

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 Tighrope 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 8-17-26

Welcome everybody to the August 17th meeting of the 1934 building committee. Uh we do have a quorum we're missing Penny Jordan and Cam Brown but everybody else is here. Um before we start why don't we go around say our names so that Al can pick it up.

Jim Rowe, Andy Patten, Amit Oza, Brian Harris, Laura Briggs, Kevin Guimond, Pat Fox, Susana Measelle Hubbs, Jonathan Sahrbeck. Great. All right. Um, so the first uh item on the agenda is to take public comment. Do we have anybody on Zoom or No, nobody in the uh meeting room. So there's no public comment.

Yeah, Monday. Um, and then just a uh quick update um before we get to the minutes. Uh wanted to let everybody know and I apologize. This was an oversight on my part. I was going to send you all the draft of the um the report that I presented to the town council the other night.

It went very well. Um I talked too fast, but that was because it was getting later in the night. Just trying to get through it. But we had no questions from the council. So, they seemed all okay with it. And um and then I did get a call from a reporter from the Press Herald who had some questions about a followup and I thought there was a nice article press today about our work we've been doing.

You did a nice job. I read it. Oh, I had lots of off the record comments. I'm just getting um Yeah, but I I think um yeah, I think we're I really do think we're all doing great work quite frankly. maybe in June, but I think we're kind of ahead of schedule where we thought we would be.

So, I think that's a credit to everybody really kind of putting in the work on the comments here. Um, so, um, next thing we have is, uh, minutes.

Anybody have changes to the minutes you'd like to see? I have just a couple comments. Sure. Um, Suzan, I don't know how far it would be to do.

It's easy. I think under all the sessions where it has arguments, it would be a lot easier if they were bulleted. I don't know if we can tell AI to list those in bullets as opposed to just single sentences in paragraph form, but it just I think it's easier on the readers to share. Do you want me to do that for these or going forward?

I didn't know if it was a command that you could easily just I sometimes when I'm working with AI stuff will say put it in for me. If it's that easy, then I will just do that. Okay. If it means you have to go in by hand and do it all, I think so to that.

And then the only other comment I had under arguments against selling, one of the bullets says models or long-term governance and wasn't really clear to me and I was at the meeting. So I I was just wondering if there was a different way to phrase that. I believe Pat might have been the person who talked about long-term governance.

I couldn't remember. But no, I think that was um Ken we talked about sort of it's shortsighted to remove a building that that would not be good governance that I I think if it was around and tied into the sentence before breaks up a continuous municipal school campus and looking longterm, why would we ever give up a piece of land attached to our schools?

Kind of see that makes sense to me. It's just the models sent at poor level. I know I didn't say it at the last meeting, but another example would be Jerry Mary's property across the street. If it ever comes for sale, absuts the town property, the schools, why wouldn't we consider if you council just consider acquiring it.

You know what I mean? It makes good governance or right? So could we just change the wording slightly so that you are um so under arguments against selling. Um it says selling results in permanent loss of control over how the signs develop. Great. It breaks up contiguous municipal and school campus.

Yes. And then it says models support long-term governance. I just personally didn't think that was clear and um was wondering if it could better capture what Ken said. Maybe you want to say that again. Boy, well it's kind of term to use. It's kind of a continuous municipal campus and I kind of say I can't remember how I exactly said it but I just don't think that long term.

Yeah. I mean just put an hand in there between the previous cont school campus and demonstrate for long-term governance. Yeah. To tie those together a little bit. Yeah. I just as a teacher I often would say to my students, "What do you mean by that?" They're like,

"I don't know. It just sounded good." And so I guess I'm my antennas up for what does that mean? I I don't know what that really means. That's that's where I um you you said more specifically, you know, in the short term. Yeah. You know, it breaks up the continuous municipal school canvas model.

And I guess from the long-term perspective, if you're running a government or a business and the business goes up for sale next to you, don't you always look at it? Don't you always consider it? It's poor business practice. Shortsighted if you don't consider acquiring the property next to you that's attached to you.

I guess it's kind of Yeah. So maybe that's it's it's shortterm. It's shortsighted to um dispose of a property that shortsighted to dispose of a property that is part of the larger contiguous pro parcel. Maybe that's more specific. I think one of your examples was if this project if we weren't doing all this analysis, would you ever just say, "Hey, do you want to carve a hole in the middle of our campus and sell it?" But I think that's more

specific than just modest poor long-term governance. I don't think sitting in this meeting would know what that I think that's an I wouldn't say oh it's totally it's totally it's totally I think there were two points it was the continuous parcel card out but it was also the the concept that I think and you made this point that it the the need may not be right in front of us, but we don't want to uh lose the opportunity when uh if the need is I would argue that another good example of how purchasing the property from

which is outrest when we did that no one envisioned it would be public works no one envisioned the fields no one envisioned but you knew it was the right thing to do next to the transfer site to buy that that's an example so maybe we rework it to include the word shortsighted which really gets at both of those both the things that you and Brian lang I think it capture bit of what we were trying to say in our discussion all right thank you

um anybody else have anything all right do we have a motion to adopt the minutes as amended move jam anybody second second any discussion all in favor All right, thank you. All right. Um, next thing we're going to do is um kind of talk about the pros and cons of the uses that we discussed last week or excuse me, last meeting.

um that really kind of talked about um sort of exploring what those uses were with kind of the caveat that this is with the idea that um if we ever went or this would kind of have to be a municipal use like it was kept by the city or kept by the town and then we explored the pros and cons of different uses and we have uh one, two, three, four, five, six, seven, eight uh to go through and it people on it.

I know you weren't here last week, so if you have any others um and but people thought of others as well get into it. But if it's okay with you guys, I'm going to kind of um just do pros and cons like we did last time. I mean, we have eight, so hopefully there won't be too much prolonged discussion on each one just so we can get through them.

Um, and also we we don't have to be set with this, but part of the agenda that we're going to talk about tonight is sort of how to develop the viability ratings for these. So my hope is that when people are thinking about these um or talking about these, we're kind of thinking about the is it the four or the five things that we talked about last week was basically um current uses of the cost of the town uh the market

viability for uh that type of use. Um whether or not there'd be community sport um the feasibility of it actually happening. Uh and that's sort of goes to the municipal use versus a third party partner and then the value added to the town. along those lines. How would we capture the the kind of component of, you know, is this a business that the town wants to be in from the value of visibility?

You know, for instance, you could you can come up with a lot of ideas of things that may be great. Oh, a coffee shop or a or a movie theater. I think that be the value. Does the town want to be in that business? Yeah, I think that would be part of the discussion about like value added to the community.

So, if somebody wanted to open um or a vape shop or something like that versus a uh community bookstore. So, that but that's third party. I guess I'm trying to understand, you know, we're talking about I think we're talking about municipal use of the building and then an ancillary uses of surplus space that may exist.

I wonder if it's maybe municipal feasibility. I mean the question of does the town be in that business? Is it normal municipal feasibility? Is that related more municipal feasibility instead of talking about this in the back? Why don't we get into the examples and then but it's a good point.

So um that definitely should be so and just the order that we brought it last week was a performing arts kind of a music arts dance center. Anybody want to start us off? So, we going to have like a pros and cons. Yeah, I think pros and cons. I know just I mean this is very on a very personal level but there is a complete lack of of visual art offerings in this community.

So it fills a need of a lack of Yeah. There's lots of offerings through community service. There's no private offerings in the town and community service needs are are mostly just they're fairly limited. I'm glad you used the word need. um problem having with this we have the the main need I think is moving town hall over there right um these other things are all speculative we don't know if there's a market or how big the market is so we're just guessing we're throwing out ideas which

is what we need to do but as far as selling it to the public selling it to the town council I think we're better off um using need- driven examples like you just mentioned the arts. There there is a need for that. There's a definite need to move the town offers I think. Yeah.

And I I think that the challenge that we will all be surfing back to is you can s you can show me say a daycare and I can give a great example here Boy. If it costs \$1,000 a square foot to build out a daycare and there's private providers that are offering it, there's other ways to do it.

Yeah, maybe that's maybe this isn't the place to be doing it. Jim, just I'm sorry about jumping the gun on that. Are you saying that we we're not sure if there would be a need for Well, I think we have to be careful of all we could probably give preference to things that are needed and things that are just being suggested.

That might be a good idea, you know. Right. One of the challenges between needs and wants is that some people in the community would argue something as a need while others may say it's just a want. That's where it to the county council and to the general public comes in the matrix comes in viability affairs.

Yeah. And I think to your point, I think of along those lines, you know, there might be people who say a more significant fitness space for the community would be great, but there's a lot of people in the town saying, why? I already g I don't need that. So there so there's that balance of of do we need to provide that service or is it already is the need already the market.

I think one pro for something like this is that it would kind of um merge well into the surrounding community or the school campus. Um I mean I think something along the lines of music, performing arts, dance would be something that students would probably use or be brought to and see things. So I I just think that there would be some type of um I'm trying to think of a good term to use.

It's not modeling. I know AI will probably say that synergy. Synergy. Yeah. No, and I think that's an important point that offerings that would be accommodated in this building because they'll be on the same campus as the school. It makes for a very safe and easy transfer of children from the school to the after school program or whatever.

And we're going to have a lot of these that will probably be that same type of thing like if we're looking at turning into a different type of school, program school, something a music school, but probably the same. I'm going to go back to what Jim said a little bit and I kind of look at it from the foundation up.

I look at that building as an opportunity for the town to improve how we deliver the municipal services, the superintendents in this building. And there may be other opportunities, the square footage is such that it will provide opportunities for additional potentials. But I look at other communities that have everything spread out. South Portland move code enforcement to the old school down there at Sawyer Street School.

Spread out like there's no tomorrow. They have two libraries. Is there opportunity to provide under one roof on that campus what we need more efficient than this building. I the other day I put ladder 65 out. I'm going to fire call and I see people walking through. They're obviously coming from the school walking through the fire station.

Will be more efficient for them to walk to that building and cross Route 77. I agree. I don't we don't need to hire a designer at this point, but I think to rough out what's going to go where and then see how much room we got left for both of you. I was thinking of that.

Sorry. I was just going to say I'm wondering as we do this exercise though our purpose here is not to compare this to the municipal option but to look at each of these options and it strengths and weaknesses. Is that right? That's I mean that's what this was kind of the request of the group last time to really kind of look at these uses and right kind of look at the pros and cons.

Once we start to see pros and cons, then I think we can start to compare it to other funds. And like some of these might have more pros and cons. Some of them might have more cons and pros. And then we just kind of if I could just throw one thing out for looking through years ago changing from private sector to public sector.

It took me a long time to be able to switch to this lens to look through. But in a municipal decision-making process, you're sometimes filling the void that doesn't make the financial sense. And that's why you're filling the void. Like I saw a trail built that I never thought penciled out and made sense.

It's now one of the, you know, shining assets of the community used by everyone or a train station that never really made sense to build but led to other economic development things. So in some of these like a performing

arts center if there's never going to be a private market here to actually let it happen in the private sector then maybe at rates higher than things that can just hopefully someday pencil out.

So just a somewhat the reverse of the way we want to look at things from a fiscal responsibility standpoint but just in a making our community whole to serve these purposes. It's a different you have to almost switch switch your brain from how you pencil out a commercial project. So I think what I hear Pat saying is is that it it potentially fills a gap not provided by the private sector and that is unlikely to yeah like it is this a community if there's a screaming need for community arts and I think maybe that first flash will tell you some of that too is you know

do people really want art space. Is that ever ever going to happen unless you explore something like this? probably not. Along those lines, you know, if town hall moved to the 1934 building, there would need to be a chamber space built. Maybe that's an opportunity for that space to be more than that.

It's slightly bigger or it's adaptable. So, it can serve as chamber, but it could be served for small performance space. um or ASB. be divided and used for two different small you know that I don't know let's just try flexibility of performance well I'm just thinking you know if if you're thinking just in terms of town hall you just talk you build a chamber done it looks like a

chamber it works like a chamber if you're thinking broader of community need the space is something that can be more adaptable you could very roughly assume that there's 5,000 square ft of space for the things you're talking about. I mean, if you off the top of your head over there, when you look at the the space difference and you look at that whole middle bottom floor is about uh 5,400 square feet or something like that.

So, you could probably sort of somewhat picture the hybrid uses of 5,000 square feet roughly without going through the exercise of the potential for adaptable performance spaces. Yeah, I just I'm just trying to see if we can try to focus on what we could do with the 1934 building but and not say okay once that domino falls then where could we go somewhere else?

So if we end up moving the town halls in the town the building but we still want to do this performing arts center where can we do a performing arts? Oh we can do it in the town hall. So I'm just trying to see if we can kind of keep focused on pros you have the space cons is like is having worked on these type of projects it's extremely expensive and any real performance if you don't have the type of building you want for it to

have good view sheds like actually you have to you have to build okay so that's important from an architect that we need to hear right so you have like you have a clear response Having gotten work colleagues and finished a project that we've got in a space to create a reforming art center that just finished last year to get seating that actually people would go to you got to have tiered seating.

So like it may not be to that level but it cost a lot to just soundproof these things all those it's it's technically challenging to kind of retrofit buildings do music and dance arts the whole much easier because it's studio space and I'm putting depending on the arts I'm creating this one to you just so when we look back at it we square foot it can be very expensive take it a step further the square footage to build that type of structure or what you're going to for fire protection for means of egress

parking is a whole different level probably art studio space would actually be a more studio studio space realistic I I guess I wasn't think I wasn't thinking performance floor aisles I'm thinking fourth grade band but I think it's important has half a dozen students and they're going to perform and they need a little bit of space you know or or arts you know a separate space from like a council, but a place where an outside party or is running

programming. Maybe it's clay, maybe it's painting, maybe it's whatever, but it's it's just a room education. It makes sense. There are challenges with having certain types of music and dance on top of or next to other parts that are going on. You can it makes sense, right? Because you're making a lot of noise.

I think back we had a middle school teacher in town. Tony Bob several years ago was very popular and did a great job. He opened his own music school in Westboro and it was in the house basically in the he had rehearsal rooms which would be more more of what I see is more of an educational space not performing.

So I think what I'm hearing you say is potential on the pros side, potential for small performing arts spaces, classes, classroom spaces, studio spaces, but on the con side, larger venues, it's just not an appropriate venue for so I think we just want to get that on paper so we kind of have a sense of well for some things but not for others.

And that's a very important caveat because I think when you do start talking about performing art space the and I think we saw a little bit school there's expectations of what you need to do it right and we're not trying to do it at that level. It's so turn that second floor into a giant auditorium type thing.

It would cost a lot of money both from space and yeah I mean it's like it's gonna cost a lot of money and if you don't do something to the floor it's not work so why do those fair points um to Jim's point earlier though I guess I'm a little confused in this process because looking at where this the use of let's say town hall would go and where that 5,000 would be could be very different in terms of what could go in there.

If town hall goes into the basement and the first floor, that opens up a a third floor that have a high ceiling. If town hall goes into the third, second, and third floor, you're talking about a lower floor basement space that has demising walls that has limited opportunity for retail frontage, let's say, or, you know, or or certain uses.

So, so at some point I think Jim's point is very very valid that we do need to understand where is that surplus and how is it going to come in and to also if it if the surplus was on the third floor you need to circulate through the building that may or may not need to be locked if town has closed for the day and things like that.

I I think a lot of these and I'm I'm happy that we're kind of like going into the broader sort of conversation about these because I think a lot of these are going to probably have the same type of like me versus one and uh yeah. All right. Anybody have anything more on performing arts?

I think you could argue pro that performing arts are a they're a community building function. I think it falls a little bit in what Pat was saying about they are a public use in the sense that they bring community together.

They serve as a gathering check gathering place and that's part of building communities provide opportunities for gathering and it also cuts across many different age groups and interests.

The town I lived in in Vermont, the top floor of the town hall was a flat an old gym flat floor, a little stage and it was a community ser community theater space and there's another town I think it's fellows Vermont air town hall has actually an old movie theater in it and it's still open and is part of the community and it's kind of funky space.

I was just up in Stonington on vacation and I was just thinking about those opera houses and the role that they played in those communities, you know, theater. Exactly. It really pulls the community together and that's the one event everybody turns out whether it's a movie or a show or whatever the whole community can.

Anybody else have any of these? I just kind of want making sure we're keeping the conversation going and I don't think there's anything wrong with all of a sudden something d something dawn on something that go back on. I think the only con is and we alluded to it a little bit but it's worth writing down is circulation ADA access it's performing arts in that building if it's there's some difficulties and another column would be parking

presumably got some parking limitations I think when you look down since you kind of talked about a lot of these conversations are naturally going to Could it coexist with town hall? That might be a good one to some of these could easily coexist and some of them can't. So that might be a nice one to differentiate because you're not talking most of these you're already not talking about necessarily putting the entire 1934 building towards that one use.

So some of them are conducive with either each other or a hybrid municipal office and others aren't. But you're probably not going to do housing and town hall. So that would not be a sign. So certain ones pay, others don't. Even retail probably doesn't really pair with pair, right?

I I would say performing arts does. Uh non-governmental or like nonprofit organizations can pair uh the community groups, all the different community groups and functions we have. Those are natural pairing compared to some of them just don't look quite ted. If you pull that string,

a little bit. Does anybody think a standalone town hall said you said no we're not open town hall we're just going to keep town hall what are we going to do with that building as a you said oh I don't think the community can support

another building that you're going to be for what I'm saying is that I think the coexisting question is very very very important because I don't think you're going to have the support of the community to say we're going to keep this town but this other building we're now going to create a new performing arts center or something that would and now we're going to heat it and we're gonna take it up to actual you know I just think it's you I think if you have a coexisting I know I wouldn't support that well especially

especially building a school that actually supports some of those other uses going to be more community event space within the school itself yeah but I'm just saying I think we got to be careful I the coexisting part is very important so maybe a con then is unlikely community would supporting a freestanding performing arts. I would star that supplementary uses.

I just think you'd have a tough sense people and I think of my mother whatever years old to say, don't we have a community site? Don't we have a pool? Don't we have a you know I was talking the other night. I've been actually talking to a lot of my friends. What do you think?

What do you think? I did the other night and one of the question one of the comments they brought in the gym that they use at the pool is antiquated. Why can't you put a gym and a something at that? I don't know. I'll keep it in my brain.

I mean, people are creatively thinking what else you could do with that building. But I think that coexist question helps you sell the project. I think you did put uncertain demand there on the con side. Yeah, I put may lack community support. Um, and that's I think that kind of goes into don't know if there's a need.

Right. Okay. Maybe should just clarify for a freestanding. That's different than complimentary or supplemental freestanding. That's a good example of coexisting. I went down to Fort Williams for my annual lunch lobster roll place. That was a good idea to rent space to have other outside vendors

instead of the town trying to be in business for the rest of the town trying to, you know, I think that's worked out nicely to have some vendors down there that they're making some money.

The town's making some money buying what you need instead of the town being in the restaurant business. And I think we might want to put that on the list of of I don't know if it's pro or con, but operate question mark. Is it the town? Is it is it an outside group that we leased it to?

Even if it's for a dollar, but they operate as well, right? We're in that in the schools, right? We're in that in the community service and in the art for digital arts it's okay. So with with that one we're going to move on. Um, and I'm putting that on like who operates because I think that is a sort of a I don't know where where that lies, but all right.

Um, and I'm just doing that because we have seven more of these to go. Um, so the next one is nonpublic schools, trades, charter, special needs, adult learning. Um, and I don't know if anybody can think of a better term than non-public, but it's just sort of to differentiate between what is right there. Now, I think a con to Patrick's point is uh that it likely did not focus.

Well, I I don't know if you could, but this is looking at it a we're looking at this as a freestanding option. This is like we sell it to there's a Christian academy that wants to come space like that place out on Broadway that's South Corbin School on Broadway. So yeah, I agree that it would be very difficult to kind of intermingle all functions in a school unless it's a very very small school.

What was the ad hoc school down there on the same used time of day? So to you know where might be after town hall out or at least varian by weekend. So yeah, to that point it would be all the same values under the pros. It's it's compatible with the adjacent school be very with the with the school itself right now with how it's designed, right?

Having an whether it's vocational schooling or alternative schooling or or private charter would be very compatible with the surrounding state campus. could be compatible because I've worked on some of these facilities and the reason that they are a standalone is because they have behavioral problems and it's a specific school for that need and having them operate on this campus with other another school may be difficult.

You need to go participate with like PRTC to do plumbing and heating tricks or nursing, right? I mean, right now our kids get bust University of New England came in and said we're going to do nursing and dental assistance transitions before they go to college. I don't know. It could be. Yeah.

And I meant more as like the current layout of it. And you're it's got classrooms right now. It's got bathrooms. It's for students. Add that in. Structurally, I would imagine that's one of the most compatible uses for the existing. That's right. I I've added that to both.

Is it compatible with the current school of state of the school and the location? What? I would say the building structure I think it's a different issue to me adjacent uses I would do separate bullet it's just that the building is just like Amed said the building is not very conducive to doing a large performance art presumably it would be I mean we all know it was just it is used as a school right now but my understanding is the reason we need a new school because of this building more than any other component of the building is this building does not

function well for school function. Well, this that's a school board decision that was made and so I get what you're saying arguments in but I know there's arguments across town about what that means and but we don't as the town council we don't have any that that separate layer of government over there with the school board and they're the ones who made that decision.

So I just I don't want to reopen old arguments about the school but which I think so I'm just my point is that we can't say a pro is that it's a school and it works really well as a school when we're hearing from those from a school in town saying it doesn't work well as a school.

Yeah, we did a sidewalk and there's any change anything on this list is going to take money to change like the assumption is you're spending money to moving in. So like they're going to have to make improvements on any of these. So like I'm not as again you're going to have to pay to to do whatever you're going to do.

Maybe the private school only has 12 people for the space that the public school is trying to put 20. So yeah and but it's all going to cost as somebody who taught in that building for many many years it has a lot of right it has a lot of problems I don't know if it was the only reason other reasons why there as well but it was I had no love as a teacher to a building it was not an easy building to teach in however I suspect that

the renovations that would be necessary for other teaching uses would be less than potentially the renovations for Charles or other things would be a guess just because obviously it's laid out in a suitable way. It's just not designed for 25 kids in the type of work that we do in the middle school. Exactly. Yeah.

And I also don't this is one of those where um it's like is there a need for this? Do we have people contacting Pat saying, "Hey, do you guys have anything in town?" Because I really want to build that school. know that music school that the two yeah graduated only two people only two people in two years so I wouldn't say high demand at least whereas no one has said they want to open a private school I know one of the people that was involved and they're no longer trying to seek out a school some of the cons

would be our location let's cut to the chase you'd have to drive off Route 77 we are out on a cape it is not easy to get here there is no public transportation there is It's not on the way to anything. So for non town use, the location is not ideal. Something like that. Okay.

For regional or accessibility. Okay. Yeah. Because if it is a Yeah. Great point to get to Cape Elizabeth. Yeah. It's not It's awesome. I tell people it's great living here, but it's horrible living here to get to the turnpike interstate to get to the other side of Portland.

It's not you have a kid coming from Yarmouth to get through the city and rush. You know, it's just it's a detriment. I'm not saying it's a dealbreaker. I'm just saying it's not a big issue. No, it's I think it's a great point because if you have a school that's let's say let's say specializing in special needs, they want to be as central as they can to six communities that all have students needing that

it's not a regional basically to the point of need we got some opinions from Brandon Mel about the building and would it make sense to go to some of the commercial realtors like Mus like D And do they have an inventory of clients who are looking for that type of thing? No, just just hold it.

Not to commit to anything, but see what kind of designer need. This is one of those I I kind of don't know whether it's a pro or con. So yeah, does it fill a need or is there a need? So just going to put under pro just because we have more space over here.

So And and I would argue Jonathan in terms of need I mean there's been a big shift within education towards trying to do more experiential education more vocational development. I think panning here today she's been I know she's worked some with uh people in the school district on this. You have three or four staff people who are really working pretty extensively on in you know moving outside of that traditional model of education just being hands-on academic work and how do we integrate with the community link students to businesses I'm

thinking of maker spaces more hands-on I think I mentioned earlier all the kids at the middle school want to learn how to cook I mean there's this movement back away from the three Rs to doing more you know a lot more kids are thinking about maybe I should become a plumber because I don't know if I'm going to have jobs with AI.

So there's some shifting the way on and are thinking about what type of education should we be providing and and some of those types of education require alternative spaces where that work can be done. I had that conversation this weekend with a friend whose kids are in high school and they're very concerned about AI and they're choosing their career path based on what is AI proof and he's one of his sons thinking.

Yeah, I had a similar conversation with a parent I bumped into walking saying, "I just think my kid had to go to college and now I'm wondering, they're telling me maybe they don't want to go to college because then how are Cape Elizabeth schools preparing them for whatever their next step is. There were people that were safe that went to came to see for a grant for just a basically to bring in people who worked in the trades to talk to the students and there were over 100 students that went

and they were hoping for 50 students but it's the same same reason that we used to have the best industrial arts program in southern America 67. I mean it used to be the best and that's it's really good points to shop classes even in recent years they've always been they always fill up right away. I taught at CCC for seven years and if I said one thing the freshman kids coming in were illprepared for their hand skills.

It wasn't the English, it wasn't the algebra. It was hand skills. I think the con though along those lines is I'm not sure this building works well for vocational. I think it works well potentially for health care, things like that. But vocational, you need wide open space, you need high ceilings, you need certain ability to circulate air well.

And that's potentially woodworking. You need back for the air. It's an awesome idea. It's expensive, but I agree with you. I don't think that building the so your suggestion of nursing and things like that could work in this building, but it's also like I was thinking of what you guys both said about accessibility um regionally to like adult ed.

If you were going to make an adult bed program, there would probably be Cape Elizabeth people that would be going because it would be very unlikely that somebody because Portland has adult bed. So people who live in Portland want to just drive out to cave to go to adult bed when there's already opportunities in Portland for that.

So probably dead is limited first priority to Portland residents and there are long waits. Yeah, right. There is maybe we may be able to answer that because community service a day later it's open to non residents if there's adult ed classes that don't fill we could ask them are you getting people from South again I think there's some great discussion points there of if it could coexist and I'll give you a couple examples which I think would be home run community services probably need more space and they could feed that CP PR classes, first aid, American heart.

You know, there's some basic classes that people are yearning for. You can't get them. You got to go to Ron to get them. Um I'm sorry. EMT. Oh my god. Yeah. Well, that was one one thing, Kevin, when we went to community service, that was like Cath was basically like we're happy where we are right now, but we can always use more space for more programs.

So, but we'll get to that. Sorry. Uh, anybody else have anything on the schools? I just again don't know if it's procon, but this current federal administration is cracking down right now on funding for this type certain types of nonpublic schools. And there was a they just shut down half a dozen schools in Maine that we're receiving funding for.

And those were the schools that were kind of growing. Some of them I'm sure are doing very good things. It sounds like some of them. Um but so the the growth that maybe was there is maybe dialed back a touch just in the last week or two. Okay. So yeah.

Okay. I wouldn't write on the back of that but Parker so pretty hard to read. Okay, so the next one would be kind of a small business commercial office space remote um remote work model. Write this correctly. Um I don't again this is one of those like is there a need and I know that there's a lot of people in cable that do work remotely.

I don't know whether or not they would sign up to pay to go to a small space, but um so I'd say couldn't fill a need for workers. Pat, what was the data at the basketball court when we talking on Brandon Mitchell? Was he saying that there's a market for these? Oh, no.

There's a big market for what he was referring to see other places. This is a a small business condos. So, it's sort of a hybrid between it's not going the route of an industrial park, but it's more than a business park. So, what it is is it's like 2500 square feet. you get one overhead door office space or showroom space, but it usually is one of those a small electrician uh a specialty plumbing fixture place might have like their showroom, but also a couple people might come and go out to get to inventory.

So, for this building, we just said there's a lot of there's a lot Yeah. And they kind of make them look they make them look as as residential condo as they can, but it's a very commercial thing. Yeah, they're super It's a roll of door. It's a bathroom. It's a mezzanine for storage and you can park your trucks in it.

It's not doesn't work. Okay. But public facing looks like all right. I mean, one con is that this would break up sort of the I don't want to say break up, but it would I don't know if it'd be conducive to school needs like it

would be a private use on a school campus that might not really jive with what's happening on that.

So incompatible to surrounding. Yes, I think you go back to that operator question too. Does the town want to be building it out, staffing it, and potentially losing money subleasing essentially desks? Or would they or are you bringing in an operator? And if so, is there an operator interested?

I mean, I know I looked at a co-work space a year and a half ago and I got a call back three months after I called them to say we have space available. So, there was no space in town. Co-work space. But the co-work, the operator has to rent the space at market.

Say it's \$20 a square foot and then they have to fill it at a number above that really thin on that. You have to be in you have to be in a very dense area and have a lot of tenants. Yeah. It's almost like a barber shop that rents out the chairs to barbers.

They run or like they run the whole place but every little thing is just rented out to someone else and they're providing sort of or like a gym. You're renting the space you get enough enough members that you can pay for the space. Yeah. I think something realtor was me uh the commercial real estate agent who came and um I forgotten his name.

I'm sorry. I think he something he was mentioning was that Cape Elizabeth just doesn't have the draw in terms of the density of population to really attract retail. It's just really hard to get retail to Cape in general. And if it's hard on 77, I think it would be way harder on Scout Road where there's no visibility at that particular building with any offers visibility.

And to that point, if you're asking a third party group to come in and build it out or finance it, banks are not lending an office. So the building there's a building that my company worked on, they found a single lender in downtown Boston, a single lender, a sovereign home from the Middle East lending at 13% for a downtown office.

There's no one interested in placing money behind office. One of the questions I have, Pat, is does a town like to be a landlord? I mean, we we're a limited landlord. We had the building, we had the office over by Korean services. We probably have some independence over at the fort.

But you know, is that our core competency to be the land? No. All that implies our interests, our interests, our specialty, and our staffing of itself. We're only a landlord out of necessity. doesn't lend well to town being a landlord. And and furthermore, if we wanted the town wanted to get better at the landlord business, we have buildings that are literally being used for storage.

I mean, the fire station at Fort Williams is storage. Yeah, there's a lot more than it's a beautiful building. It would be a I've always thought the lobster truck should go in there and operate a little restaurant thing, but right now it's storage for events that have a one or two. I I did write in said a but it would make a landlord.

whether or not you want that above. Also, I I don't I hate to I don't want to speculate, but I think that there are some remote working spaces in town, and I don't know if they're all filled or there there's a wait list. Wasn't there one wasn't there one in the plaza that did not that didn't work?

I don't know if she was getting something weird with that to rent space for them and they officially ran the post office moved from the IG over there and they realized they couldn't make any money from the post office and she had four offices to rent. I think she rented a couple. I just didn't hold the stick.

Yeah, I just I didn't want to speculate too much at public meeting about what happened to that. But I but that's a that's a question like is there and I don't know if it was precoid or post I don't I can't post it post I can't remember I think I think this I think this type of model is really difficult to do in a small scale just like a lot of other businesses you need a critical mass typical in order to pay for someone to have a desk I had a mail drop in town co-working spaces and you go in there and it's buzzled and I think that that's what the

people like is I mean if I'm going to work remotely and pay for it, I probably want to be in a place that makes you feel like you're in an office building as opposed to being in a very sparsely populated office building. I think one tying what you're saying is we used to have two places you had a post office box in town and I think that's a need in the town to have a post office box and maybe you tie that in with a few workstations

and be able to ship stuff like FedEx or UPS because if you go to South Portland or Portland now you get packages. I mean I think that's a creative way. Could it coexist? Yes. But you could go in and my sister-in-law has a post office box in Portland. She goes in twice a week to get her mail.

Uh, We used to have it down at the old post office by the floor and one at the beach. Why don't we see so many small town by law my kids were scared to death about that. She always gave candy though. Done. Check. We get seven more volts.

All right. So, anything more on this? I mean, I think you on a pro. I'm just trying to be fair here. I I don't personally support this, but I I think it could serve as an incubator space for local small businesses. The the flip side of that is that incubator spaces typically charge lower rents in order to enable people to get their foot in the door and grow a business.

So it would not be necessarily a revenue generator be more of a quality town service. And how about anybody? I mean this well in theory it might work well with town hall functions depending on the type of business but I don't know. So I don't know. I think it could you could put this all together.

You know if they were on the lower level second third floor you got that entert totally different door. I think I think it would eliminate that mixed use of the same space. So yeah, it could exist but you have to like give that would like occupy its floor. It wouldn't be something you then use for any municipal.

It would just be closed off. And I think if the concept would be to bring that space into offset costs or generate revenue, this is potentially one that's not the highest potential for that. It would be very expensive to build out and may not generate. John, I'd love to add under pro.

I I have not thought about the packages that that Kevin mentioned and I am running up to Mil Creek all the time to send packages and I live at that end of town. I'm thinking somebody who's down at Broad Cove, that's going to be long haul for them. I wonder if there's enough demand for interest and whether that type of business would say, "Yeah, we can open up another." But that's just an interesting need that I could see

potentially being Yeah, that would probably fall. Yeah, that would probably fall under when we talk about retail space because this is kind of more specific to these small level models. Oh, wasn't this retail space that we're talking about? No, it's kind of the remote offices, small business, sort of the the models that they use.

But we'll we'll get to the retail space. Yeah. The reason the post office thing came up is because we were talking about the example of quote unquote I thought I thought we were discussing retail here. bedroom. to get retail ten. Yeah, it is kind of hard to Okay.

Um, so community programs, kind of the community hub type thing that Kevin brought up about like could this be similar to the South Portland Community Center. I think a con is we already have a homebased curfew services. I think community center in South Poland what I when I started bringing myself I think for the last meeting what I envision is that if city hall or town halls in the first couple floors but third floor used to be a gym you have a

walking track and you also have a room that didn't provide for like sheltering like we had a school the other day you can provide a walking that's what south is it's not community services like our community services it's totally different they have a big community room that they do awards nights and stuff for school functions but it's not like our community services more like multi-purpose multi-urpose it looked like the piece thank you for sharing that piece on Windham it sounded like Windham was seriously thinking of going that kind of a model combining town

hall and community center is also library yeah possibly yeah I don't know if they're adding that on their question so Portland is really unique and it's really served a really good purpose because like I said a couple of big storms we had the community just came out place to charge your phones, have coffee, get information from the town.

The town manager or the fire chief or police chief would be there sharing. We used that as a shelter one night where elderly people with like 30 cops and the Red Cross came in. I mean, it's just a different component we don't have in this town right now. And one of the things too when South built there is they built around the pool.

It is a pool was already existing there and then they kind of built off that and we talking about the rec. Yeah. Yeah. Yeah. Okay. I think of that as being the recreation. You walk in, there's a gymnasium, there's pools, but it's very there is a lot there is way more going on over there than is going on at community services.

Yeah, the facilities there's people playing in the corner very building. They've got senior services going there. I I would love to see in there that Pat's statement about something earlier that it really fills it fills a missing gap, a public gap that isn't going to be provided by the private sector. You're not going to have the private sector providing emergency shelter.

I mean, I look at the storm we had here the other day. There were people showing up at the fire station for information. Shouldn't they should not be at the fire station. Should be at a community building with town manager. So, the police chief will be here in a half an hour explain what's going on with public works director.

It keeps the people away from those tracks and using a school for that. And while I know a lot of communities around the state say we just use the school, it doesn't work. Then you compromise the school's ability to open if you are using it as a shelter or using it for something else. I think the challenge with South Portland's community service or recreation building is that it's it has everything under one roof.

Putting a component of that in this building, but still having community service and still having the high school being cool chops it up and you lose that critical mass from a efficiency standpoint from staffing from from operations, all those things. So that's a that's a con I think is that we already have a pool in one building with the gym.

We have community service that offers, you know, senior programming and after school programming. And then this would be a third community space. And that's why I argue with you. We have a community space we use at the fire station. We should not be using that room before. We need more space.

You're using the fire station all the time for community events. And we get pushed out. Right now, there's five people working down there. And I bet there's a public meeting going on at the fire station that should not be

there. But I think I think what Brian's point is that South Portland Community Center has a pool, has a gym space center, too.

We have another one right back. Yeah. But but we're not going to build another pool. No, no, no. But we're still on the same campus though, right? Yeah. I hate the fact that I Yeah, I would I I tend to It doesn't bother me that they're separate buildings.

They're all on one campus. And it the model would be that it's exactly the same as South Portland. Every community center or hub is different. But that I think being that campus location I think is a real pro. The other pro we have here in Gate that South Poland does not have is the walkability, bikeability, driveability of our town.

In South Poland you are split by the interstate. The turn bike Broadway is not a walkable city. You have to get in your car and drive from Red Bank to the community center where even if you're in Broadco or two lights, you're a mile and a half. Yeah. Oh, no.

Yeah, I was going to write that this would fill what community services said to us about needing more space for programs. So, I I think we're talking very vague in terms of community space, but I don't understand what that will look like if we already have a pool and a gym. We already have community services operating out of that building where you walk in there as a front desk.

To have another community space that needs to be staffed with a reception, unless there's a very specific need of what that space is being used for, I can't I can't get my head around it. So, you're saying what what Kevin is saying, if you have this space that could be this community function, why isn't community services already doing it?

Well, you walk into South the current community service. You walk into South Portland, they can operate all of those functions. recreation, community service, shelter, everything from a single desk. We have a pool, we have community service, adding a third space that who would operate it? Is it community service operating it?

And then they have to staff it and have someone full-time over there and it might not the they already meet the majority of their operating needs in the

community service building. They suggested a couple needs that they or that they could expand into, but operationally it's it's well I guess the call is operationally again that my argument is most bases are not staffed.

So like some Cape Fire Station is not staffed and I if you called and said I want to hold a CPR class the town would say the community service well you can have the room at the fire station. They have a calendar you get online and you do it there's no staff. They give you a door code the back door code and you get in the back door and have the bathrooms and the rooms full you can.

So I think we there is a need for additional communal space but I I know in schools for instance I don't know if people live but a lot of schools if you want to hold a meeting you have to pay for four hours of a janitor to be there to open and close that space. Yeah, that's not always I mean see we do our meetings in the K high school library.

So I I think that there's there could be but I I mean I get both of you guys points and I mean to me community services we could have community services operating like you're talking about right now. Why aren't we? Is it because there's not a need? Is it because of staffing issues?

Is it because community services is outstraded and and we're not doing it? So, um if if there is that need for safe space after a storm, uh warming shelters or cooling shelters for EC because a lot of people in town don't have it and the library was doing that a month ago for that. Why aren't why isn't the community services building now doing what you're talking about?

So, maybe it's a bigger question. In an ideal world, you'd have a community center that had everything in one place if you would build a brand new one. But that's not going to happen at Cape Elizabeth. And so I think what you were referring to, Kevin, correct me if I'm wrong, is that this would be a space where we would have those functions that aren't currently accommodated by the community services building, such as we don't have a warming shelter.

We don't really have any kind of senior programming space that seniors can call their own, a senior center if you may. Um we don't have uh extra gym space which has come up repeatedly even though we have it in the

schools. There's this constant conflict at the schools between the high school basketball team, the middle school basketball team, the eight community members who want to play volleyball.

So we there it's been raised that we could use an extra gym space. So this would be a space ideally yes we'd put it all together but the likelihood of that happening big. I don't think it's very high, but you have a building here where potentially some of those functions could go that's on the same campus at least, which is not perfect, but is it better than not having that at all?

I think you sense to highlight the senior programming because just look at the age of take and there's a lot of places that don't just run at all. You know, you could have like you got age friendly communities all over the state of Maine. That's sort of a find a reasonable budget where it sometimes takes on its own sort of space and feel versus just community service program and there isn't a lot of that in Cape right now.

The library has done an awesome job at really trying to cater to teenagers and some of that that that part of the market but I'm not sure I'm not sure seniors have a lot of places to go and yeah I think resources has a lot of programming for it but it's just again spread out across all these different spaces.

Okay. And I did people didn't see that could coex just the town hall business. Um, anybody else many pros, cons thoughts on this one? Okay. All right. Now, I'll just page I probably ruin that. Okay, next one. Housing. Here's a name that has been communicated by the town to a location in this proximity and to your I had a chance to look through some of

the I think what was especially highlighted in that was the diversity of housing. It's a capable of single family houses and there's nothing wrong with that. But that doesn't mean that everybody needs someone who can't care for a house, someone who's just starting out only needs a small space. And when you say, is it specific to that?

I just mean it the 1934 building. So it would be it would be apartments or condos. Yeah. But but that no study that they did yeah really showed that there was definitely need for affordable housing for workforce housing. Affordable housing. Yeah. That was that was what the comprehensive um

could we twisted to say that if we move town hall over there this site becomes available for that?

I think it's any because I'm my big right out of the gate. I don't think the whole complex is So I'm going to put that at the con. Yeah. But over here on the other side of the road, why not? I think Pat's point earlier is that it's likely used in the building.

I mean, are we again? So we're going to build next door. We're going to build out back. So I was on this side of the road versus over that side. What do you think structurally? How compatible is the building for during housing? It's compatible.

It's not hard. I mean you see people's beautiful. The other one's B school. They did that one. I think it was a river play. You did a great job. Yeah. I mean, yeah, it's it's you have to completely gut it and it's, you know, the financing on it to do affordable housing or any lower than market housing is a challenge.

That's why you don't typically see that type of housing. Well, then the only type of housing is financially viable is because they'll spend 15 million to build a \$10 million building because the financing is to support. It would be really interesting to see the numbers on this project start to finish if it comes to fruition right next door here versus that or the same comparable number of units.

behind that was pretty quick. Yeah. Oops. All right. So, I have a town hall becomes available for housing to be compatible with the school structure. I did add um uh would not work. Okay. So located on the school campus as a con would not work with town hall business could be costly.

We got it for renovation. I wanted to make the town a landlord. If the town was to say we're going to build housing and then people are going to rent from us or you're going to be housing that might force the town to have to sell because of the cost. Um, I think along those lines, other communities have a housing authority or I don't know many towns that build market housing, but other towns have a housing authority already has the function in place to build it.

So, Cape would be to them. Cape would have to probably establish a housing authority. I don't know. Fine. I'm asking question South Portland housing authority would do project in people Elizabeth or it would be a prime or a nonprofit like Ever one you might want to add is just uh because it does seem to get discussed in a lot of towns is if you are going to

play landlord a lot of towns will explore workforce housing for the municipal with some sort of like push or availability to municipal workforce force like your police or fire or people with their first three years of employment have a apartment so they could at least move here from another location. A lot teachers. Yeah.

Yeah. Teachers, front frontline workers. Um you see it a lot in ski towns actually where they have a program either for sale units or rent and you have to just sell it right back into the program and it's only for employees of the industry there. It's Yeah, I think the central location is a pro for housing, especially for affordable housing or senior housing in terms of access to town facilities.

Although we don't have a lot of public transit here, the most likely place would be down 77. So just having the access to, you know, central location for walkability, walkability, potential access to public transit Um yeah, so one one thing I did talk to I um had um talking with this uh individual who works for the um National Trust for Historic Preservation, I think it is, and he was telling there there are um opportunities out there for grants um for

tax credits that go even beyond just doing housing or um affordable housing or things along those lines. Um if we were to get into um this is another discussion for another day, but um it it left me feeling a little bit better about where that um the state of we did keep it for municipal use and um went towards uh trying to make it as a a town hall function that there were more opportunities out there than I initially had thought.

So, but that's kind of a side thing. I thought I heard Andy ask me about that. So, just let me just add the first bullet from Kevin. You said on school campus you can start with safety. Yeah. Thank you. The top part and I'll say it delicately so AI doesn't butcher me.

South Poland Housing Authority. had a ton of experience working with them and a lot of the buildings they built way back catered to the elderly. You cannot do that anymore strictly. So that brings in a different flimsy residents I'll call in which create a lot of other issues some good some bad put that on a school I would be dead against it I've watched it I can take you down to 425 Broadway which used to be the

most beautiful little senior citizen building in South Portland and 10 soul street next door if you went down there now you wouldn't recognize so housing sometimes can bring unknown different it brings in different clients that I don't think is compatible with the schools Personally, if I was a parent, I wouldn't want some of those. Those people need residents.

I think this side of the road, a little distance from the schools, security, there's buffer zones around schools. It's also a broad you talk about affordable housing, there's a broad range of ways to build that based on funding. like if you lose low income has some tax credits the tenants actually have to make meetable income and then they're capped based on maximum.

There's actually a pretty narrow band where residents have to meet this income whereas like section 8 housing those residents can they just pay 30% of their income whether it's zero or whatever the number is. So there's all these different funding sources and that result in different types of housing more force housing is often done with low income housing tax credits for instance whereas section 8 is more housing authorities and you know there's there's and then housing

authority which is scary thousands and then there's also people Elizabeth doesn't have it but uh literally dozens of towns in New England have inclusionary zoning where every 10 marketing units that get built even by a private developer one has to be affordable in the development. Yeah, I think that we do. So that inclusionary units are getting there two crossill was the first development that actually did that and if you drive through there's one case actually goes beyond what a lot of the Okay, I'm sorry.

Yeah, there's one cape and then there's two duplexes in cross sale that met those requirements back in the early 2000 when All right. Um, anything more on housing? We could probably spend all night on housing,

but I think the only other con is that once it goes housing, it's never being used from something else.

Whereas like the office use could eventually be town hall use or or it could change to community use, but housing is nothing. Right. most likely housing forever or something like that. Yeah, there's nothing forever but we get it or something that I'll say how it would say or not flexibly for alternative uses down the line.

Yeah, that's good. Last mill in All right. Anything else on housing? Twice a day. So, we're going to move to uh use of it as a non-governmental organization. I don't see this one as being any different than the office one. It's a office type use and it's a matter of whether the town manages it or it's spaces that you're renting to people to use similar to well yeah this one I thought was a little the only difference though I think is sort of the revenue generator

because my thought would be if we're giving the nongovernmental organizations that it might be something that you're not requiring a lot of space or a lot of rent does historical society being ranked over at Fort Williams over here. We'll move on. This would be very very compatible with as a like a complimentary use to a town hall.

Yeah. Right. I mean because they're we're talking like quasi public organizations like historical society is not a business. SE is not a business. Right. So they're kind of these entities that um need a home, meet the needs of the community. So in that sense, they're very much public services, but they can't afford a lot.

So or the land trusts. You can't do it a public service. You might want to group those two together. Okay. Oh, yeah. All right. We're going out. Yeah. I kind of I was thinking of them as the same.

So yeah, why why don't we do that? Are you guys okay with that? Saved a whole bout of time. And I think a con, and this goes to any any use where the town is renovating the building and then making it available for someone else, is the return on cost. I think for some people that's an issue but maybe not others.

I mean is that point that happens usher certain services that that a town provides that are just I don't know are people really saying are we getting our money's worth society other than storage society which has documents and storage needs we were really talking about meeting space. Yeah. Which is pretty easy to create and be used for whether it is town or not.

So like it definitely works. There's a already a need a huge need and I go back to everything we talking about compatibility and it like could be used by the during business hours not if I imagine this is on the ground floor. Yes. I guess I I think from a long-term municipal use standpoint, I get the idea of having this extra space from a purely address the need in the most efficient manner.

If you need 2,000 square feet, go to the IGA plaza when a space is available at least 2,000 ft. It's going to be monumentally more affordable than building it in this building. Yeah, I get what you're saying. and I tried to write this accurately. So, it it would be costly to renovate and then the return on dollars and cents perspective might be lacking for that return.

Um, but to Laura's point, you're providing a service like I don't think anybody in town is really upset with the historical society being over at Fort Williams, but also we rented through these doors, which is a domestic violence advocacy program as well. And so that provides space for advocates who go out and lead and speak and help victims of domestic violence work.

And I don't think there's many people in town that are like, let's up their rent, you know, like it's because well but maybe we could if we went to a private sector, but because I think there's a nice balance there by providing that public service. I like the common theme of tonight though. Everything we've talked about led us back to compatible with the municipal use.

So with that, going back to what he's been always talking, buckets, buckets, buckets. Do we build a bucket of compatible uses with town hall? So, and I'm just throwing this out there. Don't shoot the messenger. Hypothetically, you come forward after you say, "Our recommendation is to move town hall over to that building and utilize 16,000 square feet, 18, I

don't know how many square feet." And this other space is open for further

discussion for the future council for potentially these buckets of compatible uses instead of saying you ought to do ABCD me. I mean I could be sold on a community track upstairs or a gym. It used to be a gym, you know. I think but instead of trying to get pigeon holed, I like your bucket theme all throughout this whole if if town hall need pat and said, "Hey, I think I need 18,000, 16, whatever that is." We're still going to have a lot of square feet.

You don't need to make that decision, but here's a bucket that the committee came up with of eight different potential uses. And then you bring in Jim talked about earlier then you bring in a architect or a space person for that's come and then you also pull this building and say what do we move from here to offers in the area that we're building housing here's opport opportunities there as well.

So, you kind of have your buckets, right? It's kind of cool, too. No, I I think it's I think it's great. And I think I think that I don't think I said this either during my presentation and not in speaking to that reporter, but like I don't think I said that the 1934 building was double the space here because it's not from a square footage perspective.

So, that was not accurate in that article. But again, I think that's important what you're just talking about. We we're just giving information to the town council. And one of the things that I want people I was going to mention this at the end of the meeting, but I think this is a good time to mention this is if people don't remember, one of the things that my hope is,

and this is obviously contingent on what you all think as well, um is that at this this report, this final report that we're all kind of preparing as we move along here, everyone's going to have an opportunity to kind of write what their thoughts are. And I think that we should have at the end of the report what people's thoughts are on the work that we've all done and which direction we go in because I think that it's going to be important for community members to look and say,

"Hey, what does Kevin Eon think about this? He's the only guy I know on this committee and see what your thoughts are." And if those are like, hey,

I think this is pretty millions use, but I think because the town hall requirements for square footage isn't going to be necessary for that space that we're going to have a lot of extra space, we could do leave it open or we could designate it for community space or for

community groups or non-governmental organizations, something like that. Or Laura thinks that we should have a gym on the second floor and you could put that in there, too. So, while we go through this, I really do want people to think about what your personal thoughts are. Obviously, we're a collective group as well, but we're going to give that opportunity.

Um, because I I have seen a lot of committees in town sometimes where it's just like, no, there has to be one voice only coming out of this. And it's going to depend on what the vote of the committee is. And I just don't I don't want that to be this committee. I want us as a group to be talking and discussing all these points, but then individually be able to articulate what um what where have we gone to on a personal level for people to to see for counselors to see that report at the end.

So, and again, you want to write one sentence or no sentence or three pages, it's up to you. Um, but I do want people to kind of think about that because yeah, we have more many more months on this committee, but ultimately at the end we're going to kind of get to that. And I think that's a hugely important point.

There's I won't go off too much of a tangent, but there's a TED talk where they talked about designing pasta for Ragu. I think they're trying to design the best pasta sauce. The guy said, "You can't because you only ever please 60% of the people. You need to create different sauces for different people and then you can please 100% of the people.

So I think it's important we're not going to be able to deliver one package that pleases everyone. They need to understand that there's the nuance of different views and those pieces together are going to be able to create the program. And we might say, you know what, we think this is going to be a fantastic idea to do municipal use and have community space and you bring it to the council and the council starts hearing from people in the community and say no we don't want to spend the money we're don't want to have the building

anymore and the council votes to get rid of the building like that could happen um and so despite all our work here and what we might think as a group or think individually it might not be which way the the council goes but I still think and I really value the work that we're we're doing here and my hope is that people in the community are starting to kind of see what we were doing and try to pay attention.

I mean, you can tell by the audience tonight, everybody is just clamoring to get into hear our discussions going and I think that the point and we've talked about, you know, the potential sale of this building. I think one thing that municipalities make the mistake of doing is keeping a building just in case and we do it in cable.

the Spurring School. There's buildings in Fort Williams that are unused and this is another building that is adding square footage and we don't want to create needs that may not be there. We're not trying to create new services that the town or the community may not need. I think we have to make sure we're meeting all the needs of the community in the space that can provide it.

But I think we have to be very careful to not let this the massive square footage that we manage as a town inflate if the need isn't there. So back on this, anybody else have any specific pros and cons for these? Um, yeah. On the pros for the NOS's, I I've been thinking a lot about this issue.

You know, if we if we go with the town bombs, let's say, it's going to take three or four years like probably before the design and the contracts and everything gets done. This type of use, the NOS's, community groups, meeting space are is a use that can can get in there pretty early on and fill almost like a temporary void until we come up with a final plan.

So, I see that as a pro at this point. NOS's have that flexibility. the flexibility and the needs are not structurally. I mean obviously you have to get the HBAC system but we've talked about not wanting to leave this building sitting empty for years to years and they are one of the uses that might have more flexibility in ter housing is not going to have that kind of you say

is it could serve as a potential interim use. Yeah, you'd have to just be able to kick them back out during construction. Yeah, if you if it seemed like it was a 10year plan, whatever is an interim use to not have a building sitting

empty. Um so NGOs have flexibility to use regarding timing and space users.

Yeah. And then the one thing is the NOS's aren't going away. There is a need for them to be able to have space with communicators. What are what are some NOS's in town right now that have large what are the larger space users? You have see you have Salt.

Salt has its own offices. Although they've had a lot of the small they had to make a decision. They just did a big investment in their office space downtown building. Um Steve rents from a building, but again there's a lot of groups that I mean through these doors is not it's a Cumberland County organization.

It's under the umbrella of Masa and it's Cly County, but they use space occasionally. Sure. There's many probably food pantries that would use a space. Sports groups. Yeah, sports groups boosters. Um, yeah. I mean, there's I think of NO. Don't think of Cape specific.

I think of other we on the council we kind of look into organizations to try to help out with a nominal amount of money to to provide them. Um I was actually trying to pick the right page like there's there's there's adult community or adult protective services APS that's out there. There's um uh this kind of southern main um agency on um I think it is.

Yeah. So there there's a lot of groups and and they provide a lot of information to the uh CBPD for scams to be on the lookout. Um I mean Prebble Street's always got needs. They provide a lot of uh benefits to people and even if you don't think that they do, they definitely have needs and cable for those.

So I I think the the balancing act there is that if there's a an NGO that can provide a service in this community and and adds to this community by being here. Yeah. And we we're offering space at at significant discount market to get them in there makes sense. But to just create space at a very expensive cost for a route that could be accommodated in any other building in the region, then it begs to the question of is that the best use of municipal

dollars to renovate this building at \$700 a square foot to just to provide space affordably to a group that can be down the road, another town, and they're not necessarily tied to this community. They just need office space essentially. I don't know if that's a good use of the space. There's no NOS's maybe they're doing international work great organization but we're giving them space office space and the assumption was a small town regionally based organizations.

No, but I I get what you're saying there too. It's like do we want to do everything out of the goodness of our heart? Okay, that's great. But that's going to come with the cost of the taxpayers which maybe the taxpayers are fine with that but we that's something to just explore.

Okay. Um anything else on this before we go to the last one? We're actually doing pretty well. I don't know this the last one is retail space and or retail like shops basically just turning it into commercial use. I think we're going to probably discuss a lot of the ones that we've already done, but might as well do it.

A con is this building doesn't have any semblance of a storefront and it would be difficult to create one because of the rate change. Competing with other we got a retail space next door for four. Mhm. You can think the other way of like critical mass too. If you bring in enough of a if you create enough of a village here, maybe people will come here to get services that they don't retail retail.

Yeah, retail is nationally. Yeah. David is there's usually a vacant space in gold shopping center. Yeah. The buildings that start quite often don't last too long which is not endemic to KO. It's no it's just that you either make it or you don't. And and two of our retail spaces in town right here are actually being used for office type functions offices.

our zoning model of first floor commercial and that that's not what any no developer would do that unless they have to comply with that right now that's not the market wasn't the market when they did group one in South Portland the residential filled up at the old St. church location and commercial set up and for years creating retail space is not and I've worked on projects new construction retail states getting brand new buildings for two or three years and we end up cutting it up with more

apartments for many years family the funny part is the one I made money was tiny because all the young mothers could buy it was a destination It was a studio deck, but all the other retail Aan did okay but it was a struggle. We we had a rotating that we had four different occupancies and it was a rotation other than tin retail only retail I could ever imagine seeing like old mill building smaller retail.

No, if you go up to like Brunswick, like you've been to those mill buildings, they're just divided like 12 feet wide. Tons of like different people, you know, there's artists selling their stuff. There's different people that type of thing going, but like because you don't they don't have a storefront because you're just like hoarding them in the middle.

Somebody just said it too. smaller. Yeah. People coming to town for the summer to two light state park or crush beach or Fort Williams that are going down Scott Dire just not conducive to the storm. That's a good point. It's on Scott Dire versus SE and we based that when we were talking about retail space on the um on the buildings behind the village green and about how that even that distance from

Route 77 was going to make first floor commercial space not as viable as if you're right out on 77. And at first I didn't believe it. And then when that thing sat for 40 years, well that's just that whole village dream was morally designed for an urban. Thanks for No, if you want if you want retail.

No, no, but that was that was it. And I was I didn't like the idea of giving up the the first floor commercial space because I was like I was envisioning all these shops and restaurants coming in and then it sat and I mean co happened obviously but there were people on the planning board at the time that really thought that it was going to sit as well and and then the council supported the variances for it too but um anyway so not business destination I think a

pro is a diversity of tax base and training businesses and employment into I come back to if you're going to go down a detail this location better traffic cons. I'm going to be very curious how the new center of town works out. I've said for 20 years that come to Arm Street where they entrances one on SC on 77 moving lacrosse car accidents and can't get in there.

I don't get gas there. I sub it's just it's hard to get in and out of the farms. Well, I know um it's not not super compatible with the adjacent school. Yeah. Yeah. Um I said it's yeah not lack of police with school and then separate from the school functions.

So the other problem with retail if you're not the land hear me out this is my friends right now. If you're not the landlord and you say sold it to you you're going to develop it into retail. Yay. Can you control what was in there for retail? No. Thank you.

And I mean Exactly. So you're opening the door up again next to my school. Not only that, but the way retail leases are written, they have exclusions. So once one tenant comes in, if a if it's a food service, they might exclude any other food service going in and the landlord is willing to sign and get that tenant in. So it it you see shopping centers with all these exclusions and it really messes up what can come

into a center. Yeah. It's just too much. And if the town were to retain control over that decision they made, they could very likely see a lot of empty spaces. So, it's a risky through Wisconsin and used to be antique stores. Now, it's big shops. Yeah.

Yeah, I guess back to my back to my point with the other uses, you know, there's a concern that if the town were to do retail or someone else would do retail would be vacant and there wouldn't be anyone in there. But some of the other uses we're proposing from a standpoint of of generating revenue or activity in the town may not create that much activity either.

I mean, I've seen there was a a bank that I saw got approved that they had to have a community space in their bank in the front of the bank. So, the storefront was a community room. Wow. And it didn't get used all day long. It got used in the evening.

And it was a really big detriment to that actual storefront location. It would have been better to have a bank where people are using it in and out. You just had a it looked like a boardroom against a glass wall and it was empty all day long and people would have one or two meetings in the evening and so I think you know I agree that retail is difficult.

Retail could stay empty. It could not generate any revenue but the other uses we went through they have the same possibility. Even NOS's even nonpublic schools even commercial office, all of them have the potential that they stay vacant, they don't have tenants, and they don't generate revenue, right? I mean, if it was empty and we started giving a dollar a month for rent, we'd probably get some people to come in. Yeah.

But but then at that point, is an NGO or nonpublic school better than retail at a dollar rent? I don't know. Yeah. Um, and that's always where you kind of look at whether or not the town should get variances to zoning. And this one standard usually is does have a positive community impact.

What a large hyperscale data center. It's 10 to 50,000 square feet data center needs 10,000 revenue. Love that Kevin. Now you're saying no, I'm just I'm just saying. No, what I'm just saying is I just I just think I just don't see any retail or commercial that's like I just don't I just don't you can throw stuff at the wall and I I just don't see it.

It's not it's not practical. It's But I think my my point is retail is not practical. Commercial is not practical. The only reason an NGO would be practical is because you're giving the space away. Yeah. So you can make retail viable, you can make viable and if you give it away.

So you have to that's my point. It's like we have to decide what we do, who's operating it, and what our goals are. If the goal is to get this NGO into this community to provide services, wonderful. If we're just giving NGO space because we said it's going to be NGO space, why not an office tenant?

Why not a retail tenant? Why not a different tenant if if those tenants can bring life to the downtown or they can bring tax base or they can bring jobs for students. I guess I would argue that that feels to me like a very much of a private sector point and that there are public sector oftentimes municipalities provide services that are not provided by the public sector.

So, and that was my point. If the NGO provides services in this area, but if it's just an NGO that's sitting in an office and they most of their services are regional and they're actually not doing much in Cape Elizabeth because maybe there isn't the need, then is that better than a commercial use that provides jobs?

So, we have we have had I've known numerous people that have looked into putting a gym like a fitness center in town, building like opening up their own Um, and it's and this was before the Kate fitness center was here and it's just never been able to make money for them and we don't have one. The fitness center is marginally profitable at all.

As I remember probably 10 years ago there was thought of even closing that down and they said well if you close this down there's nothing else for anybody to use and and people still have to pay memberships. It's not like it's free community service, but um it was something that the the private sector wasn't going to be able to provide in Kate because they're just the numbers aren't there.

That's why public service what the it's up to the community to decide if the community is willing to fund. Exactly. Yes, with with that one just in terms of adding I know you want to move on but in terms of adding we add one bullet under the educational the educational page it just occurred to me that we had it discussed and I don't want to open it up because I know you want to move on but the non the schools the non-public schools I think it I think is there where I would locate the opportunity for a potential location for daycare facility I just hear so many young families moving in crying about the difficulty of finding adequate daycare

And I don't know how much of it's facility based versus staffing based, but I certainly know my neighbors have a need for daycare for their young children. They looking because they can't find it or they looking for cheap. They can't find it. It's the funny farm for 12 years. It's like a big maiden cove is closing after about 40 years, which is crazy.

Yeah. But but the challenge with running public daycare versus a private facility, I could never send my daughter to the public dayare because of the hours and that they closed this summer. I had to do a private one because they needed coverage during those hours. Yeah. No, I'm just saying the space potentially offers this space.

The whole management of it public private would be able No, I'm glad you said that. That was something we definitely It is a location that you know it's right in the middle of town. drop your big kids off at school and your little one goes to I want a school that's basically a mini version of that

building that was no longer serving a school need to be converted into a daycare that's hugely

successful and it has been for decades and they didn't put a lot into it because the space to have it's the number one issue for a lot of our young families I mean if you have two working spouses it's really important right but I think that that challenge is hugely successful. I'm looking at a project that I worked on.

It was a daycare 5,360 square feet. It ended up costing \$7.57 million, \$1,400 a square foot to renovate an existing building. It opened. Everyone probably calls it successful because you have a daycare, but they did it at a cost that they could have bought three buildings. was a private been functioning for 15 years.

They bought a school. That's awesome. Wasn't subsidized. It was a It was a private school. It was a parochial school. Yeah. Purchased that was left vacant for a year or two. purchased by a private daycare that is is now providing probably the most single be that single location probably is providing more daycare services than any other location in that community.

So in that sense, I mean it's been successful in that it has been the largest one of the largest options for the people live there. Yeah, we got to move on on this one. Yeah, just my point with municipal is success isn't just that you created it and it's opened. It's also that you did it in a cost-effective manner.

Anyone can make anything with enough money. You can build whatever you want, but unless you can do it in a way that's cost effective, then you you're not being terribly responsible with your finances. So, moving on on the agenda. Does anybody else have anything they need to add? All right.

Um, so the next thing on the agenda was the viability rating for potential uses. Pat, do you want to talk more about this one or It's actually just at the bottom of your other attachment. It was just a way to if you wanted to kind of put scores to things because sometimes it's hard to look at the pros and cons lists and say, "Okay, how do we prioritize which one?" If you want to put one forward as a group,

you might want to put it through a little like so cost to the town, market viability, community, you know, what might have the most community support, which maybe you'll know after a survey or two. Uh the feasibility, will it really happen? uh how involved is the municipality to see and value add to the town.

Those are all things that are going to be brainstormed or that we put along paper after your last meeting. So it would not be hard to you guys. Yeah, we could. Yeah, we could put it together with, you know, based on this and kind of probably after the first survey that might actually throw a few more like catchphrases that you might want to have under your matrix of ways to score and just give you five or six

categories to at least look at the draft of the matrix before you use it just to say let's change this to this or and you just give them all one through five. Yeah. And then you either individually score and aggregate or just sit here and put it on the wall and brainstorm. I've seen what you guys did with the traffic.

Um, work really well with prioritiz trying to help prioritize sidewalks because we've got dozens of sidewalk requests coming in and there's never really been a way to filter them and say, "Sorry, we understand that your sidewalk is fifth on the list and put that like and how do you actually explain that to somebody?" So once we started adding sidewalks that get you to a school rate higher than ones that

don't, get you to goods and services, connect to existing sidewalks, get you to a transit stop someday, all those things factor into which ones rise to the top. And I think you can do the same with a lot of these hybrid uses. Yeah. So I would I would ask you Pat if you would try to put that together um and then provide you provide us with um with that and then we can discuss it as a group and think where where I think it would be better to for you to kind of do that for

us than us try to do that collectively. Yep. Are you thinking the ways are you um Looking at page six of our meeting notes that were sent out today. Were you thinking that the the categories would be these five that listed at the end, it says ways to measure viability of potential options along those lines.

We kind of kick it around the staff a little bit to get you a draft, but it would be something something like that. So, it's going to be each of these sort of categories and then uh and then these across the top just give you a one through and then you just drop down one through five. And it's funny how quick consensus builds and how scores start to actually kind of make sense.

Yeah. Even though everybody values those five categories separately or differently, it starts to really align pretty quick, right? It's I think it's a starting point for where you look at things that will always depend on how much people weight our val people's value systems are different. They might value them differently, but it's I think it gives it a really good start.

You may not want to do individual ratings and then aggregate them because there's going to be there's always people who will just give something a zero and it just throws, you know, a category of zero versus a two or three and it all sudden throws off the whole. So you it might be one of those where you just kind of collectively look at it.

That's how we had to we end up everybody saw it got to digest it but in the end for the traffic safety one we just sort of collectively put it together around the room. a lot of sort of do we go a two or three of that but you start to see consensus build and and then you don't you're not you don't see the final score you don't see how it actually shakes out till you're done with the exercise so uh it was

pretty the five categories that are listed here I was just thinking about them thinking are there others that I use and came to mind for me was possibly um something we've talked about a lot tonight was just compatibility with adjacent uses particularly with schools so like That might be a category that I anybody else any categories I think this definitely has been helpful for kind of exploring on and I guess one of the things and I don't know where this would fall under maybe feasibility would be that coexisting with all used Yeah,

I think of feasibility is like just a straight face test. Do we actually on a scale of one to five, do we ever picture this getting built and just you know that kind of thing. So we'll probably add the compatibility private situations in there. And I guess I already said it but you know this like market viability

for instance I think we all agree there's market viability for retails extremely limited but the only reason it may be viable for some of these other uses

is because of the cost that the space would be delivered at. And then and then it almost gets to values. of Is this something the town is willing to provide at a cost to the town? And so, yeah, I don't know how that goes. What's nice is the scoring kind of does that because your cost to town is very high, right?

So it gets a low score in that category. Yeah. But you see this as a real viable or you see community benefit and actual feasibility that might actually get built those rates really high and then you kind of say okay in the end it has it somehow rose to the top. Okay.

Okay. All right. Um anybody else have anything on that? Okay. the um but actually why don't we do this because sometimes I always feel like right when the last thing on the agenda besides the meeting schedule goes up we all kind of forget that asset. Um, oh, I guess Pat, what with flash boat, is there any chance that we could get like two or three or three or four of these flash books to go up a bar next meeting?

Three or four? No, you're way over there. No, the idea is you don't use this tool more than it's kind of like every sign that people would like to see on a road. If you put them all up, nobody's going to have seen any of them because it just becomes ignored. So, Susanna and I had a great meeting with them to share all of your key points and feedback and stuff and they actually really appreciated that that we didn't focus on telling them what question should be asked.