

MINUTES OF THE NATIONAL GUARD BUILDING REUSE COMMISSION
CITY COUNCIL CHAMBERS
October 5, 2022 – 4:30 p.m.

Committee Members present: Councilor David A. Witham, Chair
 Councilor Richard R. Michaud
 Councilor Matt Gerding

Administration/Staff present: City Manager Bob Belmore
 Finance Director Scott Smith
 Director of Development Services Michelle Mears
 Welfare Officer Kristen LaPanne

Chairman Witham called the meeting to order at 4:30 p.m.

MINUTES OF THE PREVIOUS MEETING

Councilor Gerding made a motion to approve the minutes of the September 14, 2022 meeting. The motion was seconded by Councilor Michaud and passed 3-0.

DISCUSS POSSIBLE INTERIM USE OF BUILDINGS

Chairman Witham acknowledged the requests for interim uses including The Community Food Pantry, St. Martin's Church, William Huff Moving and Storage and The Fire Department. Manager Belmore confirmed that Mr. Matthew Hamilton of William Huff Moving and Storage is no longer needing the space for temporary storage and that Father Andrews of St. Martin's may indeed still be interested in temporary storage space with a tentative timeframe of Spring 2023.

Manager Belmore provide an email communication from Patricia Vachon, Pantry Director of The Community Food Pantry, regarding the possibility of relocation and needs of their current pantry. Community Food Pantry is looking for a permanent location as moving their walk-in freezer is costly adding that they are willing to make necessary renovations to the space as well as covering electricity, water, sewer, snow plowing, etc.

Chairman Witham and the Commission agree that they are unsure of the way in which the City will dispose of the property in the future and are reluctant to offer a permanent space at the National Guard facility for this reason. Chairman Witham added that the Fire Department continues their request for temporary storage and distribution of toys nearing the Toys for Tots distribution in December to which the Commission agreed to.

REVIEW CONSULTANT RE-USE ALTERNATIVES REPORT

Manager Belmore identified the final two preferred options from the report which are Recreation/Community Facility and Housing. Concern was brought up regarding the cost of the

Recreation/ Community Facility construction being quoted at \$3,034,935 not including ongoing operational costs for the City. The Commission shared concerns with not having enough participants enrolling in recreational activities to make it successful in that location, Councilor Gerding added that the School has an agreement to allow the Recreation Department to utilize School facility space as needed. Chairman Witham added that the alternative option of a brew pub or restaurant was shelved as the consensus of the Commission was that it wasn't a good fit in the neighborhood and continues to lean towards the housing alternative option.

The Commission briefly discussed developing a broad Request for Proposal (RFP) to review potential projects. Manager Belmore added that staff has had discussions about putting out a Request for Qualifications (RFQ) to allow more open-ended options from qualified developers. Director Smith added that in seeking a developer as opposed to a specific project, it would allow the City and the Developer to negotiate potential plans for the site.

The Commission agreed to furthering the discussion with full City Council regarding the RFQ and the recommendation and to not move forward with the Recreation/Community Facility.

MISCELLANEOUS

Chairman Witham commented on the property of the National Guard looking good since the Department of Public Works has taken over the care of the property.

ADJOURNMENT

Councilor Michaud made a motion to adjourn. The motion was seconded by Councilor Gerding and passed 3-0. The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Welfare Officer, Kristen LaPanne