

Public-Private Partnership Sub-Committee (“P3”)
of the
Dover Community Center Building Committee

Minutes

October 16, 2007

Attendance: Voting Members: Samantha Burman, Justine Kent-Uritam, Doug Scott and Bob Rinaldi

Absent: Rick Henken

Liaison: Joe Melican

Observing: Ford Spaulding

The meeting began at 7 PM.

1. Approval of Minutes of Sept. 25, 2007

Approval, with two amendments to be made, was unanimous.

2. Clerk Designated

Samantha was designated clerk for this meeting.

3. Discussion of Community Profile submitted by Justine

The group agreed that the profile submitted by Justine was comprehensive and would provide useful data. There was a discussion regarding the relevance of the research project to the mission of the sub-committee. Justine described how important it is to know where people go to fulfill their entertainment and social requirements. Concern was also voiced regarding how difficult it would be to collect all the data. Justine shared that Kathy Weld requested that the P3 committee attempt to obtain commercial rental rates from comparable and neighboring towns. Other sub-committees were in need of the same information. Doug thought it would be helpful to clarify exactly the information required. It was proposed that the focus of our community survey be rate and availability information and to table, for now, the broader information included in Justine’s matrix.

4. Discussion of Dover site

Bob again encouraged the sub-committee and the broader committee to be sensitive to the audience in Dover. He used Weston as an example and used numbers to give an example of how to translate the building cost to a per household increased tax burden. In his example, the contribution from a retail or commercial lease would offset the tax burden.

A discussion ensued regarding how attractive the Dover site is for a commercial or retail lease. Traffic flow numbers are available at the police department. Bob feels the spot may not be attractive due to low traffic and perceived difficulty of dealing with town.

5. Other Community Information

The group agreed to the following list of towns as comparable towns:

- Carlisle
- Cohasset (BR)
- Dover (BR)
- Harvard (DS)
- Lincoln
- Medfield (JKU)
- S. Natick (STB)
- Sherborn
- Weston

Initials of committee members next to the town names are responsible for finding out the following information from quotable sources:

- office and retail per sq. ft. lease rates
- buildings available, vacancies and general demand
- evidence of public / private partnerships in the town

Justine adjourned the meeting at 8:10 PM.

Respectfully Submitted, Samantha Burman, Rotating Clerk