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TOWN CLERK
LEXINGTON MA

Ad Hoc Stone Building Feasibility/Reuse Committee

Town of Lexington, MA

June 17, 2021

8:00 am

ATTENDING: Jacklyn Anderson, Cristina Burwell, Claire Feingold Thoryn (Cary Library Trustees Liaison), Anne Grady, Jeff Howry, Carolyn Goldstein, Mark Manasas, Meg Muckenhoupt (Appropriations Comm. Liaison), Melinda Nasardinov, Lester Savage, Paul Smyke

ABSENT: Doug Lucente (Select Board Liaison)

COMMUNITY OBSERVERS: Elaine Ashton

RECORDING SECRETARY: Cristina Burwell

MINUTES

The Governor's State of Emergency ended two days prior, which ended a provision for remote public meetings. However between the time of the meeting and its public posting, the Legislature signed Bill S2452, which extended remote participation for public meetings, and the meeting was held both in person with quorum attending, and with remote online access.

The meeting began at 8:07 with the unanimous approval of minutes for June 1 & June 3, 2021 (as motioned by Mark and seconded by Carolyn).

Jackie was welcomed as the newest committee member, replacing Devin Marks.

Public comment noted that the Stone Building is currently being painted. The Committee will be asking our Select Board Liaison for information about that at the next meeting.

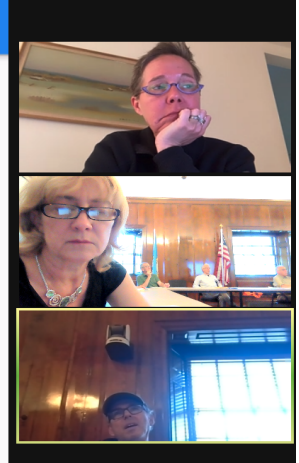
Mark spoke to the development of a method to review community ideas using a concept criteria model, and will be sending around a poll to set up a future meeting for the committee to look at this in more detail.

Mark also provided a slide that overviewed the committee's charter as it relates to deliverables (see below). Read: the committee's findings should be in keeping with these three guiding requirements.

Committee charter

Prepare a feasibility study:

- 1) Implementing the recommended improvements in the 2009 Menders, Spencer, Torrey preservation plan (“the Plan”)
- 2) Consistent with both the deeded use restrictions (“the Deed”), and the Secretary of the Interior’s Standards for the Treatment of Historic Properties (“the Standards”), and
- 3) Addressing market demands for recommended uses of the Stone Building consistent with the Deed and the Standards.



The Committee briefly spoke about individual task updates. Melinda gave an update about planning for the second forum to happen close to the end of July (see slide, attached).

Jeff provided an overview (see attached slide) for looking at 5 different models that currently exist within Lexington, with respect to looking at feasibility.

Stone Building Feasibility Models v1

Ownership:	Town	Town	Non-Profit	Non-Profit	Town/Non-Profit Partnership
Operation Models	Community Center	Monroe Center for the Arts	Buckman Tavern	Waldorf School (Purchased Building but Leased Land)	Hybrid Building
Building:	Town Operation & Maintenance	Non-Profit Long-Term Lease (includes responsibility for capital investments)	Non-Profit Long-Term Building Lease w/Town & Options to Renew by Non-Profit (Leased by Lexington Historical Society)	Building <u>Sale</u> to Non-Profit	Non-Profit Operation & Maintenance with some Town services (fire prevention /detection; utilities; heat)
Land:	Town Ownership	Town Ownership	Town Ownership	Long-Term <u>Land</u> Lease	Town Ownership

The Committee indicated an interest in continuing with a hybrid model of in-person, and remote meeting options. Cristina requested assistance in being the person to provide set up in the morning for the remote option in person (which requires being in position with a computer at 7:50). Carolyn and Mark offered to help with this. It was universally agreed that these meetings will likely continue to last for 75 minutes.

The meeting was adjourned at 9:20, as motioned by Lester, seconded by Anne and with unanimous approval.