

ORGANIZATIONAL MEETING MINUTES

DATE: September 14, 2018

The following abbreviated minutes for meeting of the Eastern Greenwich Civic Center Committee held on September 12, 2018,

Attendees:

Scott R. Johnson
Gary Dell'Abate
Kirk Schubert
Joe Siciliano
Katie DeLuca
Al Monelli
Karen Fassuliotis
Meg Nolan

Meeting was called to order by Co-Chairman Scott R. Johnson at 3:00 p.m. at the Parks and Recreation Conference Room. Mr. Johnson explained that the committee was created by the First Selectman on July 9, 2018, to identify and address key issues regarding the potential new construction of the Eastern Greenwich Civic Center. This was the first meeting and was intended to be organizational.

Membership:

The Membership was confirmed as follows:

1. Board of P&R – Scott Johnson (Co-Chair)
2. Board of P&R – Gary Dell'Abate (Co-Chair)
3. Board of P&R – Kirk Schubert
4. Parks & Recreation – Joe Siciliano
5. Parks & Recreation – Sue Snyder
6. Planning and Zoning – Katie DeLuca
7. Public Works – Al Monelli
8. BET – Karen Fassuliotis
9. Neighborhood Associations – Meg Nolan

Procedure:

Mr. Monelli spent time outlining the anticipated scheduling and procedural landmarks for the Project, including:

- by Board that public hearings will be scheduled after SFA report is finalized
- review of survey by independent consultants at SFA
- development of potential characteristics of the Project
- development of very preliminary costs based on anticipated square footage

- description of request for release of preliminary funding thresholds. \$175,000.00± already released by BET with remainder of \$332,000.00 subject to satisfaction of BET thresholds
- preparation of RFP for preliminary design to potential Project Architects
- 30% design required for preliminary submission to P&Z and other Town agencies
- process Municipal Improvement review by applicable agencies including Board of Selectmen
- architects will assist in preliminary cost estimates as plans are more fully developed
- possibly not wetlands in footprint

Discussions:

- questions raised in discussions included:
 - preliminary results of SFA survey
 - how did SFA develop cost estimates?
 - what was included in SFA's Option I and Option II facilities?
 - greater detail needed for integration of the multiple use facilities
 - how was results of survey integrated, if at all, between allocation of uses and square footage?
 - confirmation of soil sample testing
 - asbestos remediation will be required
 - preliminary zoning analysis and need for more information on parking requirements and availability and, in particular, height limitations and FAR
 - potential allocation of square footage to athletic facilities vs office event space, support space, mechanical space, etc.
 - allocation of potential uses with the background of results of survey
 - allocation, if any, to popular activity results from survey, such as swimming pool, exercise and wellness, walking, conventions, tennis, weightlifting, rock climbing, pickleball, dance, hockey rink, etc.
 - does the results of the survey dictate the components of the facility vs modification of potential sources of revenue, competition with other facilities such as Sportsplex and Chelsea Piers, and YMCA and YWCA
 - anticipate height of any facility including characteristics that might cause neighbor opposition
 - use or nonuse of a second floor
 - propriety of a revolving fund approach
 - propriety of a ground lease and sub-contracting of management, operation, and construction to an outside facilities developer, such that the facility should be built and controlled by a non-Greenwich entity

SFA:

- brief discussions with Don Morten of SFA
- agreement that future questions would be submitted by Board Members and a subsequent conversation should occur with Dan Morten of SFA

Costs and Funding:

- costs cannot be developed until components of the Project are more fully developed and construction drawings and plans are more fully developed
- acknowledge that sources of outside funding are important such as gifts and sponsorships, including potential corporate sponsorships should be pursued and can be an important component of the proposal to BET and viability of Project
- efforts will be made to schedule within the next two weeks a follow up conversation with SFA to discuss numerous questions and any recommendations

No Public Comment:

Meeting adjourned at 4:45 p.m.

Note that meeting was taped and tape is available upon request.