



**TOWN OF BERLIN  
BERLIN FALLS PARK ADVISORY COMMITTEE  
MEETING**

**Thursday, September 20, 2018  
6:00PM**

**BERLIN TOWN HALL – COUNCIL CHAMBERS  
10 WILLIAM STRET  
BERLIN, MD 21811**

**AGENDA**

1. Approval of minutes—July 19, 2018
2. Project Coordinator Report
3. Sculpture Proposal—Joan Maloof
4. Salisbury University: Bee City Update
5. Committee work plan discussion
  - Establish subcommittees (four members max.)
    1. Physical (features and layout)
    2. Plan (consistent, coherent approach)
    3. Programs (activities)
    4. Name

Upcoming Meeting Dates: October 18, 2018 & November 15, 2018

\*\*There is no meeting scheduled for December

**Berlin Falls Park Advisory Committee  
Meeting Minutes  
July 19, 2018**

**Present:** Amy Field, Bruce Hyder, Roger Fitzgerald, Councilmember Zackery Tyndall, Councilmember Troy Purnell, Kate Patton, Shaneka Nichols

**Absent:** Kate Gaddis, Amy Barra, Joan Maloof

**Town of Berlin Staff:** Laura Allen, David Deutsch

Minutes Submitted by: Jack Orris

Discussion	Action
<p><b><u>Approval of Minutes (6/21/18 meeting)</u></b></p>	<p>Motion to approve minutes by R. Fitzgerald; second B. Hyder– approved unanimously.</p>
<p><b><u>Project Coordinator Report</u></b></p> <ul style="list-style-type: none"> <li>➤ D. Deutsch reported the paving has been done at the entrance.</li> <li>➤ Pedestrian bridge discussion between BFP and the Senior Center is still ongoing. Currently, we are waiting on communication from the County. Specifically, there are some questions regarding cost, liability, and insurance. K. Patton asked if there were any other questions, such as parking. It was noted that the Senior Center could provide parking for after-hours events, in addition to the link to BFP.</li> <li>➤ Town staff is also expecting bids in September regarding the demolition of the park smaller buildings.</li> <li>➤ Mr. Gill, the regional director of the YMCA, appears still interested in meeting with L. Allen &amp; D. Deutsch to discuss a potential partnership.</li> <li>➤ We will have no August meeting.</li> </ul>	<p>D. Deutsch hopes to have a follow up report by the September meeting.</p>
<p><b><u>Presentation by Tom Perlozzo, Director of Worcester County Recreation &amp; Parks</u></b></p> <ul style="list-style-type: none"> <li>➤ Mr. Perlozzo recognized the need for a facility in Berlin/the Northern end of the County, with his department’s core value of affordability. Discussion about what type of events and facilities are possible continued with thoughts of athletic opportunities, as well as a public swimming facility. Councilmember Tyndall urged</li> </ul>	

Discussion	Action
<p>the BFPAC to focus on other agencies in the area. For example, he noted that Stephen Decatur High School currently has no aquatic facility for their swim teams to practice.</p> <ul style="list-style-type: none"> <li>➤ Mr. Perlozzo explained that the YMCA option is on a regional level.</li> <li>➤ A. Field offered her experiences with the Recreation Center in Snow Hill, and she felt it is well managed and well run.</li> <li>➤ Mr. Perlozzo also referenced the recent Stadium Authority report for data regarding what events would fit well into Berlin and the Northern end of the County, and he noted that 58% of visitors on a leisure stay are also here for a sports related event. K. Patton asked about the possibility of partnerships that would create revenue. Mr. Perlozzo suggested that the BFPAC approach the Town of Ocean City for a possible collaboration on the BFP property in regards to the active section.</li> <li>➤ Discussion followed regarding the various County Park and Recreation sites. K. Patton suggested to the group that before we approach possible partners, we should have timelines in place.</li> </ul>	<p>Town staff to look into cost of pools/aquatic centers for reference.</p>

**Recap from June Committee Meeting, Vote on Priorities**

- A. The first item from the June meeting was the follow up discussion regarding the vote on building demolition. D. Deutsch provided a handout detailing committee members’ questions and concerns about the square footage of specific parts of the building, as well as an estimated cost figure for options as far as keeping areas of the building. (Attached).
- B. D. Deutsch is researching a Strategic Demolition grant. The stipulation for this type of grant funding is the performance measure of the demolition providing an economic impact.
- C. J. Orris asked S. Nichols if she happened to discuss the meeting discussions with her family, as they have a long history of working in the building while it was operational for various companies, to get a bit of historical perspective.

D. Deutsch to meet with a State of Maryland representative in regards to a Demolition Grant.

Discussion	Action
<p>D. Councilmember Purnell offered his perspective from a potential use aspect and discussed with the committee.</p>	<p>After discussion, J. Orris made a motion to recommend to the Mayor &amp; Council the demolition of the entire building. B. Hyder second. Motion passed 4-3.</p>
<p>E. The second item for follow up was the “Dot Scoring Method” from the previous meeting. In three sections, Physical, Plan, and Program of the Park were ranked by dots. (Attached)</p>	

**Items for upcoming meeting agenda**

- Focus should be on timelines. Once established, timelines could be presented to Mayor & Council, as well as potential partners.
- Use the Dot preference ranking as a guide for timelines.
- Establishment of the Interpretive (passive) plan of the park. K. Patton asked if proofs of the interpretive signs could be provided, aside from the first look the committee had at a previous meeting.

D. Deutsch will follow up with the signs to check status.

Motion to adjourn by J. Orris; second A. Field at approximately 7:25pm.

**Next Meeting**

The next meeting of Berlin Falls Park Advisory Committee will be Thursday, September 20<sup>th</sup> 6:00 pm - 8:30 pm at Town Hall.

TO: Town Administrator  
FROM: Project Coordinator  
SUBJECT: BFPAC June Meeting Follow-Up  
DATE: July 9, 2018

- A. Main Tyson Building Demolition Questions: The Committee asked about square footages and demolition costs of various areas within the overall building. The attached plan (Attachment 1) is an excerpt from the June, 2017 Building Condition Assessment study performed by Davis, Bowen & Friedel, Inc. (DBF). You will recall that the report's main conclusion was a cost to stabilize the building of \$2.3 million. The key word is "stabilize", and it is understood that, for the investment of \$2.3 million you basically get a building that is "buttoned up", but is in no way usable. The stabilization figure does not include the cost of electrical, plumbing or HVAC that would be required if the building were to be renovated and readied for a new use. The square footages of the sections of the building numbered 1 through 8 in the DBF Report are as follows

Section 1	11,000 square feet
Section 2	4,400 square feet
Section 3	5,900 square feet
Section 4	5,800 square feet
Section 5	11,700 square feet
Section 6	7,800 square feet
Section 7	6,400 square feet
Section 8	6,800 square feet

We earlier reported an estimated total building demolition cost of \$600,000 to \$650,000. In follow-ups to questions posed by the Committee, we have data that breaks down the demolition and stabilization into two different option sets. (See Attachment 2, dated September 8, 2017.) Option 1 would demolish a total of just over half of the building, or approximately 34,900 square feet, at a cost estimated at \$400,000. Option 2 calls for the demolition of 27.6% of the building, with a demolition cost of \$200,000.

- B. Recap of "Dot Scoring Method" of BFPAC Preferences at June 21, 2018 Committee Meeting: BFPAC Members scored various aspects of what they would like to see in the park. Preferences were listed in three categories: Physical, Plan and Program. Committee members' preferences are listed below, with the frequency each item was selected:

PHYSICAL

Pedestrian bridge	(113)	(5)
Skate park	(3)	
Welcoming entry	(2)	
Remove small bldgs.	(2)	
Swimming pool	(2)	
Restrooms	(2)	
Pervious parking	(2)	
Wall climbing	(2)	

The following items each received one "dot" of support in the group exercise:

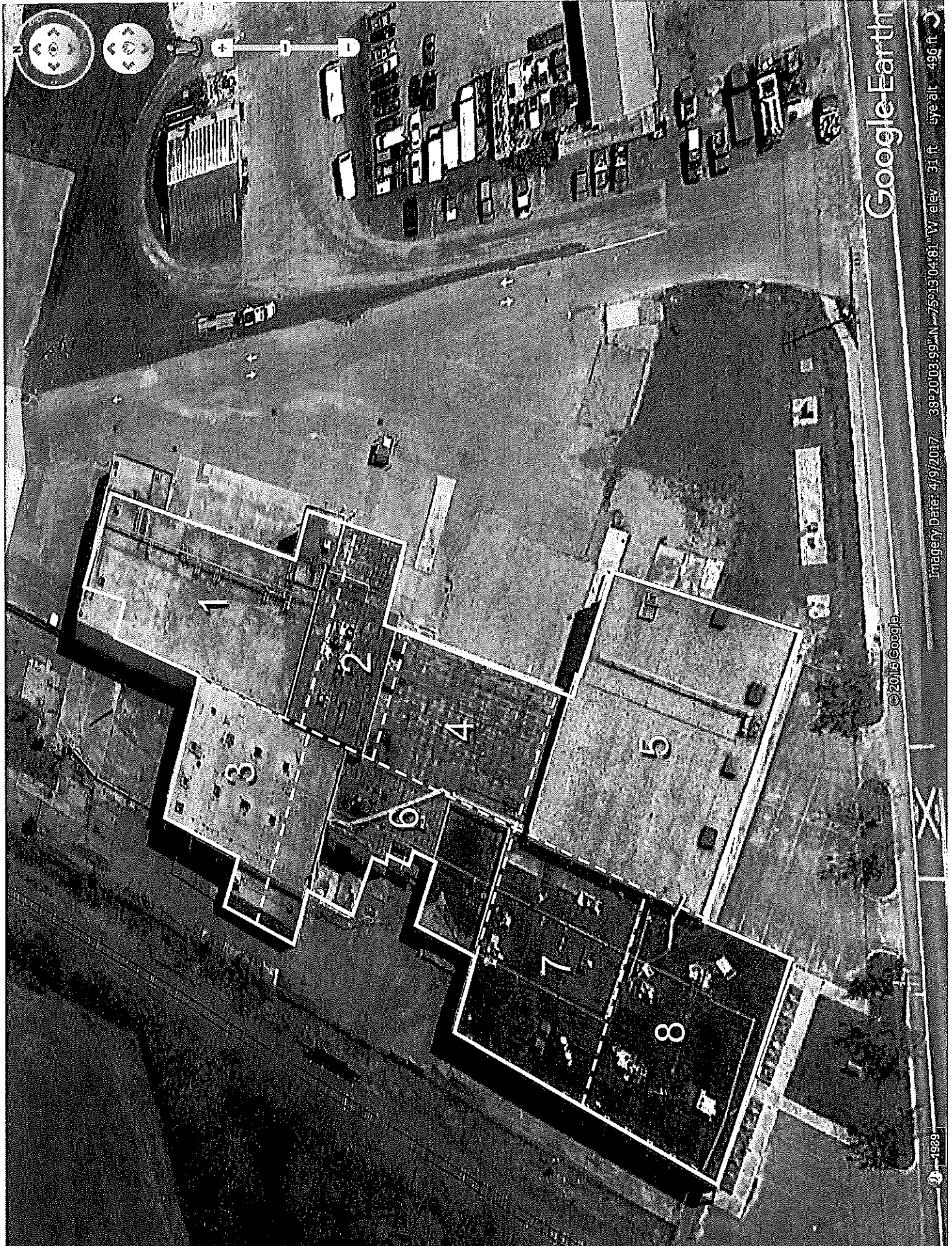
Dog park  
Floating wetlands  
Full size kitchen  
"Iconic structure"/fountain/feature  
Indoor ice skating  
Bridge to senior center  
SAM box w life ring  
Mural

PLAN

Town gathering place for entertainment/activities (5)  
Think big (2)  
Cohesive design (structure, feel, aesthetics) (2)  
Coolness (1)  
Increase visibility (1)  
Safety (1)  
Think outside the box (1)

PROGRAMS

Partner w County Parks/Rec (3)  
Biking (1)  
Bird watching (1)  
Lease areas for Motocross, concerts, etc (1)  
Shuttle to downtown (1)



Google Earth

Imagery Date: 4/9/2017 38°20'03.99"N 75°13'04.81"W elev 31 ft eye alt 496 ft

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BUILDING STABILIZATION  
BERLIN FALLS PARK  
BERLIN, MARYLAND

September 8, 2017

## Opinion of Probable Cost Options:

1. Stabilize Areas 5,7 and 8. Demolish Areas 1,2,3,4 and 6	
Demolition Cost	\$400,000.
<u>Stabilization Cost</u>	<u>\$750,000.</u>
Total	\$1,150,000.
2. Stabilize Areas 1,3,5,7 and 8. Demolish Areas 2,4 and 6	
Demolition Cost	\$200,000.
<u>Stabilization Cost</u>	<u>\$1,450,000.</u>
Total	\$1,650,000.
3. <u>Stabilize All Areas</u>	
Total	<u>\$2,307,445</u>