Concord School District  
Capital Facilities Committee Minutes

**School Board Committee:** Capital Facilities  
**Date:** September 10, 2012  
**Committee members present:** Clint Cogswell, Chair, Nick Metalious, Bill Glahn  
**Other Board member/s present:** Kass Ardinger, Tara Reardon  
**Administration:** Matt Cashman, Chris Rath, Jack Dunn

Clint Cogswell called the meeting to order at 5:40 p.m. Mr. Cogswell turned the meeting over to Jack Dunn and Matt Cashman. The District has received a second proposal for Walker School from WBIN-TV owner Bill Binnie. Mr. Binnie offered $575,000.00 for the site. WBIN would use the site to house at least three radio stations and a television news studio, according to the letter received from Mr. Binnie dated September 3. According to Mr. Binnie’s letter the operation would begin with 25 to 30 employees; renovations would require sizeable financial resources for the preservation of the building.

The Committee has postponed making a decision on the first offer from the Stratford Capital Group of Peabody, Mass. with an offer of $512,500.00. The Stratford Capital Group’s proposal is to turn Walker School into 41 or more affordable elderly apartment units at $12,500.00 per unit. At the School Board meeting last month, the Stratford Group representatives stated they would like to build an addition to make the number of units as high as 60, but that this would require additional City approval. Mr. Jack Dunn stated that the Walker site is in an institutional zone, which allows for television and radio station use.

Tara Reardon said that she has looked at housing in the city and there is a substantial amount, but she didn’t think Concord had anything like the Stratford Group’s proposal. She also said WBIN’s proposal would present exciting opportunities for internships for high school and college students, and other economic opportunities for the city through guests it might bring in.

Bill Glahn was concerned that the letter from Mr. Binnie asks the District to pay the commission for the real estate agent’s in the transaction, which could result in that offer’s being less than Stratford’s proposal.

Kass Ardinger felt very strongly that the committee has an obligation to at least investigate Mr. Binnie’s offer.

Some committee members expressed concern over the building possibly sitting idle while Stratford waits for tax credits it will need to finance the renovations. It will cost the District between $20,000.00 to $25,000.00 to maintain the building this school year, not including any unexpected repairs.
If all steps of the process occur on time, Stratford would take complete ownership of Walker in October 2013. However, the company may be competing with CATCH for tax credits that CATCH has proposed using to renovate the Rumford School building into workforce housing.

Matt Cashman and Jack Dunn went to the Stratford Capital Group’s Brown House in Peabody, Massachusetts for a thorough analysis. They presented slides of this 30-story building which has been turned into 60 apartment units for seniors. Mr. Cashman said Stratford has a keen eye for historical buildings.

Clint Cogswell would like to see groups have something on the table such that they might pay for building costs while waiting for process to take place.

The committee made no decisions but will seek input from Walker School neighborhood residents once WBIN has a chance to present its proposal.

Matt Cashman presented an update on projects completed over the summer:

- Beaver Meadow  Flooring replacement – tile replacements
- Broken Ground  Bleacher upgrades – new safety rails
- CHS  Ledge repairs west – repaired loose mortar
- CHS  AC Installation-locker room offices
- CHS  Door replacement - several entry doors
- CHS  Stair tread replacements
- CHS  CO thermostats CC
- RMS  Exhaust fan
- RMS  Bathroom renovation – Girls/Boys Rooms
- RMS  Flooring replacement – 100 wing new tile
- RMS  Bleacher upgrades
- White Farm  Fire alarm system – upgrade per life safety code
- White Farm  Window replacement for Egress – code related

$212,975.00 was budgeted and $209,456.00 was spent for the above renovations.

The committee adjourned at 6:31 p.m. (motioned by Clint Cogswell, seconded by Tara Reardon).

Respectfully submitted,

Clint Cogswell, Chair

Matt Cashman, Recorder