

61-63 Summer Street Re-Use Committee
Meeting Minutes June 1, 2023

Attendees: Brion Berghaus
Andy Moerlein
Ellen Duggan
Khadijah Brown
Linde Ghere

RECEIVED

By Jim Alexander - Asst. Town Clerk at 10:28 am, Jul 20, 2023

Meeting called to order:

Public Comment from Dave Sheppard, representative for ACME Theatre and Maynard resident

- Mr. Sheppard mentioned that some people are asking about the \$50-\$60 million dollar ballpark estimate to repair the building. They're wondering to repair to what?
- Linde volunteered to reach out to Josh Morse and/or Aaron Miklosko for more information.

Khadijah emphasized that our team should enlist MAPC's help in tracking the financial benefits for each solution. For example, yearly tax revenue generated for each solution. She mentioned that revenue was the biggest concern discussed at the May 30 Tri-Board meeting.

Prepared for Abutters meeting

- + How to arrange room and introductions
- + Abutters are not voting, rather voicing opinions
- + Sticky pads, easels, and markers in hand
- + Andy mentioned that the MHS art show will be in the Roosevelt room, so we'll need to take artwork down.
- + Invitation to Select Board has been extended
- + Ideas that we want to put on flipchart paper for participants to comment on include:
 - 1) New Construction: Rental Apartments or Market Rate Condos
 - 2) New Construction: Single Family Homes
 - 3) New Construction: Assisted Living Facility
 - 4) New Construction: Affordable Housing
 - 5) New Construction: Senior Housing
 - 6) Mix of Affordable Housing & Senior Housing
 - 7) Renovated Building: Rental Apartments or Market Rate Condos
 - 8) Renovated Building: Age 55+ Retirement Condos
 - 9) Renovated Building: Mix of Affordable Housing & Senior Housing
 - 10) Renovated Building: All Affordable Housing
 - 11) Renovated Building: Artist Live/Work Space
- + Ellen agreed to do the opening remarks, cover progress to date, discuss MAPC's help and a final report that will be created.
- + Linde agreed to discuss the process for gathering participants' thoughts, ideas, comments, and questions, as well as the gallery walk through the final ideas
- + Team discussed that the emotional loss of ArtSpace was not something that would be discussed at the input session.

- + Team agreed to divy up the flipcharts and type up the comments after the input session.
- + Team also plans to review the input session comments at the June 15 meeting.

Schedule for summer meetings was briefly discussed, along with the idea of moving to 100% zoom over the summer.

Ellen clarified the square footage of the building.

Next steps include:

- + Find out what's in MAPC's toolkit
- + Ask if they can crunch numbers for us.

Andy moved to close the meeting. Khadijah seconded.