

**Public-Private Partnership Sub-Committee (“P3”)
of the
Dover Community Center Building Committee
Minutes
October 30, 2007**

Attendance – Voting Members: Samantha Burman, Justine Kent-Uritam, Doug Scott, and Rick Henken; Warrant Committee Liason Joe Melican; Board of Selectman Liason Carol Lisbon

The meeting was called to order by Chairperson Justin Kent-Uritam at 7:00 p.m.

- 1) A motion was made by Doug Scott to approve the Minutes of the October 16, 2007 minutes. Samantha seconded the motion. The Minutes of 10/16/07 were approved.
- 2) Doug Scott was appointed clerk for the meeting.
- 3) A written report sent by member Bob Rinaldi regarding Dover and Cohasset was read.

Cohasset Retail Rental Rates	\$25-29/sf
Cohasset Office Rental Rates	\$15-45/sf (Aug \$24/sf)

There are no public/private partnerships in Cohasset.

Dover Retail and Office Rates	\$16-21/sf
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- 4) Samantha provided information regarding South Natick.

4,000sf rented by the Montessori School:

2,000sf - \$13.75/sf
2,000sf - \$20.00/sf

Office Listings in South Natick

3,000sf - \$22-26/sf

There are no public/private partnerships in South Natick.

- 5) Doug provided information regarding Harvard, MA.

Small retail space: Small office building, Dunkin Donuts, 2 pizza shops,
4-5 real estate offices:

Office Rent \$14-15/sf

- 6) Justine: Presented preliminary information regarding Medfield. More information will be presented at a later meeting.

I. Public/Private Partnerships

- 1) The Center at Medfield and the Kingsbury Club

Combination uses by the Town and a private club on approximately 30 acres of Town owned land. Public/Private contributions for the Center.

- 2) Fund raising for school facilities.

Outdoor track and bleachers.

- 3) Allendale Housing Project

Public/Private funding.

- 4) Additional info regarding

Park and Rec

Schools

Fund Raising Groups

Commercial/Retail space availability/rent rates to be gathered.

- 7) Justine presented information regarding Sherborn.

- I) Sherborn Community Center.

The Town of Sherborn leases the land and Community Center to a 501© 3 Sherborn Community Center Foundation(SCCF), provided the SCCF assume all capital and operating costs associate with the building(which they have done). SCCF's primary source of financial support is revenue generated by the cell tower located in the top of the building, fund raising, office space rental and function hall rental.

Additional function halls

Library

Pine Hill School

Churches

Sherborn Inn

Retail and commercial availability to be presented at a later date.

- 8) Action Items:

Rick:

- Will call an appraiser for rent information for Dover including the Dover Professional Builder.
- Will investigate Public/Private Partnerships more generally.

Samantha:

- Will check on space availability and asking rent in South Natick.
- Will prepare and present a progress report for the Dover Community Center Building Committee meeting on November 13, 2007.

Doug:

- Will confirm Senior Housing/Senior Center in Harvard.
- Will investigate the fund raising history of the D-S Boosters.
- Will investigate the details of the Public/Private Housing Allendale Project in Medfield.
- Will contact Craig Rafter regarding the commercial and retail space availability and rent rates in Medfield and Sherborn.

Justine:

- Will contact additional people in Medfield for additional information.
- Will further investigate the Fund Raising Group in Medfield.
- Will contact people in Lincoln for additional information.
- Will contact additional people in Sherborn.

Justine adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Douglas W. Scott
Rotating Clerk