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By Jim Alexander - Asst. Town Clerk at 10:17 am, Jul 20, 2023

61-63 Summer St Re-Use Committee meeting 3/16 @ ToM Public Library

Present: L Ghere, K Brown, B Berhaus, A. Moerlein, L. Dunn, E Duggan

Guests: David Shepard, Acme Theatre, Devereau ?, Adam ?

Minutes taken by A Moerlein

Call to order 7:16

Approved minutes from 3/2

Approved minutes from 3/11

Discussion of Chapter 268 of the Acts of 2022 Section 2. How to handle the \$200,00 in state funding destined for ArtSpace facility.

After considerable discussion A Moerlein moved:

"We do not feel we have the information at this point to form an opinion on distribution of these funds. We wish to reserve our opinion regarding distribution of funds until there is better legal clarification."

Second by L Ghere. UNANIMOUS approval.

L. Ghere presented "Lessons Learned" from the Coolidge School Working Group with highlights that pertain to our charge and the site.

We discussed our charge - the time constraints - and our overall approach to the tasks ahead.

We discussed the state of the building components: electric, plumbing/heating, and structural. We really need a conditions appraisal, but we need to secure a better list of preferred options and from that prepare a request for a conditions report that is directed at our specific need of information. We discussed town water issues if developed. What will the impact of **any** development be on the town infrastructure?

We brainstormed ideas. Each of us spoke about their ideal ambition for the site, without considering the constraints. The discussion generally addressed these ideas in no order or ranking:

Residential - Affordable - Senior Center- Community Center – Acme Theatre - Art Gallery - Condo - Rental - Assisted Living - more affordable units- use existing structure & footprint - protect facade but be willing to negotiate - renovate - re-use - private - public partnership - complete demo - enter a partnership with developer - daycare - teens - restrictions on demo in deed - solar - develop the property into a state of the art commercial arts hub - dance, recording studios, theatre - office space

The discussion was wide-ranging and showed some areas of general agreement.

Our next meeting will aim to refine our ideal end use for the building. We also want to talk with either Local Commercial Developer John Crammer, or if he cannot make that meeting, Planning Commissioner Bill Nemser to begin our process of education.

We agreed to meet again April 6th & 20th and every 1st and 3rd Thursday until later notice. 7 pm at the Library.

Motion to adjourn approved @ 8:55.