

Members Present: Leighton Price, Alan Zanotti, Chris Pratt, Rich Knox, Charlie Bletzer & Dick Quintal
Absent: None

6:30 pm Meeting Called to Order

Public Comment:

No public comment at this time.

MBTA Lot: Mr. Charles Crealese, a Consultant at GZA, did a site assessment on the MBTA lot based on environment analysis of an adjacent site and his findings are based as such. His research which included Sanborne Fire Insurance maps indicate that this land had railroad tracks on it for many years. Contaminants typically found in the soil on land where railroad tracks once were are gas, diesel, oil, pesticides and herbicides, and sometime PCBs. Past, present and current owners are liable (without fault) for any contamination. Mass 21-E law states that the current owner is responsible for the entire cleanup. No lender would provide financing for this land without an environmental study. If the property is sold or the Board decided to develop the land an environmental study would be required. Due diligence using a standard of care must be used in proceeding with this purchase.

Costs of investigating for contamination are extremely expensive and Mr. Crealese estimated it could be @\$20,000.

7:00 pm Mr. Quintal arrived

The Appraisal is complete and it does not take into consideration the environmental factors of this property and is based on a "best use" standard which is usually multi-family homes. Mr. Zanotti expressed his concern over the appraisal not taking into consideration the environmental factors.

The Board discusses making an offer on the MBTA property and the potential liability. The MBTA is not interested in a long-term lease.

Mr. Zanotti motions and Mr. Quintal seconds, Ms. Pratt amends the motion; that we offer \$380,000 with a \$10,000.00 non-refundable deposit - contingent upon results of environmental testing. Offer should state that this would be a cash payment.

**Passed | 5-0-1
Mr. Knox abstains.**

Mr. Burke will ask Mr. Marzelli to draft up a purchase and sale for this property.

7:20 pm Transportation & Visitors Center: Jonathan McCredie of Fennick and McCredie Architects presented an overview of designs and the financial pros and cons of this project. The objective remains the same – the parking shortage in Plymouth.

The plans are in the conceptual design phase after several planning session and outreach projects. The soil has been tested and found no problems and all setback concerns have been addressed.

There have been several changes to the 2012 plan that increase the number of parking spaces, provide additional lease space, and change the entry point for buses and vehicles into the garage. Vehicles and busses would enter from Memorial Drive vs. near the busy rotary and transit circulation is improved. Handicap parking issues were addressed. The revised plan can accommodate a skywalk for connecting the garage with Memorial Hall at a future date. There would be no holding area for buses across from The Hedge House. The second parking garage scheme was favored by the Board. This is the option that allows for parking of 7 busses instead of 4 and avoids bus parking on the Memorial Drive.

Bigger facility = bigger price. Construction price is estimated to increase by 8% per year.

2012 Plan	2013 Plan
390 Parking Spaces	400 Parking Spaces
Cost \$13 - \$15 Million	Cost \$19 - \$21 Million
Compromised Objectives	Objectives Reached

There is a longer permitting process by MEPPA if there is a net increase of cars more than 300. The project must stay below that threshold because of time and money.

Financial changes:

- \$10.3 million estimated total project cost
- \$4.0 million projected from FTA Program federal funds this specific no longer exists
- \$2.0 million earmark in state bond bill
- \$150,000 parking fund
- \$4.15 million to be financed by PGDC

The Board was concerned that they just became aware that the Federal grant money was not available for this project. There are other grants (Tiger Grant) that are offered for assistance with this type of project.

This preliminary design phase is being funded by 80% Gatra and 10% out of the Parking Revenue Fund and 10% from PGDC.

MOA Review / Approval: Ms. Arrighi has reviewed the latest draft and made some minor changes.

Mr. Knox motions and Mr. Bletzer seconds to accept the MOA as presented. Passed | 6-0-0

Bills: Susan Connolly submitted a bill for toner and a flash drive.

Mr. Bletzer motions and Mr. Knox seconds to reimburse Susan Connolly for these items. Passed | 6-0-0

Garage Future:

The Board discussed the need to extend an invitation to Mr. deMacedo, Mr. Keating, Ms. Murrey and Mr. Calter to come see a presentation from the architects on the new garage. Mr. Bletzer and Mr. Quintal will place calls to coordinate a date for this presentation.

Mr. Burke discussed the development agreement with the town regarding this facility. Bonding of facility, leases, etc. will need to be discussed at a future meeting.

Mr. Burke distributed a sheet with the estimated revenue with the increase in hours and garage revenues.

Mr. Quintal expressed Ms. Arrighi desire like to attend a future meeting.

9:16 pm Mr. Quintal motions and Mr. Bletzer seconds to adjourn the meeting. Passed | 6-0-0

Respectfully submitted by PGDC Secretary Mr. Alan Zanotti

Signed: _____ Date: _____
Alan P. Zanotti, Secretary

APPROVED | PGDC PUBLIC SESSION MEETING MINUTES | SEPTEMBER 25, 2013 | S. CONNOLLY