and an educator and having lived and worked in that building for many years, thought it seemed like a neat opportunity to just begin to think creatively about what we could do. So, um, I'm excited in postretirement to get involved and I'm very open to what we do with the building. I think we really have a lot of issues we have to balance. I I don't have one specific vision, but I do know it was an important building within the community in terms of its historic and I think it has a historic function in that sense. Um, that may be just the memories and the stories within the building may not be the building itself. And I know having worked in the building that There's a lot of um structural issues that I know are going to be issues. So um very excited to just work with everyone and think about what we do next. All right.

My name is Cameron Brown. I married a Kate girl and I've been here for about 35 years. Brought up four kids. They all went to this middle school. Um I I uh I have a degree in engineering. I have seen hundreds of these buildings, maybe a thousand of my 40 years of HBAC engineering design and buildings like this don't come along too often. I've been walking my dogs here probably for 20 years. I see this building and it's just such a to me

it's just such a historic building and I hate to away, you know, it's too uh I think it's too historic to just to dump. I think I'm interested in using this building as a community, something for the community that will be relished for years to come.

My name is Andy Batton. I'm been here nearly 10 years. Moved up here from WY, Massachusetts with my wife. My kids did not go here. I'm the first year uh first year school board member here. We enjoy it quite a bit. I'm motivated by giving back to the community and meeting more and more people. So, I'm here to be a liaison for the school board and listen carefully. I'm really looking forward to being around uh you folks and learning from you folks in terms of your broad-based background. Uh, as far as some of my own municipal government stuff that I was involved with in our town, we had a town meeting form of government, which was essentially a community of about 27,000 people, very similar socioeconomic uh description as to what Cape is except it's a larger population. We had greasings, we had town meeting members, and I was a town meeting member for many years. And for three the last three years I was uh appointed to be on what was called the advisory committee. So I've been on a lot of committees and what our charge was was to uh basically analyze all school budget all budgets throughout the town and also analyze on behalf of the 240 town meeting members the uh what was what was in front of them in terms of expense and uh what some of the options were around buildings and things and last year I was a chairperson so I think it's a wonderful opportunity to try and get as many ideas as possible.

And uh one of the things that I really really valued about the work was we wrote an advisory letter to everybody so we knew the various options how everybody felt maybe there wasn't unonymity about what what was decided about a particular town government or I mean town department or about a building and uh we provided some of the pluses and minuses to provide as much of a balance as possible. So really looking forward to learning from you folks and getting all the different kinds of inputs.

I'm Brian Harris. Um abut the school property. My backyard is right next to the school. Uh I work in commercial real estate. I'm a commercial real estate appraiser. I've been doing that for 20 years. Uh I cover mostly northern New England. I was in Vermont earlier today and be looking at properties in Maine uh early next week. Uh before that I actually was in urban planning, city planning as well. Um and so kind of worked in that field and I've always been interested in how land use influences how people move, how people interact, how people use space. Um and uh fairly new to Cape, moved here 2022, but had connections to Cape going back probably 15 years before that. I did some consulting work for the uh land trust 15 years ago. Um I dated a girl whose

grandparents lived on Old Ocean Road and so used to used to come up here on the weekends and that sort of thing. Um, but really just interested in looking at all the options and making sure we have all the information before a decision's made in terms of uh what the reality is in terms of cost, what it takes in terms of timing, how it ties in with what's happening with the school and the site plan related to that. uh looking at ramifications in terms of if it wasn't something that stays as a municipal function, what that means in terms of how the school gets lot would need to get subdivided to have that happen. Um and so uh I' I've worked I've actually served on a reuse committee for a school uh in the past. I worked on the reuse committee for a old police station. Um I've appraised multiple school properties that have been renovated into all sorts of things. Um the Macaui school for instance, I've worked on all phases of that. The mother house, the old school, the senior housing that's now being built next to it. Um so familiar with the funding sources, familiar with the financing, familiar with some of the challenges um of reusing buildings like this and then also familiar with what happens if you don't have a plan and seeing some of these school buildings sit vacant for 10 15 years and become more of a challenge than a mun ever expected uh going into it. So just hopefully eyes wide open in terms of uh taking in the information and figuring out what we can do with it. I'm uh Susanna Liselle Hubs. I am um an employee of the town.

00:11:01

I’m Susana Measelle Hubbs. I'm the public communications department because it's one person department and um I'm basically going to be the staff person support person for this staff along with Pat and um between the two of us one of us will always be here, if not both. Um, yeah. And I, just for personal context, I've lived here for about 22 years. I had three kids go through the school system and was on the school board for six years. So, I'm really excited to be listening part of this committee. And one thing I just want to add to is that our minutes for this committee are going to be, you say, handled by Yeah. Suzanne. And I think you're going to use sort of an AI type mechanism. I don't know what we want to call it. Yeah. But that's going to be how these minutes are recorded. Okay. Just so people are aware. Yeah. And if you need anything, email me. Let me know.

I’m Pat Fox, town manager. I want to thank Susanna because I wasn't sure who I was going to get to do two night meetings a month. and uh on top of everybody's busy schedule for staff and she volunteered and was very interested to be involved. So that worked out great. And we did want to test out some of this uh Google Meet versus Zoom for the hybrid meetings which I know is important to this make sure it was all

recorded and we got every bit of public participation we could by making them all hybrid and interactive. But uh we want to try some of their Gemini. We we are in a Google environment here for our email and our systems. So we have sort of this Gemini Pro thing built into our Google stuff and we're just starting the idea of exploring the use of AI and creating policies around it. So we thought this committee where it's not making a formal decision every meeting might be a great place to see what how do those tools help us capture what we're doing. Does it tell accurate? uh is it accurate when it creates meeting notes and those type of things. So, it's not set in stone that that'll be our meeting minutes, but I think as we go through and you read the minutes and see if it captures what we're doing, um we'll pivot and go whatever direction we need to. But, um I'm mostly here because this is we had 17 or 18 people volunteer for a committee um when we're having trouble finding people for standing committees. So, that right there tells me as the town manager this is important, very important to a community. It's an iconic structure. Um, I'm here to just listen and facilitate and get the right staff members before you as you go through this yearong journey.

I'm Amit Oza. A, newer resident moved to 2020. Uh, previously served on the housing diversity committee. Uh, I'm a licensed architect. Uh, predominantly what I do is academic or institutional buildings. always an existing building, always historically significant. Uh, so I'm pretty much what I do as a day job is working on existing buildings, bringing them up to kind of code and just kind of revisioning what they could be. Um, kind of working from their earlier than phases with clients kind of through to the end. Uh, so I know kind of the challenges that a building of this vintage has. uh and also kind of working with communities and user groups to kind of flush out what the needs are and kind of what the building kind of unfolds itself to be and what that you know process is like. Great. Thank you.

I'm Penny Jordan and I'm on the town council and I co-chair Jonathan. I've lived in town uh for over 70 years. I'm getting older. Um I went to school. I went to Grammar School in the 1934 building. I went to junior high in the 1934 building. And um it's uh as Jonathan said, it's one of those central quotes for my life. And so I'm really excited to have this group together to come up with really um

Penny, I'm going to put you on the spot. We are missing Kevin Don who's the six. Yeah, that's Kevin. Can you tell us since you were on the appointments committee. Can you tell us a little bit about I've known Kevin since he was about this big. Um and uh he grew up in Cape. Wonderful, wonderful, wonderful community. He was um the uh fire chief in uh South Portland for what 20 years. Um he's now uh working with a electric company that uh kind of makes sure that uh if somebody uses power someplace in a country or

in another country uh he is the one who really coordinates the people to go and address the grid issues. Um he's a longtime Cape resident. His mom's family grew up in town.

Uh, so he's probably he's a wing right his mom's a Wainright so he's probably like fourth generation fifth generation here in town longer. Um, mother of a young man and I think I'll be a great addition to the group. Well, thank you all for being here as well.

I forgot to say that at the beginning. Um, it's great to some of you I know, some of you I don't. So, it's really nice to um to meet you. Uh, one of the things that we're going to just do briefly at the beginning of this meeting is that um, all of these meetings are going to be subject to the rules, the statutory rules of the Freedom of Access Act that the state of Maine has set. Um, so we're just going to have Pat go through a brief presentation on this just so everybody's aware of our obligations as a committee. Um, we are not the planning board which is quasi judicial. We are not the town council that is making policy that can change ordinances or anything like that.

We're basically almost an advisory committee at the same time that we want to make sure people understand what the rules are and the big ones are that what we do is is subject to transparency to public scrutiny. Um and the other is really the the important one to me is the open meetings uh aspect of uh FOA which is basically that um we this is a nine person committee so I think it would probably be three people all or maybe four. That said, what it it means is that unless we make a um a notice to the public that we are going to have a public meeting, it is um against the rules for three of us members to get together indivi or to get together as a group and talk about what the policies are or discuss these matters um outside of a formal notice of this. And so we just want to make sure it's not against the rules. If all of a sudden three of us end up at Sea Salt together and start chitchatting about Patriots off season or something like that, that's okay.

Um but it's more if we get together at sea salt and say, "Hey, let's talk about what's happening with this committee." That is really would be something that would probably would be a violation of so going to go through a brief overview if people have questions. Um it's it's part of the materials that I think you all got for this. Um yeah. So part of the post I won't post it's it's a 43page uh a lot of it is the council presentation from our attorney. So um it gets into some other conflict of interest stuff and how it has to be declared for different council actions but in general um if anybody has anybody not been on a public formal committee before not in or just in in Maine even. So, and uh so the follow the follow guidelines um I you know I way back when we came from the private sector too we had to kind of get used to the the private sector to public sector

jump and it really is everything we do and say you got to do and say under the under the lens of would I want to read this in the paper Monday morning and that really exists for every email every correspondence everything that happens and the more digital our world becomes the more difficult it becomes to navigate, follow, and how to gather information. So, when we get follow requests, um I'm just going to give the real the real simple version of how it works because this is really as an ad hoc committee that's going to be around a year and not doing formal votes every year. Really, what you need to know is if you become aware of a follow request, just contact the town, contact either one of us as staff members or your chair, but it's going to funnel through our town clerk. They're our information officer. So they are the ones who take the follow request and track the day that anyone in the community, anyone in town hall became aware of it because then we have five days to respond to that person. We then have to give them a reasonable amount of time for the data they're requesting. Um unfortunately some national some very large companies use the followup to do their market research. So we'll get follow requests. We don't get to ask why someone wants anyone can request anything they want from any town.

They don't have to be resident. They don't have to tell us why. So, if a national company wants to know, they want how many people live in, you know, how many people live in St. Elizabeth or uh I've seen companies do it to get trash collection contracts. How many households have trash collection? And the town has to provide that information. What we have the flexibility to do is tell how long it will take us to gather it and what the fees will be. Now, our fees hourly are very low. We can only charge $15 or $20 an hour, but we can say, "Okay, It takes more than an hour. So, the town clerk circulates everything related to that request that she thinks could be related to every department and every board and every committee depending on what the request is. And then our IT department scrubs all of our online data, all of our town email addresses for any keywords that are associated with that.

Then it goes through a process where only very select things are eligible for redacting or withholding from a follow request. And this committee really should be dealing with any of those things because it's it's attorney client privilege that will go there. Executive session items, labor relations, uh juvenile records, and things that could impact an ongoing town negotiation. So if we were at a property negotiation, some of that would be withheld from a FO request. Um, so the big takeaway I think is that this 45page thing, read through it, skim through it, especially the front end that deals mostly with like what is uh as far as the public meeting stuff, Jonathan touched on it. anytime if so if we start an email group and I send you information or you're getting direct emails at some point during this process from members of the public if you start engaging with them beyond

acknowledgement and another and another member chimes in because they either disagree with what you said or build on it and then a third member all of a sudden we've formed a public meeting that isn't noticed and isn't available to the full public.

So it happens sometimes we catch we catch council dialogues and have to say well okay save it for the meeting because your natural thing is to say I'm just going to respond this email and people will you know or it's heading down a bad path unfortunately we'll try to cut it off and save it for a meeting but it's hard not to go there sometimes it's not your intention it's just flow of information takes a different path when it's part of a public meeting chime in on that absolutely so on that too that doesn't mean that we can't use email to communicate. It basically means we can't use email to communicate as a group. So, if we have a meeting or Pat sends something out and you have a question about that, just email Pat um separately saying, "Hey, could you provide us a little bit more information on this?" I would ask that you CC me on it as the chair because um preparing an agenda if you have a question or if you want some more information, it' be helpful for me to know so I know that you're concerned about that so we can place that on the next agenda.

And because if I don't know it and we miss it on the agenda, it's going to be a little bit more difficult to amend the agenda because we again it's all about notice and the the public has a right to know what's going to be on our agendas. Um so I would just ask that you CC me on it so I can just know what um is a request of of Pat. Also the other thing too um it's really as Pat just talked about discussions. If there is something about we have to cancel a meeting or we have to change a meeting date that those are okay for logistic reasons to chime in as a reply as a group to say hey I can't make the next meeting or something like that that's not substantive to the discussions or the issues that we're having. So that's that's okay. Um and and we have had follow requests related we have follow requests on a weekly basis related to one thing or another and some of them do come down to actions of even like ad hoc ad hoc committees.

00:24:33

So um the more that gets funded back through appropriate channels and the earlier we recognize it it's just easier for us to track it down if a year from now we get a request back to say I want to see every document created or related to the 1934 building ad hoc committee. Um, so you could be contacted if you're using personal email. That's why we're going to try to keep the website page that we've created for the 1934 bill as updated as possible so we don't flood your, you know, I'm conscious of the fact that

these are your private emails that we'd be contacting you through, but I don't want to be flooding you with uh information uh through those. So, we're just going to try to direct everything to categories we created as we build as you build out your committee work on the website so we don't have to rely as much on email. And technically speaking, too, if you if you do take notes or if you um take notes, I mean, just keep those just in case, especially we have a committee that's going to last a year, so I don't think anybody's basement are going to start filling up with the documents that uh we take from this committee.

00:25:40

But it is helpful in the rare chance that somebody says we want all the notes that people gathered during this um thing because technically we probably have to provide those. Yeah, each of you could be contacted by the temp cler if we got a request to say do you have any emails related to 1934 but um it's all self-reporting at that point from you. We don't you know we don't the IT director can go through my email. He doesn't if there's an email if there's a request he's pulling all my emails. I don't have to go search for him because he's got access to them all and that's all within all of my town documents. But uh and what's good about when you email Pat or you put me on the email with my town website or my town email address that the IT director will certain those and most likely that will capture anything that yeah conversations capture you don't have to worry about retaining them the same way we have to. So um there is a form uh if if that's the only homework assignment I have for you at least.

00:26:36

just I just attached it. Um if you didn't I I didn't really want to go through all these slides. I wanted to let you guys get to work. I think um the highlights of what FOA is and your awareness of it is really all you need for this to get started. Reach out if you have a question. Next meeting if we were if you could just bring a sign bring a signed form or if it's easier if you if you fill it out at home and you want to just take a picture of it and email it to one of us or scan it or something that's fine too. or if you felt comfortable and already gone through this material before the meeting and yeah, absolutely fill it out for you today. We just uh that way the town clerk just keeps it for every board and committee that we have and we're trying to make sure we catch these even the first formation of every committee moving forward. So today is considered date of training.

00:27:21

Yeah, I actually could have prefilled some of those boxes for you. That's the form that the student gave us gives as an example. Um any otherbody have any questions on that? Unrelated matter but somewhat limited. Um we from school board of course are reminded that the press or administration are the ones to contact us that all that stuff should be delegated over to you or the town manager. I I would say contact Pat and myself if that happens and we'll take care of it as a need on a not a need to know but a need to disseminate basis. Yeah, I think every community handles that a little different. We don't have a formal we don't have an information or communication person that every single correspondence with the press flows through like some places get really honed in. I was a little more flexible than that. But and one of these things too, these obviously these meetings are all open to the public. I I didn't really bring up the public comment at the beginning of this because I see nobody from the public here and to my knowledge.

00:28:36

Yeah, there's nobody online. Um but I also if if you do have friends or neighbors or family members that are interested in the work, why don't we meet? let them um come along because we want to be as transparent as we can about this whole process and know the where the community is going. Um when we get to which is the next thing on the agenda, but as you can see from the committee charge, there are going to be a couple different milestones during this process which is actually due to finish in 53 weeks um uh March 30, 2027. But there are a couple times where reports are going to be made to uh provide to the council and to the public about the progress that we made. I think one's in August and one's in October. Yeah. Just wondering in terms of if there is someone in the community that is expressing questions to us or has opinions, are we allowed to take those in and then share them with this group or is it best to direct them to attend the meeting?

00:29:36

I don't think it's a problem for you to take that information and and say, "Hey, my neighbor was asking about this." And maybe, like I said, direct it to Pat and myself so we know that and we can put it on an agenda item. Um, but no, I think that's one of the values of being a a committee that's made up of people in the town is that we should and expect to hear from people in the town about the work that we're doing or ideas that they might have. And I hope that those ideas come back to us because I I think there's an opportunity in some of these communities to be even proactive in that regard. Oh yeah. And and kind of diffuse questions people have about what's happening by reaching out and saying, you know, yeah, this is what's going on. Come learn more, you know, that sort of thing. Versus letting there be two universes, our universe and then people in there, you know, talking amongst themselves.

00:30:26

Yeah. Yeah. And I I think Pat, correct me if I'm wrong on this, but when I served on the planning board, one of the things that we couldn't do was engage with the public about discussions of applications that were actually in front of the planning board. And the reason for that was because the planning board decisions were quasi judicial. Um, and but I think that this committee is a little bit different. So like if I when I was on the planning board, if somebody reached out to me and said, "Hey, my application's in front of you." I'd say, "I can't talk to you about this." as a council member, somebody reaches out and says, "Hey, I have this concern or I have this idea." I'm talking to them about it. So, there's a there's a difference. And I think that this committee falls within the ladder of being able to to talk and engage with the public uh about it. It's the only worry I would have is if somebody if the three of us are at a barbecue and someone comes up to us and says, "Hey, can I talk about this?" And then the three of us start talking.

00:31:17

That's where you kind of get into the open meetings portion of the what you shouldn't do. But you talking to your neighbor or your family about this, I don't see any problem with that. Is that correct? No, no, it's absolutely fine. I mean, I mean, you got to figure all the way through this process where we're we're always, you know, we look at we're always messaging wise in competition with like KPOD Facebook page. And it's like frankly we can't keep up with we can't keep up with a Facebook chain that takes off and in an hour has produced a lot of false information. So you individually talking about I

guess some of our best ways to keep all of our ideas out there that everything is still being explored, decisions aren't already made, all of those types of things. Um I would say where it does get tricky is those electronic I am not a Facebook person but for those who are that's where it gets a little tricky is are you speaking as yourself or are you speaking on behalf of this adopt committee?

00:32:09

Are you speaking on behalf of the town as we contact different as each of you might reach out to people you know within your profession. That's where I think it's just communicate and our dialogue to make sure that we all feel like it's it's representative of what it is. Those get tricky. There's no obligation to speak on social media about anything. No, absolutely no obligation. Um, but your feedback or including myself and Jonathan does mean that like when Susanna and I are talking about things that could potentially have their own news article featured on the website or building the next newsletter that gets dispersed throughout the town, hearing the different things that you're hearing as community members is really valuable in us nailing those news stories to actually be relevant and current. And if I could just add for the next the next uh bullet point, the next agenda item in terms of agenda building, I was thinking it might be helpful to include just regularly what's the messaging you want to send out after each meeting if there's a message to you know for me to broadcast.

00:33:13

I think the agenda building up an end path and I discussed that we build the agenda and then make sure you're aware of. Is that where you're headed? No, I'm just saying we need to add to an agenda item like like a communication bullet like what is it that we you want to broadcast? Yeah. Right. So, for next next meeting we're and we'll get into this, but we're going to do a site visit of the 1934 building so we can all kind of wrap around that. That would be a nice thing for after that meeting that it gets put on the town website 1934 building committee or is 1934 building. So, right. I think and I know I'm sorry problem trying to solve. Um so if somebody hears something from a community member or if somebody has to think what we discussed previously is that it should come to us. Yeah. I said send it to Pat and CC me.

00:34:16

Um because if um and my my I was just thinking of sitting here my worry that if there's you as well then that's three people talking about yeah um would that be that's no but let's say Jim has an idea or has a discussion point that he wants to learn more about and he sees and he writes an email to Pat about it say hey I'd like to have this information because I have this idea on this and he CC's me and he CC's you that right there is three members technically discussing something but that's the obviously don't have a conversation but yeah the the three is the so the three comes from the way the state law is written and it's been argued both sides from attorneys is whether or not so they talk about three because in a build in a committee of three you can't have a quorum which would be two out of the three, but in this case, you don't get to an actual quorum until you get to five or six because it's a large committee. So, but there are some that would argue the three I think the three means a committee of three or more can't reach a quorum which is two or four two of the three or any quorum thereafter as you build your committee larger but it's one of those things that is just not really well written in the statute.

00:35:39

So we air on the side of keeping the numbers as low as possible forum, right? So email Penny and I if there's something like that or Pat and then CC Penny and I on that fine. Yeah. Okay. Um, anybody else have any question? And if anybody I feel bad that I handed out a form. Okay. So title of course if you fill that just say FOA training count of people Elizabeth. That's the uh our attorney. What what is it? Uh just F O A FOA which is the Freedom of Access Act, but you could just write FOA training talent of capability. All right. Okay. Just um some housekeeping items um are uh so meeting schedule. We're going to meet next week for the sitewalk at the 1934 building. uh David Vagazerian who's the facilities manager is gonna um be present with us uh to kind of go around the building with us if we have questions.

00:36:39

Pat obviously provided a a blueprint of the current um floor plan of the 1934 building and we'll go uh floor by floor and some people might want to familiarize themselves with that floor plan even though I'm sure a lot of you are already familiar with the floor plans. Some more than other others I'm sure. Um the basement I'm sure does not look like that anymore because some of that big open space got that built out that was me

the old cafeteria to me. So it's my understanding that the top floor was a gymnasium at some point. Those walls aren't Disarian is still trying to find the drawings to show you what areas that is. He doesn't have the drawings before that closed. We may have at the Society. Yeah. Awesome. Eyewitness account as well. eyewitness account as well from you. No, no, you don't remember the Well, they were just turning it over. Oh, okay.

00:37:34

You don't have the scoring the uh scoring record there. No. All right. Um and then the next thing is remote participation. Uh that is going to be something that uh is going to be available to committee members and obviously the public uh if they want to participate. We're hoping that people can be in person just from a logistics reason. it's a lot easier to have everybody in the same room for discussions. Um, but at the same time, if you have something, you can't make it here physically, but if you can attend, if you have a work conference and you're in San Diego, but you have the freedom to be able to um chime in on uh remote platforms to participate, that'd be great. We're hoping to get 100% participation at each meeting if we can. Um, but uh both either in the room or via Zoom or Google Meets, whichever one we're going to use. Uh, also if you are going to be absent, just please let us know.

00:38:27

Uh, so we're not sitting here 5 10 minutes into the meeting waiting to know um if I'm going to show up or something along those lines. So we just appreciate that. Anybody have any questions on those? And obviously the meetings are all recorded um as much as we can. If the owl's not working one day, we're not going to cancel the meeting go forward anyway, but our hope is that the owl will be recording. We will be meeting in this room except if we're offsite um with work related to I'm sorry John did I miss was the date scheduled the days time scheduled for the tour? Yeah we're going to meet actually next week next Tuesday the 31st 6 o'clock I thought gone out but if it hadn't I'm sorry. Um and just so everybody's aware that 6 p.m. 6 p.m. y over there. Yes. Um, just so people are aware and you're thinking, "Oh my gosh, this is every two weeks are we have or we're having a week." We're not having a meeting every week.

00:39:23

Um, I think what we we talked about, Penny, myself, and Pat is that for the first part of this because it is a pretty intensive timeline that we have. We'll probably have to do two months or two meetings a month um at the beginning with the hope that um as we get into like month three or four that we'll be able to um only meet once a month. Um, but it's obviously going to depend on the progress we're making, the information that we're gathering, um, what ideas people have. This is going to be a really fluid committee, which I think is kind of exciting. uh because it really is going to our next agenda uh or our agenda two months from now. We really don't know because it's really going to depend on what we actually find, what we learn and what direction it takes us, which I think is a lot again more fun and more exciting than just knowing what the what the end game is going to be. It's this committee is not just meeting just um for no purpose.

00:40:22

We're actually doing this from the ground up to see where we're going to go with this. So, do you want to throw those dates out because I see jotting down? Do you have the other ones or do you want me to I do so we have um maybe did I write them on a piece of paper that yeah, but you have to book in the room and stuff. So, I put them in as tenative dates. Doesn't mean you have to hold a meeting on all of those. If you get to somebody, it was uh all 6 pm to 8:00 p.m. uh April 13th, Monday. April 28th is a Tuesday. Um, Monday, May 11th, uh, Tuesday, May 26th, and Monday, June 8 and the last tenative date right now was Monday, June 22nd. Um, so they're basically Mondays unless there's a council meeting that week and then it's a Tuesday. Yeah, we did go beyond June with the hope that maybe once we get to July we might be able to do once once a month type situation.

00:41:49

So, but we'll see where we're going um here. So again, it's it's going to be pretty intensive for the first few months, but I think that we'll benefit from that. And I'd rather be in a situation 8 months, nine months into this where we're sitting pretty as opposed to in a situation where we're eight, nine months into this saying to ourselves, how are we going to finish this work? Um, so I hope you all are in agreement with that type of approach towards our work. Anybody have any questions on that? All right. and the agenda building as I kind of just um sort of got into a little bit was again our our work is going to be pretty fluid. So I think what we'll do is um from each meeting to the next

really kind of think about where we're going to go and what we're going to do for the next agenda. I mean for next week we know what we're doing. We're going to go for the 1934 building and then afterwards have a meeting and talk about what we what we saw um any thoughts on that, any information that you all might have for discussion and then kind of move on and then for the April 13th meeting um which is two weeks after that, we'll set up an agenda that obviously we'll get to you beforehand.

00:43:06

But again, I really hope that this committee, you guys are participating sort of with us for this agenda building, telling us what your thoughts are, which direction you want to go to. I think it's going to be a much better group um for our work if we really have active participation and what your ideas are for the agenda. So, Penny, myself, and Pat can put that together for the the next meeting. Yeah, I think I think one of the exercises we're going to do here tonight really starts to identify the elements of future. Yes, for sure. So, next week's meeting will be impressive weight because we're not to that thing around on a cart with a battery and then probably just finish the meeting. I'll see if they can just there's a classroom over there to finish after their discussions after the tour rather than get the cars and come back over here. I think they'll work. We're hoping that we could actually get a Zoom link for the next meeting and I might because I think Kevin Kevin might be participating on Zoom that week and I'll be the person who walks around like that open to the whole public.

00:44:11

That's fine. We can do that. I think we can call somebody. Okay. Yeah, it's as long as it's a Zoom meeting. So, okay. And Teams works on your phone. All right. What Pat is saying if we open a meeting to remote, we have to open make it available to the all public comments. Yeah, I think that I mean we I will just say right now I mean we're at a meeting with we have zero public input and nobody on Zoom and I maybe we'll have 30 maybe hopefully we'll have 50 people on Zoom but I think we'll be able to just walk around and and also this is going to be a meeting that people can come on the site and walk with us as well. I figured it would be public but I thought it would be one that we did not do. I hope that if if you have interest in doing the walk and you're available to come with us that people will be with us on the walk as opposed to hoping that my phone is going to be able to pick up everything in the room or in the building.

00:45:12

So would we be at the front steps facing road or at the middle school? Yeah, that's we'll let you know. I I think we'll probably we'll probably have to meet at like we'll park in the middle school parking lot and just walk through the building to get to the 1934 building. That would probably be the easiest way to do it. The doors have been open right there, but sometimes they are locked. The front door or you mean the middle school doors? Yeah, I noticed that last night when I dropped my stuff off for baseball. They're all closed, but the custodians are great. But yeah, David David is going to be there. So, I think we should be good. Yeah, we'll we'll we'll put that on the um when we send out notice where we're going to be. David might have a suggestion that we could all park in the lot right off of Scott Dyer and there's I'm sure there's entrances over there whether or not we can get into them but we should have keys that that might be the easiest way to go and go in by the library the middle school library there and obviously there'd be plenty of parking for all of us right there but I don't think it's that if we have to park in the regular middle school park all right um anybody have any questions on the housekeeping items Okay. Um, next we're just going to I don't want to spend too too much time on this, but because I'm sure all of you read the charge and that's why you um applied before the committee. Um, but we do have the um ad hoc 1934 building committee charge that the council put together and um passed and created this committee. Um I don't know if people really want to go through this line by line or anybody have any thoughts? I think definitely looking at the specific responsibilities I think is important. Um but anybody have any questions about the governance and operations obviously those contain the the bullet points when it comes to the um the milestone dates that we we should think about which is August 2026, December 2026, not October. I was correct about that. And then obviously the final report March 30th of 2027 which is about 15 less than that. Um anybody have any questions on those? And then uh specific responsibilities as you can see assess the current condition and size of building.

00:47:35

Um we talk about people familiarizing themselves with the comprehensive plan and relevant zoning regulations. Exploring all possibilities of use, including public, private or mixeduse, discontinu discontinuation, sale of the building, possible removal. Hear from the public about preferred possibilities of the future of the building after exploring the

reasonable cost. Explore costs of renovations that could come with this change of use as well as the value of the building on the open market. Explore the availability of and feasibility of acquiring non-municipal public funds, including but not limited to historic preservation. explore the pros and cons and general public appetite for a variety of solutions and costs associated with them, review and approve the work of any subcommittee. Uh the committee may establish and share regular communication and transparency with the town council and broader community. Um, basically for from what I've seen on that, a lot of our charge is really going to be exploring ideas, um, possibilities for this building, um, whether or not it's going to be a mis a excuse me, municipal use, if it's going to be a sale, if it's going to be discontinuation, if it's going to be a removal.

00:48:46

Really exploring what those options are. And one of the important things to me, and obviously I defer to all you and want to hear your opinions on this, but also knowing what the cost of these things are going to be. Um, I think about Mahoney Middle School quite a bit and sort of the the process that that was followed and seeing quite frankly how that's going for the the community in South Portland and it saddens me to see that where they're at with that building is not where to me they they should have been. I don't know if you've heard as well, but the they're buying the old Walgreens for the police station. For the police station police station, correct? Yeah. No, I definitely have I definitely have heard that. And so my hope is that we will kind of get that information. And then the second part of this community I think is going to have a lot to do with going out and finding out what public sentiment is for the ideas and the costs that we have um to learn more about how the community is feeling because I think what one of the issues that happened with South Portland school was they kind of put it out to say hey what's what's your dream for this building and they got some great feedback and the feedback was we want this we want that we want this and then the price tag came back at whatever amount of money it was and all of a sudden the public sentiment kind

00:50:06

of shifted. Um, and so I I really if we when we do go out and find out what public what the public is thinking about this, I really hope that there's the price tag to go along with what the options are. So, um, yes. Question about the comprehensive plan. I've been

through that I guess once cover. Is there a section on zoning in there which would be apparent that you can be guided to as far as that providing sort of the the framework of what we're going to be doing? The zoning is right now it's in the town center zone. Um so I think from a standpoint of what the town center zoning allows um might have an impact on what or what ideas might go along with that's out in the comprehensive plan. That's gonna be in the zoning ordinance. No, that's in the zoning ordinance. So, but there there's a right now with that being zoned as a school. Um, that's a pretty high standard on what like the zoning regulations that go along with it.

00:51:08

So, that would probably at some point if it was a change of use as it goes. Um, that would most likely have to go in front of the the planning board. But that's that's kind of miles away because um I think what would have to happen is that our committee will um give recommendations or options back to the town council. The town council will then decide which direction it goes and who knows what that means for site plan review when it comes to to the actual use of that building. But there's a whole process for that. And technically any because it's all part of the school site plan that go to the site plan for that um most likely would have to go back for a site plan amendment with the with the board. All right. Um do you want to talk about that at all the the charge or anything? Okay. So um yeah okay so this is more for the second part not for the maybe responsibilities for the charge okay anybody have any thoughts I'm with you on my own um all right anybody have any um idea or excuse me any more about the committee charge you have anything um I only have one thing because I like to throw things out before we're actually dealing with a real situation or or before there's passion behind

00:52:39

something. But um I I walked into a situation when I I'm fairly new here, but I walked into a situation where I had to deal immediately with something that happened within for former committee's actions. And people, it wasn't wrongly intended, but they really misstepped within their role within a committee and they were looking for a legal protection and something for the town. And there's a big difference between the accountability but also protections for town staff versus a volunteer board member that decides to take on something that appears along the lines of purchasing or or dealing directly with a consultant. So I I guess I would just be cautious that you guys are all experts in your field. We can do these things at a really high level, but just make sure we

keep an open dialogue and just understand that there's certain things that just need to be I mean the town council is elected by the public, but they don't spend a single dollar of the $20 million or $60 million budget they're approving.

00:53:38

It flows through staff. Staff's the only one buying anything, getting direct quotes or bidding out things. So when a committee says we're going to go bid a project, there's no mechanism for a committee to sign a contract. There's no legal protections if someone does. So just just be mindful. It's not if if I if I feel like I'm coming across I'm trying to prevent you from doing work. I'm just trying to prevent us all from getting in trouble whether it's me at the staff level or you as a volunteer. So let the things as long as we keep an open dialogue about it. Just understand there's things that have to flow through staff to actually get procured versus all the work that you'll be bring. I mean all I want to do is facilitate what you're bringing to the table and get it to the council in the best fashion you want to get it to them. But but that's all because it's it's something that you had in the past and it always comes up because somebody questions something that you didn't expect to even get questioned and then the more you unravel it, it's like yeah, somebody did something they shouldn't have.

00:54:33

That's a staff level thing. So yeah, that we I I think Benny and Tim and um Andrew did a great job bringing you guys all together for the expertise that you have and I'm hoping that we can utilize that expertise. at the same time don't think we're going to just rely on like if you have ideas share them with us and then we can go out and kind of explore what those ideas are. Um we we want to know but we we don't want to see a situation where you're saying oh my my background is here and this is exactly how much it's going to to be or something along those lines. One example would be a committee put together a whole RFP spent all kinds of time went out and got engineering quotes when really if it had just flow through staff we have threeear engineering contracts for you know we had multi-year engineering contracts for each discipline. So we already had a contracted way to give the committee what they wanted as a result rather than a bid that didn't even meet the town's bid for purchasing policies.

00:55:31

So just it's just dialogue and communication. All right. Um, anybody have anything else on that? Number six. Yeah. Okay. Um, so I'm going to let Penny um kind of lead the next uh next items on the agenda to capture the thoughts, ideas people have for repurposing the building. Um, and then brainstorm sort of the work ahead. I guess we'll take one at a time, but she's put together these many responsibilities. I hope people can take a look at so basically um and I'll find out. So basically when we talk about initiating this uh project I'm a project plan kind of person. So um and I'd like to use the brain trust in the room in order to do this. So basically what I did is I took the uh committee responsibilities and started grouping them and um and what I wanted to do here is really and that's why we have little postits and pens and stuff like that is because I mean Andy you asked the question about zoning and so when we look at um gain an understanding of existing situation that's really one of the things that I mean Jonathan knows about town center.

00:57:08

He knows about those words because he he uh grew up on the planning board. Uh but you don't know them. And so I always go you don't know what you don't know. And so in order to uh truly understand what is existing there today. So what's the zoning that's around that? What is the school site plan around that? And I think everybody in this room needs to understand what's going on around that and what's going what's inside the building and things like that. Um so as I started kind of uh uh putting these groupings together it's like underneath these become the council questions that you all will have that really start forming our agendas because then we'll start planning uh okay in XYZ week we need to have uh maybe Moren come in and and talk about zoning and ordinances and what's there today. We'll want somebody, I would assume, from the school building committee or to come in and talk about what's the plan around the schools.

00:58:30

Um and so what I wanted to do is is in this um meeting to really what are the things that pop into your mind as to what questions need to get answered and what uh things we need to find out because I know Brian in your um interview you said okay what are all the buildings in town and what are their uses and things like that. So that's a piece of information that this whole team needs to have. So what I was hoping is that we could

take these and I I can be very uh flexible in how we go through it or we can just kind of blow through this. But can I jump in Timmy? Um one thing you mentioned having Moren come in and present zoning. You mentioned someone from the committee coming in and presenting. I I think because we have limited time in each meeting, we have to avoid presenting to the group. I think the most there's going to be a lot more value with us working as a group.

00:59:37

So, we're an hour into this meeting. Yeah. And so far, there's a lot of necessary things, but it's been a presentation. Yeah. We need to get we need to be make sure the teams going forward are a collaborative digging in and and doing the work. Exactly. So, I I want to So, something like Moren with zoning, I think we can come up with questions, get them to Moren, have her send answers to us, but I don't think we need her to present. That's fine. Yeah. And and that's mine was just an idea. All I'm saying is I'm asking this group to to roll up your sleeves right now and say, "What are the things that you need to know in order to proceed with this work?" So, this isn't a presentation. This is a come on now, let's build our plan and what actions we need to take. That's where I'm at at this point in time.

01:00:31

Yeah. And uh and so my command that's fine. If what you guys all say is and what you guys all say is uh that around zoning we're going to develop questions around one of the ordinances that exist today and uh and then we have to understand what those barriers are or we can give ourselves homework and say you know read the ordinance you know I just you know to get this many people in one room is such a valuable time we shouldn't be spending it reviewing doing stuff that we could all do at our own. Okay. Okay. I know that's kind of the way you take action. Somebody else might need to go talk to somebody. Yeah. That's going to be the agenda building, too. Yeah. So, yeah, it's uh because I I'm a verbal learner, not a reader. So, but I understand your style and that's great. Read the ordinances and you'll be well informed because that's kind of inside your life.

01:01:33

We live for nurses. I'm sure I read a lot. You have my sympathy. Should we have the layout physical layout of the school? I don't even know where the school's going to be. I guess it's going to be pushed back. I have no idea where this building is compared to I think it would I think it would I deal with this a lot where you're starting a project and you're that first versus just trying to get all of the information. So like what's the site plan now? What's the future site plan? What are the zoning ordinances? It's kind of challen we call them challenges and opportunities. So zoning, building code, all of those things will fe funnel into what we may or may not do. Uh and then it's things like I don't know I I'm not as familiar with the site planning. I'm a little familiar with the site plan, but I'm not familiar with any previous study that was going to use the building as part of the school project, if any.

01:02:39

So, there where you would s see if there was any existing conditions assessments, uh, deferred maintenance. There'll be a little bit of that documentation. So, like those types of things help you understand. And so there could be throws or something out. It could be a ton of masonry issues that need masonry repair. So that or understanding that windows were put in 1985. So you automatically know you have all these things to do. So kind of just understanding the building but zooming out starting with the site plan overlaying zone zoning issues and building code issues or requirements let's say and then honing in on the building itself in terms of what's the plan now? What's the issues with the building now? Those type of things. Well, didn't come out with this. Well, that that that was the question whether they ever did an existing conditions assessment on this building as part of their preliminary studies and if that could be shared. Are you asking us to give you what I'm hearing I'm trying to piece what I'm hearing you say is that you were thinking we could give you a list of things that we're looking for and you've mentioned a few.

01:03:49

Brian mentioned a few. So, are you going to keep kind of a running list of that? I'm assuming it's being recorded. Yeah, I got a little list going on, but I can tell you that the site plan um because I'm on the building uh the school building committee and right now the the site plan has been uh determined to be complete and it's in front of the the uh planning board right now. In April, it's going to go in for final approval. Basically,

what's going to happen with the 1934 building is the back side of the building is going to have the middle school removed and it is going to be a standalone building like it looked like back in 1934 when it was built. Um, and there is going to be basically a large field where uh I don't know if people are familiar, but the field that is right now between the middle school parking lot and the tennis courts, that size field is going to be behind the 1934 building because middle school.

01:04:46

Yep. They have to Yep. they have to replace that field that is going to now be on the middle school um with open space because of a um money that we got back in 1994 when we did the renovations. Um they have to replace that open that open space. So that is going to be a field behind that building. The parking lot to the side is going to be expanded. The one that's along at the um entrance on or the entrance is on Scott Dyer. All right, there we go. Um it's That's that's basically that's what it's going to look like. And behind it on this portion back here is thought to be a field. Yeah. And Jim, you may know the answer to this, but are those additions on either end original? Yeah. Okay. The single story section. Yeah. So, if you're wearing picture of Wells Main High School, the old Wells High School.

01:05:49

So the one right on one came up. I mean I could I mean does it make sense for us to follow up with an email? Sure. out in case this is always just so and I think there are when the all the different studies that were done at the school there were quite a few of those studies included what they and I might be wrong on this but from what I know is that they didn't do too much into what was going to happen with the 1934 building because I don't think that I I I think they did studies about why it wasn't sound for school activities. That's very Yeah. So we could definitely look into that. I think they did a little bit of what would have been needed for the sustainable capital plan. So there was probably I think we'll see lists replacements and there was a there was a cost estimate done right that it really you have to read it. Luckily, it's fairly deep and detailed enough to know that it's really just putting a system in there and throwing some paint on it, but it really wasn't anything else, but that was around $4 million to because it needs its dedicated heating system because it's tied to the middle.

01:07:24

That was one of my next question probably that this system is tied to the other. So, like when that goes into this would be mothballs. No, but that that boiler is probably what five years old. Doesn't matter. So everything's coming out the middle school. They're gonna get rid of that boiler. What do we hope? Well, there's a the pawn cove because middle school and pon cove right now are connected. They have to build a new mechanical dish. Right. Right. They can't reuse that. I don't know if they explored it. Maybe they can. Seems the last years. So, um, so yeah, one thing on that I this is the this is kind of the we got to remember that if we have questions tonight, great. We can write them down. You go home or you're driving home, do you have more questions?

01:08:14

Yes, send them. Send them um because that's what we we want to know what people think that they need to know um about this information. I think that's that's valuable whether or not the town really dug into what the actual needs are. Like what is the masonry need? That's that's a great question to ask. Um, yeah, but I think with Dave Bagazerian again, the facilities director, he's going to be with us on the the site visit next week. So, he'll know my hope is that he'll know a lot more information about um improvements, but that's going to go into our work. Um, because if we want to designate this for educational purposes, then there might be criteria that we need to make sure it's up to code for that. If we want to say it's for business use, it might be that. If we want to say it's for municipal use, it might be a little bit different, you know. So, I think that's all going to kind of go into what our work is going to be and what our recommendation a year from now might be to the council.

01:09:06

Yeah, there's a big difference between getting it operating as it is versus changing the use. You want to turn this into a nick unit. Yeah, it's going to be a lot of work that we got to put into it. Um, one one thing I think and you kind of touched on it at the beginning, but one thing I think high level I think there's only three options. I'd love to state what those are. but then make sure that there aren't that I've maybe missed. And I see it as as demolition. I see it as municipal use. Yeah. And I see it as selling to someone else for some other use. And if there's other you if there's other options, I would love to hear them. But I kind of see those as being the three funnels that we need to explore with inside municipal use. There could be multiple uses. Yes. That just means this this the

town retains it retains it for their use of some some way.

01:10:03

It could be town, it could be community services, it could be who knows, but the broad so broad level pockets these pockets keep keep ownership and use it. Yeah. Sell it, demolish it. So that could be a good starting point. So lease it. Okay. private industry. So le municipal use but leasing it outside money. So that would fall under municipal use. Um, does anybody else see anything or want to explore things outside of those three? Unless you want to look at I'm thinking of the buckets and you might want to keep sell lease under like together if you're talking like private private business like it's either going to be a really long-term lease given what the building's going to need or so it's going to be sell or lease but those probably tie together better than calling the lease part of a municipal reuse. Does that make sense? Yeah. I think the three buckets would be very valuable to you as you go.

01:11:02

Are we limited at all, Jonathan, by the fact that it's a historical building and that may limit us? That's a question that we should probably look into as well. Does that And does that also work in our favor? Maybe there are historical dollars out there. There usually. Yeah. But but that come that comes with a hurdle. If you want state, state state or federal historic tax credits, they have the park service, national park service comes in, they dictate exterior and interior guidelines related to how you use renovate the building. Not use, but they'll say you can't move that stairway for. Yeah. I mean, it will depend. Usually interior they're a little less, but exterior, yes. And you can get into some challenges depending on other factors. In terms of cost, I'll say yeah, if you have a locked window, meaning all these lines, they may it needs to be true. If you can't recreate it in any way, those sort of things.

01:11:59

So, so if we decide to explore that route, does that mean if we take the credits, then we're kind of handcuffed then on what we can do with it? I will It kind of depends. I mean, I don't I think the the program in terms of what goes inside, I use the term program. Uh I think you you are free to do what you I've never seen them dictate you. Yeah. It's mostly about retaining the structure. They don't they don't have any say in

terms of you. It could be a niche you or it could be. So in this discussion it's to your point. You guys have information that the rest of us could use. you have um materials that you can share with the whole team. I I think about the conversation that's going on. It's a lot of uh stuff that you know that I don't know that Lori doesn't know that Cam doesn't know.

01:12:56

How do how do we start sharing that type of information? Yeah. And maybe we went a little too far because we were we were talking about how to finance it essentially, but months away, but it might it might be a conversation that we're going to have. I think the question that's financing, but it's also design. Is it on any is it on any historic list right now? I think that's like the first it's just doing your due diligence. Is it on any state or federal? I don't think it's on federal, but is it on any state historic? So then it would qualify for historic tax credits because it's 50 years old or more. That's the part of the designation. Okay. So within but is a listed structure. Yeah. It's more stringent I believe is it on a is it listed with any municipal like state or federal? It's not federal.

01:13:46

I don't know. So buildings 50 years old is automatically you you can't use the start tax credit on a building that's younger than 50 years. So this is so going to Penny's list. This would probably fall under one at some point when we get to explore funding alternatives. Yeah, that might be where where this comes up. But let me just get back to those three the three buckets because I I like that idea. I think it's a good starting point. Um but I want to make sure that this committee is comfortable with sort of those three buckets. Um because if there's more, we're missing something. And again, if you're driving home tonight and you think of a fourth bucket, bring it up. We're not gonna we're not going to stop now and just say this is it. We're only looking at these three things. But, um, the demolition, the municipal use, the selling leasing. Um, is anybody else because I I I can't think of anything really beyond that under private.

01:14:43

One of the buckets is under private. That would be sort of the selling or listing type thing. Yeah. I just least sell for private. Right. We could put private in parentheses. That's a good point because you get the buckets and then at some point down the side.

Yeah. And you look at the but I like why it works, why it doesn't work, what advantages it has over the others. Yeah. Yeah. And also where where we are as a committee and what we want to I think we I think we have an obligation to the town, but we have to kind of decide which go. And I'm looking at this I think demolition you just want to figure out that's basically a price tag and that's sort of it. Um and then once you go into municipal use that's where the sky's is almost the limit on that. And then the selling leasing if we wanted to do that what would we want to see happen with it?

01:15:33

Because that's where it's if we just sell this do we have any o ownership over it or we obviously don't but do we put covenants that go along with this? Yeah. Exactly. Like what they could use that for. I think one thing that that's come up a couple times with selling it is that there's there's visions of what it could be housing, office, all these things, but then there's the reality of ownership structure and you have a a town owned parcel that includes the schools with this building in the middle. So you would have to either subdivide and sell a portion of the school property to do that or you'd have to find some legal structure, condominium structure, something that allows the transfer within that and and there's implications for that. So we just have to be we just have to understand what that means. So it's not just housing would be great, office would be great. It's what does that mean legally in terms of who owns that piece of property?

01:16:31

How does it function with the school being so close? So, if we look at agenda items at some point and we're looking at those buckets, we start driving down into the detail around those buckets just like you guys are talking and uh that would be and then you'd have advantages of why in this bucket. Yeah. So, break it down. Yeah, that really ties into your section here. But I I guess the way my brain works I see this process as kind of what I'm sorry what you first AIT um uh you know AIT talked about strengths and weaknesses or opportunities and constraints. So that's the piece in my brain that I need to kind of get a grip on that in the beginning we need to be gathering all this information and looking at it all understanding the site and the opportunities and constraints and then when you start to move into these possible solutions these three buckets seem like a great um not just Okay. Okay.

01:17:37

Um, I thought you were sorry. Just for everybody, I I didn't mention what my career was when I carrying in productions. Uh, I owned and operated a building material supply business for 35 years and we were one of the largest suppliers of Yeah. drywall and metal frame in the state. Uh, that was 2009 I sold my company. So, Uh, but I do have some contacts in those industry that might be willing to come in as a favor and just look around. I don't want to commit anybody or myself to that, but it's a possibility. No, I was just going to say you had mentioned pros and cons. One way that sometimes people look at it is a little bit broader. We call it a SWAT analysis but yes which strengths weak weaknesses opportunities and threats and it just gives you the information to say okay yeah we get that if we do that but we also have these challenges and it might be financial it might be site constraints it might be ownership issues all sorts of things but it it's sometimes it can be helpful in terms of laying out the hurdles in those buckets gives you direction are you going to be able to walk of this building and say this building's got good bones

01:19:05

well maybe just get a just a highle sort of maybe this is worth I mean there's a once you hear and once you hear what's behind the walls just I think it's going to this is a unique situation where there's no program usually I start a project and an institution will say I need 20 classrooms I need three auditoriums and I can be like Yeah, anything's possible with cost, but you know, this will lead lend itself better or worse to this. This is unique where I mean, I can tell you if you don't move any walls, this project will be a lot less money than if you were to demolish everything and and want yeah, I don't know, 20 foot floor to floor. You want to build an auditorium here. It can be done, but it's a significant cost. Yeah. And and that's I think later on we'll get to the nuance potentially we may not even get there of saying to your point with the Mahoney school they left it wide open and and you see where that goes but if let's say it's a municipal exploration it might say it doesn't work perfect but could something fit in here using the existing demising and then what does that mean or it doesn't it didn't work doesn't work for the school right Yeah, the school, but this but this building has been renovated at some point.

01:20:32

Yeah. So, like really what is behind the exterior wall and the exterior is the most important and the building systems, but most of that is going to be tethered away. So,

it's all new. So, it's kind of the shell and then the cost would be keeping the walls, but the shell is probably the most important thing. Obviously, I'd be interested in if historic documentation is available, if what the existing drawings are, what the existing structural drawings are. Uh because that the structural drawings are the most important thing because like you're you're not going to if you keep keep the floor the same span and keep the structure probably it's running this ways and these are loadbearing walls. I'm gonna think I maybe maybe not. Uh then most of the demising walls if they're not they're nonstructural if they're just kind of infill between the loadbearing wall load bearing points uh you can kind of move around at lower cost than if you're going to be like I want to like completely blow this floor it right.

01:21:43

So I mean but but even before any of that we don't know is there is there a municipal need for space right or is there does this even work under that bucket if not you move to the other two or maybe you eliminate one of the others and you're moving towards one of the buckets but I think that's so Jim one question I have for you and I don't know if the historic society has this but do you know do you have anything on the 1934 building that you might be able I feel like if Herman did a existing conditions assessment, they should have that documentation. Okay. They they'll probably have everything. Uh usually you do a report and that report should have should have a lot of this information and just giving to everyone. There were there were multiple studies and her did one before this building advisory committee. So there's two studies. I mean they were looking to use this building. So they've got to have the structural stuff.

01:22:42

Yeah. They they had to make a decision to find if it's usable or not. So I would assume that be the basic just so people are aware Pat's going to reach out about that to see whether or not they have that caravan has that um documentation that they could provide us. So I did Chris Chris record it. We had it for our scuba building advisory. We went through we did two reviews of um parallel work. I I think one of the the avenues that folks went down in the past with that small financial cost study about the $4 million or something was again to essentially shore up the building to use as classrooms, but of course the it was broadly announced that there was no need for the building to be classrooms. It would never be classrooms again. And so um we just have to make sure again we can look we want to understand the the structure and the condition of the

property but no one knows what's going in there and and especially in terms of interior.

01:24:07

I I've seen buildings that are in beautiful condition and they get gutted because that's not the use going into that space. I've seen other buildings that are in horrible condition on the inside but the structure is great. the end result's the same. Yeah. You know, they there if if the plan is to reuse the building in some redevelopment fashion and then of course you get down the path of need kind of costs all those things. Well, what the first thing we need to know is if it's structurally structurally set that's one component on that on that one bucket you've got and then the other two the other two buckets to explore. Yeah. One thing too, of course, this again I'm not going to hold anybody to this because if you think of something after we leave, that's fine. But right now, I'm just going to stick with these three buckets. Yeah. Okay. Um, one thing I just want to caution us all on is the the demolition aspect of this.

01:25:01

There's a lot of people in this town, including myself, that love that building. So, I just want to make sure that the narrative that doesn't lead this meeting is the 1934 building committee wants to demolish a building, you know. So, I think it's fair and I think it has to be one of the buckets that we look at, but I want to make sure that that this people are just aware of the fact that this is just one thing that we're exploring. Something that anybody is set on, anybody that I can hear from the opinions I've heard right now wants to commit to or anything along those lines. Um, so I just want to make sure if people record or watch this recording that they know that that's just something that I think we have an obligation quite frankly as this building committee to look into. And also as Cammy said, what happens if we get in there and it's completely not structurally sound or it's going to cost $50 million to make structurally sound.

01:25:58

Um, then we have some hard choices that decision easier, right? Well, instruction Brian's point, I think one of the first questions has to be back to the town. Are there any existing needs that need to be filled? Yeah, that's so so one thing I just quickly looked at is the and I there could be other needs out there, but the town office is 11,000 square feet. community service le there's two listed as lease I don't know what what that means

there's just some lease spaces in the front end which used to be like fun paintway back in the day the house portion shown as lease though but looking at this digitally one's 22 2,000 ft one's 1300 what um just on the page so we know where where you look oh I think you pulled up something different no I just put it in Excel so I can add it up but it's basically 13 and 14 are community center and community service building. They're both shown as least. I think one of them should be show not shown as least because it's community center that we use.

01:27:15

What? What address? Just cuz I'm looking at number 13. Item number 13. It's it's lock number. Yeah. On the left side number 13 and 14. Okay. I see it. Community center. Thanks. So that's an owned building by this town, correct? Yeah. And then we lease space portion of So the first one, do we use 22,000 ft? It's hard to bring yourself across. So 20 218 218 that Yeah, that would be I don't know why that says recent. Yeah, that seems like that is the majority of that's the old pawn code. That's the which I worked at back in the early 90s. know that you're cabinet sign up after high school. So you are you a cabinet maker? Uh just for a couple summers. So I would not designate me as a cabinet. I was a cabinet mover and and then it looks like 1300 ft are is leased.

01:28:13

And then I know we rent the space that just became available because the tenant moved out was is about 1,000 square feet. That's the first floor. The second floor is used the house portion. second floor is used as uh the um school uh transportation department office and then the whole large building is probably the 21,000 square ft. Yeah, that's where they have the dancing and that would be the two floors of the that's where all programming for community services is. Well, either way, I just quickly added up town hall community service community service. That's 34,500 roughly. And then uh we've got the old Spurwing school that is vacant and has been for quite a while. That's 4,900 square ft. And then the 1934 building is 15,000 ft. I just looked at those because outside of those uses, I don't know that there's any use that could or would you wouldn't put public works in there. You're not putting school functions in there. Those are the only two uses I could think of that can possibly go into this building.

01:29:27

What did what did you say those were? Community service and and town hall. Right. And again, I'm just putting that out there. And if anyone has a thought as to a different municipal use that could go into that building, that's where the that's where the trail always goes. Exactly where you're at. And that's why I go with this committee, this group. I think it's going to get to a solution set quicker than uh uh 12 months because we'll go through the due diligence around it. But it's like taking that municipal piece doesn't make sense and what's the cost and all of that. But um I think what's frustrating sometimes is you don't go to the process to prove the assumption. Yeah. And I I mentioned to you in the interview, I worked for the reuse of a old police station and we had to go through the process to show the town that they had not used the Kirby municipal use in a hundred years.

01:30:28

Oh wow. And yet they were saying, "Well, what if we need it?" Well, you haven't needed it. So you got to go through the process to prove it. But but but there may be there may be looking at these numbers looking at how space is used in this building or community service then you can start to say actually this use would fit in this space. So I would I would come at like are there anything in like community service that's missing? Yeah. Is there any programs they cannot do because they're limited in the space they have those type of questions. Yeah. So, so at one of our meetings, we would just delve into those this inventory and really ask all the or even we're sitting in town hall that was not built this town hall and it work it functions, but does this building function actually better for for this type of use? I don't know. Where I what I keep because you guys do this stuff every day.

01:31:27

So what I try to think about is um the process, the thought process um to to really have this group go through all the pieces of work that we we've talked about. So we're going to see the building. So we're going to go through that. We're going to hear stuff from David and all of that. We're going to kind of ask lots of questions. And then uh then is it that you say okay we then delve into this? Do we then go to the buckets? What's the kind of sequence of uh the logical sequence to kind of go through that? Yeah. So I I think that's a great point. I think so. I'm just looking at our our sort of our next six meet or seven meetings including next week. So, next week we're going to see the bill. Yeah.

Get an idea. We can have those questions and hopefully we can get some information.

01:32:31

If we can't get it by next week, I know that's a big ask. Hopefully by April 13th, which is in three weeks, we'd be able to get that information with if if Haramman has an existing conditions of the building. Obviously, what we see, what everybody's expertise might see as well. Um then that could kind of set where we're going to talk about for the 413 meeting is whether I mean it sounds like we got to do an assessment on or or look at somebody else's work as the assessment on what functionally could happen with this building. So I I think that I think later because but I mean like what is this is this structurally sound? I think that I think that I think you're trying to the only the case for demo here we have is that this building can no longer be used structurally. That's that's a case for demo. I'm not saying it's a good or bad but like what are the I think you probably want to know that first off.

01:33:41

Yeah. Is there any is this is this building safe for you for safety? But there's a big gray area between structurally unound and and usable now. Yeah. Yeah. And and then at between those, you know, kids and between those two things um you know the the condition of the building or the demising of the space or all those things is going to be good or bad depending on the use and we don't know the use. We don't know the the need for the space on the municipal level or or I just think logically speaking we can't go down and start talking about use of space and everything like that until we actually know whether or not it's a structurally sound building because if we if we go and I agree I think at one point we're going to have to look at the municipal needs and find out what could function over there and get to what Penny said. We might come to that end point where it goes to adminical use, but then we find out, oh my gosh, it's going to cost $50 million to actually shore up this thing.

01:34:43

It's only going to last like 10 more years before it falls down on itself. And functionally, it's not even that great anyway, right? But that's so I think I I don't know. I think that that would be kind of the first I think the the known are structure and the known is the the shell. So like because you're not gonna you wouldn't you wouldn't keep a historic

building just to tear down all the brick and replat. So there are nodes you already know like you know if these windows are weren't put in in 2005 you're replacing them off the bat. Uh you know this roof is 50 years old replacing it. We can look around the masonry or if there's an existing. So there will be a unknown of shells in that shell probably what the issues are deferred maintenance or what whatever you want to call it on the exterior of the building that isn't is it already a dollar amount and then you don't know you probably don't know exactly any structural issues but at least we could have an idea.

01:35:43

You can have an idea but so those would be known you that are always a factor in the decision making. Yeah. Like so you want to keep an historic building. It's going to cost X number of dollars no matter the scenario. So the shell of the building is usable. You're not you don't have leaks, right? Pretty soon you're somewhat energy efficient. You you know I think what's tricky process I think what you what you want is in the next meeting or two we're going to walk the site. So we're going to see the site. We're going to talk about this area. Then the next meeting I would want to have all the reports of what's been done so far. Who's analyzed as you walk in the building? What are the reports? Let's discuss the conditions of the building. Then in addition to the conditions of the building, then you need to know the broader community issues.

01:36:32

What are available spaces for the community? What are the needs of the community? What does the zoning say? What does the comprehensive plan say? Maybe what have citizens raised previously? Um, so I could see another meeting really focusing, you know, couple meetings focusing on the building specifically and then the community existing assets, needs, opportunities, and then once you've looked at all that, then you move to the next step of okay, now let's start to think about these three buckets and how they fit in given that we know the individual structural issues as well as the community issues. But I I think I would just in terms of the property conditions, one thing we have to be prepared for, even if we have a perfect document, and I've seen a property conditions report and it details the remaining life of every system in the building, that actually doesn't get us everything we need because it might say the HBAC has two years left. In actuality, if there's a different use, the whole HBAC is coming out anyway, you know, and so it but it might detail the the envelope issues that we do need to know information.

01:37:38

But if it says, you know, there's there's code issues related to placement of outlets and and load and it doesn't matter if if we don't even know what could what is possibly going in there. Right. If I could just suggest one thing that I think would be worth looking at is the economic the economic impact of its reuse and not just so if a municipal if community services could fit or did go there. There's zero sort of economic boost if it's just additional space. But if it was an actual relocation, all of a sudden you have the property that may be in a better location for private redevelopment and then it's back on the tax role and then it has a long-term building. So yes, same with this building. So I just didn't want to use the one I work on as the first example. Yes. But I think you want to look at a lot of people look at reuse or this but they take they don't think about where I worked before I saw public s public works.

01:38:40

I was responsible for getting that relocated and part of the sort of analysis of that was why do we have it's the gateway to SA off of the main turn. Public works could be anywhere in town and be out of sight out of mind. Why do we want it in a location that could be something bigger and better? Now we not every step after that led to something bigger and better. But it was still a critical part of the analysis to say long term what parcels are worth more money. We have to be re very realistic about those numbers though. I mean Scar Bro is a perfect example. When they built their public safety building across the street on Route One, they looked at that analysis of look, we have this building we can sell. It sat on the market for three, four years and it sold for I think half of what they thought it would. Yeah. Um, and so you just you do have to be realistic about what if you're moving services into this into the 1934 building realistically what what are you left with in terms of I see that as part of something that's committed to touch.

01:39:41

Yeah. Maybe that factors in as you move through the process to the criteria that at some point you may have two or three alternatives and then that's part of the criteria for evaluating those alternatives. And I I do think that that's going to be a valuable conversation. I do think that's probably like five or six meetings away um about like

economic impact and moving sort of pieces around and and how that affect. Very good point. You know, like what if you move it there and put it there, what is going to be sort of the net or the gain for the town on that? But again, I All right. So, anybody else have anything else on that? cuz I I think what I'm hearing is that for next meeting we're going to do see the building and then hopefully for the the April 13th meeting we'll get that information about whether or not existing assessments or forgot the exact terminology from her has been provided to us that we'll be able to look at that.

01:40:40

Penny brings up a good point that we should see if David Vagazarian could be available both for obviously he's going to be there next week but for that April 13th meeting. Um, and I guess we'll see where we go on that 13 on the April 13th, but I'm thinking that April 28th might be the next meeting we might need to talk about those broader community needs um to see whether or not what possibly could go in there. And then maybe the next meeting it's what are the what would need to change in that 1934 building. Let's see. So, and can maybe three of you can fill us in, you know, being on the council and being the manager. Are there municipal leads that have been expressed we don't have space for this or we're trying to expand this service? Yeah. Is there something that's already known that we should I mean there are definitely things and some of them we don't you know I don't broadcast in the budget process because I'm not asking for millions of dollars to poured into town hall so and you almost don't want to highlight something that people that work in here deal with every single day but I couldn't ask add a single employee to all the services provided in town offices including the central offices that we share with the school for all payroll of school and town all financial process processing all HR for both organizations.

01:42:03

I can't add a single employee without cleaning out one of these two closets former offices that would have to cut through a conference room. So that's the type of space constraints we have just in this building. But but then on the flip side, you nor could you renovate this building just given indoor air quality issues and you couldn't renovate this building while occupying period. You also have the the on the flip side, you know, when you're talking about office space and this is office space in some way, the standards are changing. People don't need as much space anymore because they don't now towns are different, but you don't have rooms and rooms of file cabinets. Things are kept

electronically and people it's more common to work in in cubicle space in offices versus private offices. that's common in the private practice. And so does how does that play into the space needs of this building or or the use of that building? Is there any is there any document that lists kind of uh I'm going to say divisions because that's what or like an orart.

01:43:14

Yeah, an orart stuff. I don't even need that. It's just like how many stations are are worksts are present and how many are filled and how many public facing versus back end is kind of important when I guess it's kind of just a question of like do you have the does the does all of the town staff have space to work to put it really simply and or do you have five or you have five people sharing an office two people with technology who are in a windowless or or the or the opposite. You know, we may we may at some point look at other towns of similar population to say how much space do they need to operate their community. um from a from a municipal employment employee standpoint from the town hall from library community services all these services that towns have. You know, could we look at a town of a similar size and say, "Oh, actually they have they operate with less space or actually they have more space and we can see why they have more space because they can they can hold, you know, other services in town hall that we currently don't have space for." Something like that.

01:44:30

But also, you have to understand this is a community thing. People in this town, you have to you have to understand they're not going to want to just dump this onto the town. The town's, hey, we'll take this whole thing. We'll spend $50 million. We'll all have our own private office. You know, South Portland. They don't want that. You know, the Mahoney school, you know, they they want to renovate that to themselves. And people said, "No, what? We're not going to spend $74 million for for these, you know, it's like it was like a grab. I don't want people to think this is a grab for the town either, you know." No. So, I when I was looking at a public parks facility, it just so happened like 60 public works facilities that were built all over the Ring. So, went to a bunch and it was funny. All these ones down in Massachusetts.

01:45:21

Some of them were so overbuilt, they had full offices with computers already sitting there and I said, "Who works in here?" Oh, it's just for future, right? I'm like, you bought a computer that is even going to be turned on for five years. So, it was amazing the difference and then to finally find a few that stayed within a smaller footprint and actually build out a space that you could justify and have multiple uses of every single space within the building. Yeah. So, there's there's such an array out there of how people will use spaces. And that's that's I think one of the reasons that I think one of the duties of this committee is going to be explore everything. Exactly. you know, not just okay, this is where we're going to go, that's where this is and there may be some hybrid where a portion is relief valve for and then portion is something like if if it's municipal control, let's say and there may be there may be a huge need and a h you want to move services into that building and financially it's it's a hard cell.

01:46:18

Yeah. And one thing that we might not even know about that might be a situation that comes up is like the expansion of prek. Yeah. You know, right now they have a couple classes kind of squeezed into a lottery center. They had a lottery. They had to have a lot because they didn't have enough space. Yeah. So, and that that's not good, right? But if it if it was going to be a situation where we had to shuffle things around, what are the what are the options? So, because yeah, I think about the WEX building in Portland. They built this beautiful building. Obviously, co had not had a big part of it, but you walk by there, floors and floors of empty office space. It was just amazing. The company I work for, we have a Boston office. We are in commercial real estate. We should know how to rightsize our space and there's cubes that may never have been used.

01:47:11

But there's there's cubes that no one has ever the government buildings. They've got hundreds of buildings that are just open. There be some discussion around housing whether or not housing is an option here. I I think that's definitely something we'll we'll talk about that go in that bucket of like the uh probably the selling lease type situation. I think that's where come into because unless unless somehow we formed it into a municipal use which we could but um that might be in that third row. I don't know which what I don't know if we're going to number the buckets yet, but that would probably be under that sell lease type thing. I think we Yeah, I think we do. Um awesome. Yeah. Um

anybody else have anything before I I mean we should definitely keep talking about we're trying to keep these to under two hours. this just premature, but in in light with the you were saying the municipal uses were the only potential uses for the building.

01:48:12

And I I think we need to possibly consider when we get there looking at extended educational uses. Just because they're building a middle school building doesn't mean that there may not be other educational needs within the school district. There's a lot of enrichment programming going on in the school district. those kind of quasi extracurricular space that kind of overlaps between education and community services. There may be some potential for that building to play a role for those types of things. And you would you characterize that as a a type of municipal use? I do, but I I was I wasn't hearing municipal being used that way. So, I just wanted especially in Cape Elizabeth where our schools and our regards no other town that I've you know a lot of towns the school district is here and the town is here in Cape. We have all this overlap, right? Our custodians and what we share a lot of resources. I'm kind of putting that under the municipal use bucket of even though people say we're building a new middle school that will take care of everything.

01:49:09

That middle school was adjusted in size because there were concerns about costs and whatnot. So there may be some potential but that that happened in in ' 94 when they renovated that middle school and the elementary school. They didn't leave room for the kindergarten and the kindergarten was still at the high school and was at the high school the entire time I was there and moved out of the house high school sadly because of in 99 because of coline and then they had to actually build the wing that now goes into the playground at the elementary school but that had never been planned for because everybody was happy and satisfied and plus there was space at the high school. there was a whole wing that wasn't really utilized at that time for high school use and so the kindergarten was kind of just they didn't think about that when they renovated and um so again so but thinking about those types of things community organizations would you say to those fall because there are these sort of like quasi governmental organizations that could come up or people could think of starting as part or raise as part of this um like a community arts There was I've been approached by people that were trying to start some sort of like community arts and music center.

01:50:21

I think if those come about, is that a municipal use or is that a or is that an histo bucket or is it part of municipality use? Right. I mean, if you go into the school at night or the library for that matter at night, there's a lot of stuff going on in both of those buildings in terms of programming that maybe is not traditional academic or traditional library, but those buildings are being pretty heavily used. Are those buildings enough? Have we met the need or is there an unmet need that maybe this building would fit? But and I don't want to get into it tonight because I know we have that's like a whole another meeting. But for an example of the school, the middle school right now is doing a lot of enrichment programming. You can say you agree or not with that, but that's where they're going as a district. Um, one of the things that the kids the most in demand class that the kids want is they want to learn how to cook.

01:51:13

And I've been saying for a while instead of doing enrichment, we should just have a traditional home app. Call it something else. But there is a demand for home app. The reason we at the middle school were not providing it is we didn't have a kitchen to be able to do that with the kids because the cafeteria kitchen. So is it municipal use and then other community or community? I think it's a broad state versus I think we have to be really careful going down that road because the school committee or the school board just went through the entire process of building a new middle school and living with the financial constraints of doing so. And so then to say we now want all this enrichment and additional educational opportunities in a building that the school board has already said they don't want. And so I agree with everything you said. All of those things would be wonderful, but who's building it? Who's paying for it?

01:52:22

And how do we make it happen if the school board school board already said this is the most we can bond for this building? We this is the best middle school we can build and it meet and it fills all the needs that we can afford to build in this building. and the 1934 building, the school board said, "We don't need it. We don't want it. It doesn't work for our functions." I I think we should maybe move that a few meetings down. And I feel like we're jumping way ahead, but maybe it's a discussion to have later on and we can

debate it. Yeah. No, I agree completely with that concept of it. Yes. And I I've been involved heavily with our historical society and we have been given a beautiful space down the four wings and we've created a four wings museum down here and it's already bulging at the scene and it seems one of the uh uses possible uses of the old Sterling school building is to have a town historical site.

01:53:31

we could focus on general town history. We've got a lot of artifacts that never see the light of day. We don't have the space. Um I think I consider the heritage of our town to be very important and I think it's something that people should be more aware of and that's one of the reasons why I got to this project. Um, but I think if you went to groups like the historical society, like the nonprofits, Lions, the Rotary Club, uh, scouts, um, who don't really have a home, um, created a home, you know, I think I think you could fill up a good deal of that building with that type of thing, but again, that's way down the road. And that's one of the things and I this is what I love about us doing this now and I appreciate the um the council's work on putting this together and you all volunteering is one of the things I don't think really was in the discussion when we renovated um Thomas Memorial which was reminded it was 10 years ago um Rachel reminded us yesterday that was 10 years ago that they actually broke or not broke ground open the new town hall so and it got approved by the voters in 2012 was it 12 You said 10 library.

01:54:50

I'm sorry. Library. Yeah. Sorry. Thomas Memorial Library. That's what I'm talking about. Yeah. 10 years. But I think the the bond for it got approved in Oh, no. It got defeated in 2012 and then the next one got approved. Um, but I don't think people really were talking about what happened because for people that don't know where to Thomas Memorial is now, there was a a building that connected to the old Spurwing school and the old Spurwing school was actually the children's section of the library and when they said, "Hey, we're going to renovate the library," which I think is fantastic. And got rid of that sort of that little hallway connector. Yeah. Um, that nobody really thought, "Okay, what are we going to do with that sperming school?" And I think the last time somebody really looked at it was an architect in town, Joe Shalot, who came to the planning board and I think it was going to be around a million dollars.

01:55:43

There are a lot of code issues with that. Yeah, exactly. But that's kind of back to that point. It's I like what we're doing here. So we're not in that situation. that building that building could serve as he's for the Boy Scouts, for Home, for historic, all those things, but it's been sitting there for 10 years, right? And and it the town hasn't yet figured out how to use it. And that's part of my interest in this committee is that I've seen that town and town and town over again of of it's a great building, but you've got to come into it with a good plan because otherwise they sit for 10 years, 15 years, and it becomes a real eyesore, a real challenge for munic. That's why I appreciate all the work that we're going to be doing over the next year for not letting that happen. So is this hopefully the 1934. Oh, we'll come up with a recommendation. Yeah, you brought up we need to make sure to move forward.

01:56:45

You brought up something that the that connector with the old Spur school shows is 4,900 ft. That seems way too big. I think it's the bottom floor. I thought square feet. Looks like about well they used they used to use the basement was the old old children's section for the library and then the whole building became but yeah as Jim was just saying they count the basement with the square footage as well. Yeah the problem because the uh ceiling height in that basement is not so it's good for kids. I will tell you I mean that list is a good starting place but I will say every time I look at that list I find something wrong on it. So just to it's but I figured well it's contextually is a good starting place for sort of and the values really are just sort of they aren't like if you wanted to build a new library it would cost you that. It's a lot of like replacement value estimates in like this building burns down but you still have your utility connections your foundation.

01:57:51

It's they're not like true like no this is helpful to be able to see all the buildings but it seems to be year Yeah. Um, is it is everyone good with So if we if I find these documents and track them down, are you good with on the 1930? So right on the homepage to the website on for the next year will be 1934 building. You want the spotlight for things in the bottom section. If we just keep building that out rather than flooding with giant study things are inboxes. Is everybody good with that? I I think we do have to be careful with some of the information we put up. for instance, that that $4

million estimate. I've I've had people come up to me and say, "Oh, well, it's only going to be $4 million to renovate the building." And and that did that essence was very specific for a very specific purpose. So, we just have to be careful just dumping information into kind of on a website without the strategies that you're asking for.

01:58:51

So if there's a harriman study on the existing condition assessment that type of thing versus every single thing that was produced under former maybe it's just getting because that that one study if you read it you get it but if you just look at the bottom line you can make a really bad assumption about what this building the costs are. All right. Does anybody else have any asks for Pat or Patty or I before we break uh for the evening and meet next week? Maybe you missed us because I've been out of town, but it would be helpful to have the list. I I saw the email addresses of everyone in the group, but maybe a list of everyone's name or something. Oh, yeah. So, we were spoiled because we got all your names and I knew Andy was the school board right from But yeah, I may have missed it. I've been out of town. on the committee page now. Okay.

01:59:44

I may have added it. Excellent. There's um there was one the thing you had down there was something that was incorrect about my description, but either way um one question I I have not heard the answer to. It was briefly mentioned at the planning board meeting. Peramman said that the back of the building will be closed up and she they she made the comment that it'll be returned to the match the facade, but I actually haven't seen any plans or anything that really states that. So, so it would be good to get clarification from the architect as to whether it's being boarded up or whether it's being architecturally returned to. It sounded like to me it was just kind of being kind of boarded up. Yeah, but that's not what Herman says anymore. She said matching matching material exterior material. Yeah, but it'd be worth knowing because that's that's an extremely big cost a twotory hole on the side of the building. Yeah, I Well, I I think there's actually I mean I I think if if we could get the historic Sorry, historic drawings that show the back elevation.

02:01:00

He's got a picture. As someone who deals with historic structures, my suggestion would be I don't know what's in the budget, but when I hear restoring it, boarding it up is is boarding it up. Restoring it would be to restore it to I will say was covered in the that's not what sounded like it was covered in the budget originally from the things that I mean I know there weren't other documents now. And so full disclosure though, there wasn't anything too fancy about this back door that we used to go out into the courtyard. No, the additional twotory connection. You see you see it would be a lot of brick work and stuff versus but I don't I don't know if it I don't know if they opened up the entire it might have just been set in like because if you go into the middle school now I can actually point out the next but they still have the same exterior. So it might just be penetration probably for sure.

02:02:05

But like I said, it wasn't like there were columns on this side as well that they would have to No, it's more about what what is the building going to be? Is it going to be a twotory board or is it going to be that goes into that? If it is, then it goes in the added cost of what the sh just shell improvements, let's say. Yeah. So Pat that will look and we actually might be able to see that when we go for the sitewalk next week. Yeah. We'll see some of that in terms of how it's the location. Yeah. So, um Pat, we'll we'll figure out from I'll I'll email Dave to see Dave Agazarian to see where we could meet. I would I would think that probably this parking lot off of Scott Dire would probably be best and then Dave can just get us in the side door, the front door. Um I don't I don't think it's that hard to walk through the school either.

02:02:54

Um but I think there would be plenty of parking for us on that. But we'll figure it out on everybody. Yep. That's going to see. Well, we'll probably be able to have all the go in one of the classrooms. Yep. We'll have the Zoom going. So, so you're set on the You want the Zoom hybrid walk through of the building? Yes, please. Okay. Possible. Don't worry, we won't need I don't think we'll need the owl. But yeah, this is we I find that when we fall short on technology promises it's the the charge is if available and I would say for a walk through at a different building, it's not available, but we can try. We will try. Well, the main the main thing is so Kevin who can't be here in person can participate by Zoom. But our hope is that that'll be open to anybody who wants.

02:03:48

What we could do is you could set it you could set it as like a webinar and then we could join him in as a panelist and we could be panelists and then because I don't that's usually the the way you do it and then if somebody has public comment afterwards we can ask and they can raise their hand and join them in as a panelist. That's how I've seen it done with using Zoom. I'm sure you don't want the Um, would the AL be available? Is that thing very easy to transport or is it your answer might be authority on the which you admitted last week you're not an authority on the Oh, yeah. Um, all right. So, yeah, we mean obviously any member that doesn't make it have their own 1934 building anytime they want our facility. as well. I think you can do that as well. The question about kind of how these committees work um the it's hard to write things as a committee.

02:04:59

So, how do you get from meeting to actually starting to put together a document? the the reports are going to this is actually one of the good reasons that we have this August and December is that we're going to come up with sort of reports that is the responsibility of the the chairs to put together um and I think staff will help us with those and then what will probably happen with those is that we'll give out drafts all if there's anything addition changes then we can kind of put put it together as a group Yeah, but but you can't physically write something with eight people, 10 people, but I can only speak to my last committee was the housing diversity committee. We did do group writing and it was all I'm not going to say whether I like like this process. I'm just saying the process. Uh it was all like in Google Docs and people were like writing and commenting while we were writing. It was a very intensive process.

02:06:03

interest and we are not the interesting part of so again under the public scrutiny and the eye of public scrutiny you just had a meeting you just didn't do it in email you did it in Google docs and you all talked together at the same time on the same document it's hard because it can be very productive yet it violates all yeah let's not do that so but but I keep saying that because I think it would work great but someone has to put pen to paper and it's going to be one of us and then letting other people review or yeah I just was trying to understand how that works. I think what would have to happen is Patrick

was pointed out is that it would be a draft would probably be put together um by myself and Penny. We give it out separately if people have thoughts on it they give us their thoughts and then we can put out a final copy and see what people you get two or three people work on it at a time.

02:06:57

I mean, especially committee of nine, you know, we're in New York forum. So, I mean, if a few people got together for a document as you go through this process, that's I think that's all we're all about. And again, this is this is something that we're making recommendations. We're we're not making policies or quasi judicial decisions as well. So, the first thing, Jonathan, is you really got to accurately describe what we see next week. Yeah. what it is, all the things that have been discussed so that your residents can see exactly what we're doing. Yeah. Can we advertise that? That might be the thing that would be great to get on that. We have to actually get the agenda out now. Just maybe posting since we're right next usually there's like a couple weeks in between meetings. So, we're going to do it right now and I'll put it in the newsletter, too. Okay. Yeah. Just saying site visit public welcome. Yeah, that would be great if we get that 1934 building site walk or whatever site visit, whatever you want to call it. Um 6 pm next Tuesday, the 31st. Y will all your trophies be there? They're going to be trophies. All right. Um so we're going to adjourn now so we can turn off the owl and thank you everybody. We'll see you next week. Thank you very much. Don't forget your

Transcription ended after 02:08:20

This editable transcript was computer generated and might contain errors. People can also change the text after it was created.