Bath Development Corporation

Meeting Minutes

March 9, 2012

Attending: Art Mayo, Bill Giroux, John Marsh, Andrew Deci, Paul Mateosian, Juli Millett, Roger Therriault, Jim Hopkinson, Justin Poirier, Kyle Rogers (arrived at 9:56am)

Meeting called to order by Mr. Mayo at 9:09am

1. Minutes - Mr. Giroux motioned to accept the minutes as submitted, seconded by Mr. Deci; vote: unanimous.
2. Election of Officers –
   1. Chairman - Mr. Giroux nominated Mr. Mayo for Chair, seconded by Mr. Deci; vote: 4-0-1(abstention)
   2. Vice-Chairman - Mr. Marsh nominated Jim Hopkinson, seconded by Mr. Giroux; vote: 4-0-1(abstention)
3. Armory Discussion-
   1. Mr. Giroux informed the Board that the site plan had been approved, and that demolition is 60% complete on the interior. Basic construction will be completed to bring the building up to code. Ron Norton is running the project. The City borrowed $300,000 to complete the renovations, a significantly lower number than the architects original estimate of $1.2 million. Brownfield mitigation is not completed on the mold. Estimated finish date is May 13th.
   2. Mr. Mayo asked what the square footage difference was between the Old YMCA building and the Armory. Mr. Giroux was unsure and stated the City would look into it.
   3. Mr. Mayo asked what was to be done with the smaller building outside of the Armory. Mr. Mayo thought it should be maintained and made to look more inviting to the neighborhood. Mr. Giroux stated it was the old Powder House and that it was a historic building. He asked Mr. Deci to keep it on his radar and stated that the City should try to maintain the building.
4. Armory Leases or Operating Agreements-
   1. Mr. Giroux stated the Council would like to lease the space without monetary compensation, but have agreements about who was responsible for what parts of the building and its costs. Costs would be divided by the percentage that each tenant has in the used space. The Council will adopt an operating agreement or polices regarding the use of the building.
   2. Mr. Mayo asked if the basement was ever going to be able to be rented out, noting the lack of access to that level. Mr. Giroux stated that he was hopeful that it could be and that he would have to ask Ron Norton what that might cost to make the space useable.
5. Old YMCA Demolition-
   1. Mr. Giroux explained that the original plan was to take out the upper pad and grade it down to the lower level. Mr. Giroux said that the City needs to go back to the Planning Board because that is no longer a practical solution considering the grade of the site. Engineers recommended leaving the upper pad and redesign the slope to push water onto Summer Street.
   2. Mr. Giroux stated that the City has worked well with Jane Morse on agreements on her building that were affected by the demo. The City needs to repair areas that are no longer water tight. Mr. Deci has been granted historical review authority on the repairs on behalf of the Planning Board.
6. Huse School-
   1. Mr. Mayo discussed the possible reuse of the school after the RSU vacates the building the summer. He stated that some kind of urgent care facility could be a possibility similar to the one in Brunswick. Mr. Mayo said that Midcoast Hospital has been surprised by the success of the facility in Brunswick.
   2. Mr. Deci stated that zoning changes to the area will be a challenge because of the impact to the residential neighbors.
   3. The Council has asked that Mr. Giroux study the possible uses and bring ideas back to the Council after the budget season.
   4. Mr. Giroux discussed the possibility of completing a Brownfield mitigation on the site.
7. Proposed Bylaw Changes-
   1. Mr. Therriault distributed and reviewed the proposed Bath Development Corporation bylaw changes with the Board.
   2. The changes will be presented to the Corporation for approval at the November meeting.

Adjourned @ 10:12 am

Respectfully Submitted,

Justin L. Poirier