



TOWN OF BERLIN
BERLIN FALLS PARK ADVISORY COMMITTEE MEETING
Thursday, July 19, 2018 at 6pm

Berlin Town Hall – Council Chambers
10 William Street
Berlin, MD 21811

Agenda

1. Approval of minutes— June 21, 2018 Meeting
2. Project Coordinator Report
3. Presentation by Tom Perlozzo, Director of Recreation & Parks for Worcester County
4. Recap from June Committee Meeting, Vote on Priorities
5. Discussion about BFPAC presentation at July 23, 2018 Mayor & Council Meeting
6. Adjournment

**Berlin Falls Park Advisory Committee
Meeting Minutes
June 21st, 2018**

Present: Amy Field, Joan Maloof, Bruce Hyder, Roger Fitzgerald, Councilmember Zackery Tyndall, Councilmember Troy Purnell, Kate Gaddis, Amy Barra, Kate Patton

Absent: Shaneka Nichols, Kate Gaddis

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

Minutes Submitted by: Jack Orris

Discussion	Action
<p><u>Approval of Minutes (5/17/18 meeting)</u></p>	<p>Motion to approve minutes by Z. Tyndall; second B. Hyder– approved unanimously.</p>
<p><u>Project Coordinator Report</u></p> <ul style="list-style-type: none"> ➤ D. Deutsch and Jane Kreiter met with Rob Hart from Worcester County Commission on Aging and discussed the possibility of a bridge between BFP and the Senior Center. Meeting was positive and further meetings will be needed up to and including the County Commissioners. ➤ L. Allen and D. Deutsch met with Worcester County Park and Recreation Director Tom Perlozzo to discuss partnership possibilities with the Town in regards to BFP. Mr. Perlozzo will be at the BFPAC meeting in July. ➤ A. Field and J. Orris are scheduled to present a summary of BFPAC to the Mayor & Council at their July 23 meeting. ➤ Paving at the entrance of BFP (approx. 50 ft. inward) may happen within the next two weeks. ➤ Bids are going out on demolition of the smaller buildings on the BFP property; expect to receive bids late summer/early fall. ➤ There were two more responses to the Virtual Suggestion Box. Each response contained numerous ideas for BFP ranging from activities such as drone competitions to naming ideas. 	<p>D. Deutsch to follow up with Rob next week.</p>
<p><u>Park Suggestions Discussion</u></p> <ul style="list-style-type: none"> ➤ A. Field described how the meeting will transition into voting/decision making of property priorities. Three threshold 	

Discussion	Action
<p>questions are in front of the committee:</p> <ol style="list-style-type: none"> 1) Keep or demolish existing former processing building. <ul style="list-style-type: none"> -Per previous park studies, the cost of rehabilitating existing building would cost \$2.91 million, this cost does not include cost of bringing the building up to code. Using the formula of \$10/square foot, the cost of complete demolition of a 65,000 sq. ft. building would be approx. \$650,000. K. Patton asked about a source of funding for either option. L. Allen explained that there would be budgetary challenges for either option. R. Fitzgerald asked about grant opportunities to which Mary Bohlen is researching Brownfields grant possibilities. K. Patton mentioned that the building/occupying space would present great community solar opportunities. Discussion continued with no vote taken. J. Orris suggested to the group that a decision on the building would have to be made sooner rather than later, as that particular space impacts future park usage and planning. 2) Adopt the presented interpretive plan for the passive area of the property. 3) Committee would need to formally decide on inclusion of an amphitheater on the property, with specifics to be decided at a later date. <p>➤ After the discussion and voting period, an opportunity to rank condensed ideas from emails and discussions from previous meetings was available. A. Field stressed the importance of no idea will be forgotten or tossed out. Stickers were handed to committee members to “rank” their preferences on a presorted, common themed group of ideas. The rankings will then be discussed at the next BFPAC meeting.</p>	<p>Vote postponed until additional information such as cost of demolishing unusable areas of the building and rehabilitating more suitable areas, per the park study, are available.</p> <p>After brief discussion, motion made by J. Orris to follow the interpretive plan provided for the passive area of the property. Second by J. Maloof. Passed unanimously.</p> <p>With little discussion, motion made by R. Fitzgerald to include an amphitheater in future park usage planning. Second by Z. Tyndall. Passed unanimously.</p>
<p><u>Outstanding Issues/Follow-Up</u></p> <ol style="list-style-type: none"> A. A. Barra suggested an information table or booth be set up for the Berlin Bath tub races this coming Saturday to seek more public input. B. J. Maloof encouraged more input from the community and asked if an opportunity was available for her to talk to the press. C. J. Orris asked the committee members if there were any specific items they would like discussed at the next meeting so committee 	

Discussion	Action
leadership (Chair, Vice-Chair, and town staff) can add items to upcoming agendas.	
Motion to adjourn by B. Hyder; second A. Barra at approximately 7:35pm.	
<u>Next Meeting</u>	
The next meeting of Berlin Falls Park Advisory Committee will be Thursday, July 19 th - 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:

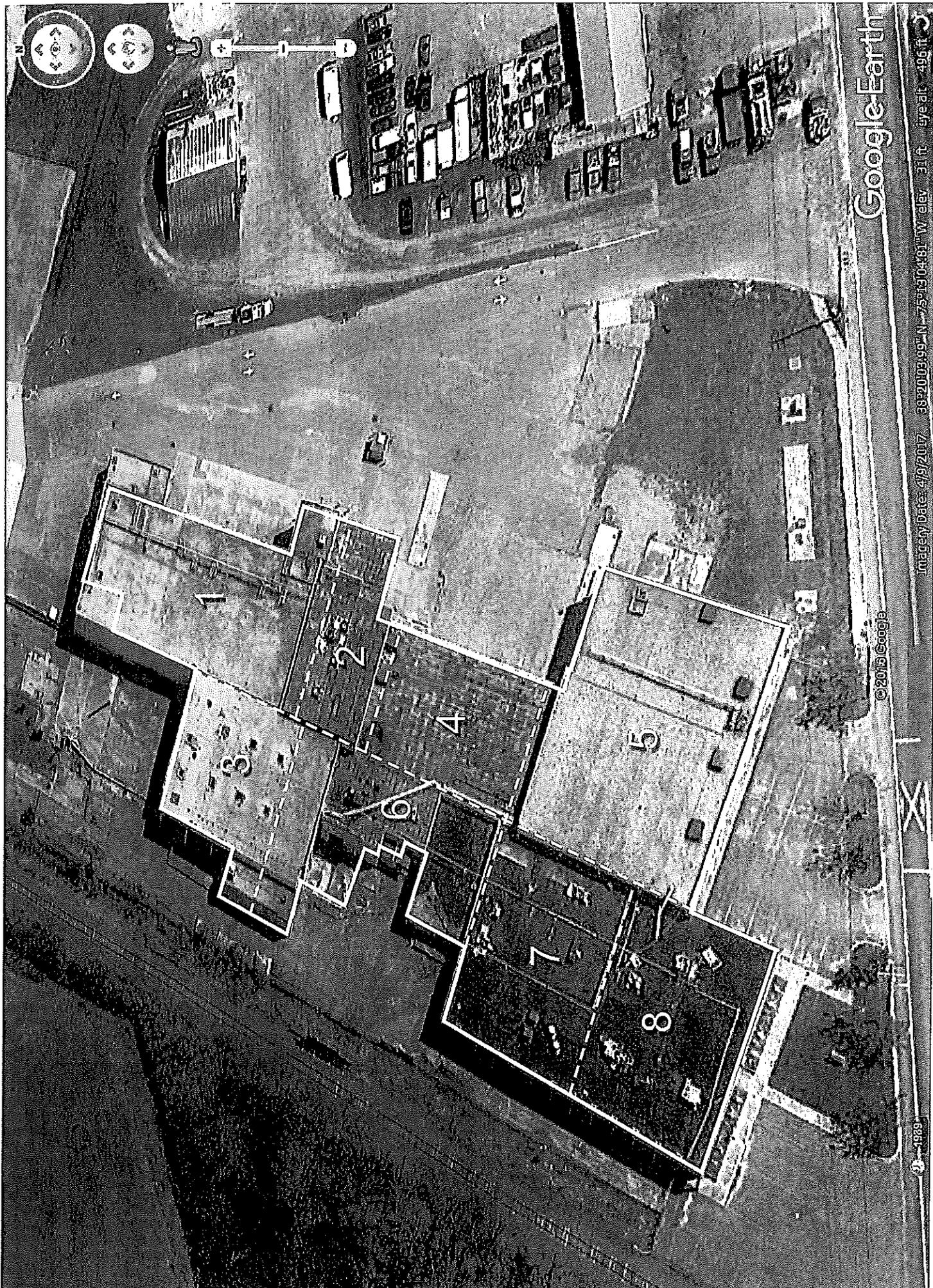
Dog park
Floating wetlands
Full size kitchen
"Iconic structure"/fountain/feature
Indoor ice skating
Bridge to senior center
SAM box w life ring
Mural

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 33°20'08.99" N -75°19'04.61" W elev: 51 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>