

**Public-Private Partnership Sub-Committee Report to DCCBC  
Committee  
December 4, 2007**

Submitted by: Robert F Rinaldi

Attendees: Carol Lisbon, Samantha Burman, Justine Kent-Uritam, Doug Scott, and Joe Melican

Minutes approved from October 30, 2007 meeting.

Research results presented the following:

Dover Sherborn Boosters:

Now raises up to \$40K/yr. With this annual capital they now help with expenses such as lights and sprinklers at the D-S Jr/Sr High School. Discussed this as an example of a focused and successful effort around fund raising.

Dover Park and Recreation:

Income from the Town (Warrant Committee and Budget) to assist with expenses such as tennis court repair, field repair, etc. At the end of the year, any overages tend to be used to make various improvements necessary around Town.

Justine thought there are many “pools” of money raised around Town with success but very little concentrated effort. A concentrated effort could prove successful.

Justine stated that during her research with residents/town officials from other towns, it was determined that Dover does very little in the area of fund raising.

Historically donations in Dover have been in the area of land donations by residents. Example Amelia Peabody donated hundreds of acres to the Town.

### Medfield

Doug Scott spoke with representative in Medfield to review Allendale project located on Dale Street. 3.2 acres which the Town donated to the Community Planning department to build (17) affordable units all selling between \$90-105K. This could be considered an example of a Public (Town)/Private (unit buyers) partnership.

Justine feels the best example of a Public/Private Partnership is the Kingsbury Recreation Facility, which is in the process as being built.

### Lincoln

Justine went on to present the Lincoln Station Mall which was land donated in the 1970's to a private developer which he built a 33K sf mall with various local businesses as tenants. The Town had the option acquire the property at market rates 25 years later.

The Town of Lincoln has since acquired the property and is planning to expand the site.

Used as another example of a successful Public/Private partnership.

### Miscellaneous

Samantha Burman/Carol Lisbon to speak with Bob Horner (Town Engineer) to get center of Town traffic counts.

Bob Rinaldi to provide parking regulations for both Natick and Needham.

All present agreed to have Town of Lincoln representative in to discuss their Public/Private activity.

\*\*\*All present agreed that examples stated above shed light on the possibilities of a successful Public Private partnership

Discussion turned to the fact that ‘Baby Boomer’ interests are much more physically active than in the past, and should be considered when looking at Town services as part of a Community Center.

Cost to demolish the Caryl School estimated by Town architects to be nearly \$2M-per Carol Lisbon

Bob Rinaldi went on to the following personal conclusions (based on above stated data points):

1. Housing may not be an attractive option
2. Municipal financing and tenancy may not produce enough support from the residents to be successful---the “what’s in it for me” may be a major deterrent
3. Private development may not be successful, given the Town’s deep desire to maintain control of this land.
4. Public /Private fundraising and development appear to be the most likely solution when considering the redevelopment of the Caryl School

Bob Rinaldi to provide a “back of the napkin” of the buildout of a Community Center.