



Edgartown Yellow House Committee Meeting Minutes

JANUARY 9, 2018

I. CALL TO ORDER:

Chris Scott called to order the meeting of the Yellow House Committee at **3:30pm** on **Tuesday, January 9, 2018**, at the **Edgartown Town Hall Meeting Room**.

II. ROLL CALL:

The following persons were present:

MEMBERS: MJ LOOK
JAMES CARTER
CHRIS SCOTT
GAIL CROTEAU
CAROL FLIGOR

ABSENT: JIM SHANE
SAM SHERMAN

III. OPEN ISSUES:

1. The Committee convened to open proposals submitted in response to the Yellow House RFP. There were two proposals submitted, one from Mr. Michael Hegarty, in conjunction with Mr. Patrick Ahearn (architect); and one from Trademark Services, LLC., in conjunction with Dudley Cannada (architect).
2. Mr. Scott informed those in attendance that there will not be a vote taken in any capacity until the Committee has met and discussed the proposals in their entirety, with all seven members present. He continued by clarifying that Mr. Sam Sherman of the Planning Board, was added to the Committee to make it a voting committee of seven instead of six.
3. Juliet opened the sealed proposals and distributed copies to the committee members who then took some time to review the proposals while Juliet determined their eligibility. After a preliminary review, to be confirmed later, it was determined that both proposals seemed to meet the minimum requirements and the Committee asked the proposers if they would be willing to make an introductory presentation regarding them. Both Mr. Hegarty and Mr. Nicotera (owner of Trademark Services) agreed.
4. Mr. Ahearn volunteered to speak first and addressed the Committee on behalf of Mr. Hegarty's proposal. He informed the committee that their scheme includes seven year-round residential housing units, as well as three retail areas on the first floor of the building, and 17 parking spots, 10 of which would be for public use and seven which would be reserved for the residents of the apartments. Mr. Ahearn stated that he and Mr. Hegarty have already secured financing in the amount of \$2 million and they provided documentation of this as part of their proposal. Mr. Ahearn has extensive experience in historic renovations in downtown Edgartown, including work on the Atlantic Restaurant and many residential homes. He and Mr. Hegarty have worked together for 11 years and they have three on-going projects together; each has their own personal relationship with the President of the Bank of New Hampshire, the financial institution providing the construction loan. Mr. Ahearn stated he has an

excellent rapport with the Historic District Commission, as well as serving as the President of the Martha's Vineyard Preservation Trust.

5. To highlight specifics of the proposal itself, Mr. Ahearn brought the attention of the Committee to the need for more year-round housing, especially downtown, where it would add to the vitality and density of the downtown area year-round. The proposal includes a 24' x 24' addition, along the South Summer St. façade, that would allow for seven residential units to be built; plans also include an elevator that would access the first and second floor apartments. Additionally, the proposal includes a renovation to the Open Space area of the property, which Mr. Hegarty's team would maintain for the lease-term. This area would be used to "energize the entire property" through special events and the construction of a small downtown park. The retail entrances would all be located along Main St., while the residential entrances would be along South Summer St.
6. Mr. Ahearn told the Committee that he has been involved with this property for many years and has already provided multiple sets of plans, pro bono, to the Hall family in an effort to restore the property and renew the historic character of the building. He has a vested interest in "correcting the blight" that this property has become. Mr. Ahearn stated that there is no additional financing needed from the Town, only best-practice construction would be used and the Town will retain ownership of the improved building after 30 years. The team wants to start work on the building immediately; the construction timeline that was provided calls for a start-date of April 2018 and a finish date of April 2019.
7. Mr. Carter inquired about whether the height of the existing building would be changed to accommodate the third floor apartment. Mr. Ahearn said there would be no change to the height of the building.
8. Mr. Scott asked about how the financing for the loan was secured. Mr. Hegarty stated that a 15 year loan would be secured by the second 15 years of the lease term; the loan is not secured by the property itself.
9. The Committee decided that they would like to review the proposals in more depth and then return for a follow-up meeting to pose more specific questions to both the proposers. The meeting for additional questions for Mr. Hegarty and Mr. Ahearn will be Tuesday, January 16, 2018 at 12:30pm and the meeting for additional questions for Mr. Nicotera and Mr. Cannada will be Monday, January 22, 2018 at 12:00pm.
10. Mr. Mark Nicotera of Trademark Services, LLC addressed the Committee regarding his proposal; he began by saying that he and Mr. Cannada have the same level of interest in working for the Town as the other proposal team, and also want to provide the highest level of construction for this rehabilitation. Trademark Services has worked on a couple projects for the Town over the past two years: the Memorial Wharf project, as well as a large bay window replacement project at the Edgartown School. Mr. Nicotera said his team's proposal offers a different look for the building and property; it is centered on restoring some of the historical elements, including reconstruction of the central chimney and re-aligning the front windows to their original orientation. The proposal offers a combination of retail and housing, as well as a plan to construct a park for the Open Space area. There is a small single level addition proposed for the back of the building, to increase square footage and give the space more commercial value.
11. Mr. Nicotera's team is working with Mr. Stephen Berger and has also secured construction financing in the amount of \$1.8 million.

12. Mr. Nicotera informed the committee that part of the addition could be used for a community development space and he has spoken with Library Director Lisa Sherman about how to implement this. His idea is to have access from the glassed-in porch to the Open Space area just behind it and to be able to utilize the outdoor park as part of the community development area. There would be three other retail spaces on the first level of the building.
13. The Trademark proposal shows one two-story residential unit, but the team is also considering the possibility of three smaller units for the second and third floors. The proposal does not include any changes to the curb-cut side of the building or the small detached building. There are two small dormers being proposed to add more space to the third floor.
14. Mr. Cannada offered his comments on the proposal. He suggested that the park could be a lot more than just another downtown mini park; it could host markets or musicians and become a fully utilized downtown open space area. He went on to say that he is a preservation architect and that's exactly how he sees this project, a preservation of a historic building. For that reason, he has proposed only a small, one-story addition. The plans do include the addition of a basement, for added value to the building. Mr. Cannada said he was inspired by what the Town did in such a short time last summer, adding the benches and the bike racks; he wants to expand on that and promote even more public use. His other focus is restoring the interior to its original post and beam construction.
15. Mr. Carter asked for a specific number on added square footage. Mr. Cannada replied that the addition was approximately 400 SF, not including the proposed basement.
16. Mr. Cannada went on to explain that their proposal includes the addition of a residential elevator that would access the apartment on the second floor. He did not want to add anything to the roof, so he opted out of the full-fledged elevator.
17. Mr. Scott inquired about the maintenance of the proposed open space park. Mr. Nicotera stated that the proposed lease area is for the building footprint only; they will construct the park but will not maintain it.
18. Mr. Scott concluded the meeting by thanking both teams for two high quality, well thought out, very different proposals and stated that he was pleased with the outcome.
19. The Committee reviewed the draft minutes from 9/12/17 and 10/31/17 and voted unanimously to approve them.

Mr. Scott adjourned the meeting at 5:05pm.

Minutes submitted by: Juliet Mulinare

MINUTES VOTED & APPROVED:

Chris Scott, Chairman

Date