

**SPECIAL MEETING OF THE
MEMORIAL BOULEVARD SCHOOL TASK FORCE COMMITTEE
BRISTOL PUBLIC LIBRARY
CITY HALL
111 NORTH MAIN STREET
WEDNESDAY, JUNE 3, 2015
6:30 P.M.**

ATTENDEES: Chairwoman Ellen Zoppo-Sassu
Commissioner James Albert
Commissioner Peter Del Mastro
Commissioner David Mills
Commissioner Janet Williams
Commissioner Frank Stawski
Commissioner Paul Murdock
Commissioner Cheryl Thibeault

ABSENT: Commissioner John Soares

1. Call to Order

Chairwoman Zoppo-Sassu called the Special Meeting of the Memorial Boulevard School Task Force to order at 6:37 p.m.

2. Acceptance of May 20, 2015 and May 27, 2015 meeting minutes

Motion made by Commissioner Mills and seconded by Commissioner Stawski to approve the minutes of the May 20, 2015 and May 27, 2015 meetings.

5. Beatlemania Update

- distribution of related marketing items
- update on BSHOF Liquor Application and one day lease
- Ceiling and A/C Update for June 20, 2015 show

Chairwoman Zoppo-Sassu moved to Item 5 in order to give more time for discussion of the draft recommendations to the Mayor and City Council.

Commissioner Mills gave an update of the "CAST" of Beatlemania and stated that posters and signs have been received and he is in the process of posting them throughout the City. Tickets are available and he encouraged all members to market this event on social media. There is a website focusing on the "CAST" of Beatlemania which is moptops.com. Commissioner Mills will also be in touch with local radio stations such as the Whale and the River to see if they will promote the performance. The Liquor license for the event has been completed and will be submitted to the State tomorrow. The air conditioning has been fixed. There are two compressors, only one of which will be working during the show.

One bid was received for the ceiling repairs from Roberge Painting Co., Inc. in the amount of \$75,200. This estimate will also include all the trim work. Chairwoman Zoppo-Sassu stated she submitted a grant this week to the Clinton S. Roberts Foundations for the ceiling repair and will submit a grant to the Thomaston Savings Bank Foundation for the sound system technical assistance next week.

Chairwoman Zoppo-Sassu received a memo from the Chief Building Official, Guy Morin stating he will not allow any further productions in the theater until all code violations are corrected and the task force applies for a change of use of the building. (A copy of the letter is attached and made a part hereof.)

Chairwoman Zoppo-Sassu read into the record an e-mail she received from Summit in Providence, Rhode Island stating that they have been reading about the school in the papers and are still interested in the project. They invited all the members of the task force to come to Rhode Island to see the theater and projects they are working on. Noelle Bates stated that she attended this tour three years ago. Chairwoman Zoppo-Sassu requested that Noelle forward pictures of that tour to the members.

Commissioner Williams left the meeting at 6:56 p.m.

3. Review and discussion of financial projections and to take any action as necessary
4. Discussion of draft recommendations for Mayor and Council and to take any action as necessary

The above items were taken up together.

Commissioner Albert presented a grid of the Memorial Boulevard School alternatives to the members for discussion. (A copy is attached and made a part hereof.) The members discussed each option in order to make the best recommendation to the Mayor and Council. The options are as follows: Option A – Keep: as City Hall; Option B – Keep: Long-term Lease; Option C – Sell: Long-term lease; and Option D – Hybrid: Non-profit Owner.

Motion made by Commissioner Murdock and seconded by Commissioner Stawski to eliminate Option B – Keep: Long-term Lease as a recommendation to the Mayor and Council.

Motion made by Commissioner Stawski and seconded by Commissioner Mills to eliminate Option C – Sell: Long-term Lease as a recommendation to the Mayor and Council. Commissioner Thibeault opposed the Motion.

Discussion on whether to sell the building:

Commissioner Albert feels we should still provide an analysis to the City Council and Mayor for presentation.

Chairwoman Zoppo-Sassu feels Option C needs to be kept in as an explanation piece.

Commissioner Del Mastro stated that we need to do a survey of the people outside of this room to see how they feel. He doesn't feel they are ready to give up the building to an outside entity.

Commissioner Thibeault stated that Summit has reached out to the City and she would be interested in seeing what they have to offer. This just proves that there are people who are willing to partner with the City. She opposed the motion.

Commissioner Mills doesn't feel that we should give the Mayor and City Council two options. We need to give one option with one recommendation. The building just needs to be brought up to code so they can continue to utilize the theater.

Commissioner Murdock stated that he spoke in favor of the Summit plan three years ago, but the numbers don't match up to what we want to use it for now.

Motion made by Commissioner Mills and seconded by Commissioner Stawski to adopt Column D – Hybrid: Non-profit Owner, (rename it "D – Hybrid: Non-profit Cultural Center") and include the DRA report which focuses on Phase I as the recommended use of Memorial Boulevard School to the Mayor and City Council.

Chairwoman Zoppo-Sassu stated that she will informally introduce at the June City Council meeting what the Task Force discussed and let the Council members know that they will be receiving a packet of information and she will obtain feedback from the Mayor and City Council at the July City Council meeting.

6. Future Meeting date(s)

The next meeting will be held on June 10, 2015 at 6:00 p.m. Noelle will locate and book the meeting room.

7. Adjournment

Motion made by Commissioner Del Mastro and seconded by Commissioner Stawski to adjourn the meeting at 9:14 p.m.

Respectfully Submitted,

Noelle T. Bates
Recording Secretary

Anthony...

ML Alternatives:	A	X	C	D
FACTORS:				
KEEP: as City Hall				
KEEP: Long-term Lease				
SELL: Long-term Lease				
HYBRID: Non-profit Owner				
Description and Management:	Keep bldg and theater city owned and move City Hall there (with room for a few other uses)	Keep bldg & theater city owned - long-term lease bldg (not theater) to commercial entity	RFP sale of entire building to commercial entity; city long-term lease back theater	Create non-profit mgt entity: sell to non-profit for \$1 when rents become sustainable (3-5 yrs)
Building Ownership/Control	Permanent City owned	Permanent City owned	Permanent Commercial owned (with restrictions?)	Short-term City/Long-term non-profit owned
Theater Ownership/Control	City owned with Non-profit management agent	City owned with Non-profit theater manager	City long-term lease plus non-profit theater manager	Short term City, long-term Non-profit or city
Residential Component	No	Potential - unless restricted	Likely - unless restricted	No
Community Center/Arts	Possible - but not much room	Not likely due to rental rates	Not likely due to rental rates	Most likely
Incubator/Co-work Office	Not likely - but some possible	Possible - but at market rates	Possible - but at market rates	Very likely - at reduced rates
Likely Other Tenants/Uses	Government Offices mostly	Professional offices at market rate, some residential possible, some retail likely	Professional offices at market rates, some residential likely, some retail possible	Non-profits, arts, visitor center, start ups, community, education, potential retail, pub, entertmt
Rental Rates	Mostly NA - maybe some	Market Rates, level play'g field	Market rates	Market/mixed/reduced rates
Parking	Need more - close street	May need more	May need more	May need more
Landscape	Some clean up - not much	Some clean up - not much	Some clean up - not much	Some clean up - not much
Historic Registry	Maybe	Maybe	Maybe	Yes
FINANCIALS:				
Responsibility for Code \$\$:	City (w/grants, donations, tax)	City/Private Lease agent share	Private (likely City some)	City/Private Non-Profit
Estimated Total Cost:	\$20M+ - all upfront	\$14M - mostly upfront	\$10M - mostly upfront	\$14M - likely spread out
Financial impacts to City:	\$20M+ - mostly upfront	\$5-7M for theater and some infrastructure - most upfront	\$3-5M for theater and some infrastructure - most upfront	\$5-7M for theater and infrastructure, most upfront
Tax/Revenue Implications:	No additional tax revenue to City	Some possible tax rev - profit share w/commercial entity?	\$200K/year? (property tax)	Minimal (non-profit owner)
PROS/CONS:				
Pros	Saves future \$\$ from City Hall renovations; may save \$\$ for Probate relocation; opens prime spot off Depot Square for commercial purposes; majestic boulevard venue and civic purpose. Keeps theater.	Keeps theater in city hands for community uses. Potential revenues from "profit sharing" and likely reduces city burden of code upgrades by sharing with commercial agent.	Least financial burden on city and most revenue/tax \$\$ to city. Depending on commercial market lease rates, may attract some non-profits and civic offices. Keeps theater. Code rules/costs lessened.	Easier to get grants & donations; can stretch some code upgrades to outyears; can attract non-profits (Chamber, etc.) and civic offices (e.g. probate) into bldg. Keeps theater and allows most community uses of building.
Cons	Likely most expensive option without counting savings. No tax revenues to city. City on hook for code upgrades. Reduces potential use cases in building.	More difficult to get grants and donations. Competes with other downtown vacancies. May need to level playing field for market rate rents. Restrictions (if any) may reduce potential lessees.	More difficult to get grants and donations. Competes with other downtown vacant space. Hardest option to restrict commercial/residential uses. Reduces civic potential use cases in building.	City on hook for much code upgrades and funds - sooner than later. Minimal tax revenues to city due to non-profit owner.
RECOMMENDATION:				Hybrid approach: maintains historic/civic purpose of building and location, meets Planning letter and Conservation Plan

Noelle Bates - Use of Memorial Boulevard School

From: Guy Morin
To: Cockayne, Ken
Date: 6/1/2015 4:24 PM
Subject: Use of Memorial Boulevard School
CC: Grimaldi, Robert; Grimaldi, Thomas; Kolakoski, Jay; Mills, Dave; Oak...
Attachments: MEMO_To_MayorActingUSEofMemorialBoulevard06_01_2015.doc

Mayor;

The attached memo concerns the continued use of Memorial Boulevard School as an Entertainment Facility. If we want to keep using the building for concerts, then the repairs to the bathrooms, ceiling and mezzanine area and egresses must be performed.

I could go on and on why I'm concerned, but my memo is attached.

Thanks.

Guy Morin

Chief Building Official, City of Bristol CT

Tel (860) 584-6220

Fax (860) 584-6222



CITY OF BRISTOL

111 NORTH MAIN STREET, BRISTOL, CT. 06010

BUILDING DEPARTMENT

TO: Mayor Cockayne

FROM: Guy R. Morin, Chief Building Official

SUBJECT: Memorial Boulevard School

RE: Use of building

DATE: June 1, 2015

Mayor;

As we discussed as a group a number of times, the use of the former Memorial Boulevard School has clearly evolved into that of an "Entertainment Facility" not a school. Today, I was asked to sign a State of CT Temporary Liquor permit for the sale of alcoholic beverages for a concert. During the last staff meeting we had for a proposed "Queen" band concert where the sale of alcohol was also an issue, I voiced my concern that the first proposed use of the building was a concert, but there has been no attempt to use any of the building for any actual education purpose. This trend has left me with no recourse but to require that before any new "concerts" are held in this building, the committee responsible for its use must apply for a "change of use" building and zoning permits with the applicable plans to the applicable boards.

My staff or I will no longer sign or condone any future use of this building without the proper approvals.

Please let me know if you have any concerns.

Thank you.

CC. Ellen Zoppo-Sassu

Dave Mills

Jay Kolakoski, Fire Chief

Walter Vpselka, Director of Public Works

Dave Oaks, Facilities Manager, Public Works