

TOWN COUNCIL SPECIAL MEETING - WEDNESDAY EVENING  
SEPTEMBER 7, 2016

PRESENT: Calouro, Sweeney, Parella (arrived at 5:52 o'clock PM), Stuart, and Herreshoff

ALSO PRESENT: Antonio A. Teixeira, Town Administrator  
Andrew M. Teitz, Assistant Town Solicitor

The Council met in special session on Wednesday evening, September 7, 2016 in the Town Hall, Council Chambers, beginning at 5:35 o'clock PM, just prior to the regularly scheduled Council Meeting, Council Chairman Calouro presiding:

The Council, Town Administrator, Assistant Town Solicitor along with Director of Community Development Williamson and Town Treasurer Goucher proceeded to the so-called Gladding-Azevedo property on Thames Street for a site visit.

1. Site Visit - Gladding-Azevedo Property, Thames Street

A general discussion ensued with Council members observing the dimensions and general attributes of the property.

Councilwoman Parella arrived at 5:52 o'clock PM.

A further discussion ensued with the Council members viewing the proposed location of the boardwalk. Director of Community Development Williamson provided a draft plan and explained how the other adjoining Town properties will be eventually linked to the subject property.

The group returned to the Town Hall and continued in open session in the Town Hall Conference Room.

A further discussion ensued with Town Treasurer Goucher noting that everything is conceptual at this point.

Director of Community Development Williamson noted that the primary purpose for the field trip and the discussion is for the Council to provide the Administration with a desired path forward so as to determine what might become the terms of the proposed lease.

Town Treasurer Goucher reviewed a matrix of pros and cons as which was prepared for this meeting.

A discussion ensued as to whether or not the Town should keep the buildings.

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It was noted that these buildings represent the "vernacular" buildings that were once prevalent along the Bristol waterfront and that no others remain.

Councilman Herreshoff suggested a modification to the site plan to include some benches.

Director of Community Development Williamson stated that she likes the idea of having benches as proposed by Councilman Herreshoff.

Councilman Herreshoff stated that he was not in favor of using one of the buildings for a restaurant.

Councilman Stuart stated that he was generally in favor of saving the two buildings and that he was open-minded to having a "pedestrian" restaurant; perhaps a deli.

Councilman Stuart also stated that he would like for the other building to have some type of public purpose.

A discussion ensued regarding possibly using the building for a 4<sup>th</sup> of July Celebration museum.

The Clerk noted that the 4<sup>th</sup> of July Committee attempted to fill a small display room in the Burnside Memorial Building with 4<sup>th</sup> of July memorabilia and found that not much memorabilia exists.

Councilman Stuart suggested that the property might include a fountain similar to the one in DePasquale Square on Federal Hill in Providence.

Councilwoman Parella noted that none of the waterfront parks have gardens and suggested that the subject parcel might include some flower gardens.

Councilwoman Parella also questioned having a restaurant on the property since many of these tend to fail and that there may be difficulties associated with having both a restaurant and a long-term lease agreement.

Director of Community Development Williamson noted that the private-public partnership under discussion allows for the preservation of the buildings without cost.

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Council Chairman Calouro noted that the Town would have to spend money if it wants to rehabilitate a building for a museum.

A discussion ensued regarding the status of the bond funding with the Council in agreement that Town Treasurer Goucher will discuss this further with the Bond Counsel.

Town Treasurer Goucher suggested that the Council should determine what it would like to see happen and that this scenario would be presented to the bonding experts to see if this will work.

Councilwoman Parella stated that she believes that the area thought to be necessary for the exterior operation of the proposed restaurant may be too large. She noted that the property would be used only in the warm months for this purpose and would be tied-up all year per the plan.

Town Treasurer Goucher suggested that the Council should discuss the time of use with the parties and Bond Counsel.

Council Chairman Calouro stated that the term of the lease and the amount of space should be the focus of the further discussion with the proposed lessee.

Councilman Stuart noted that the Town has only one proposal and asked if it is appropriate to seek additional proposals.

Town Treasurer Goucher noted that the parties appear to be willing to work with the Town and that negotiations should continue.

A general discussion ensued regarding the term of the lease and the amount of space needed for the "private" use.

Council Chairman Calouro asked to if everyone wishes to keep the buildings.

Councilman Sweeney stated that he favors a "shopping district" which would be lively and that the buildings would contribute to this more readily than just open space. He noted that having places to visit as consumers will create more "buzz."

Councilman Stuart stated that he was leaning toward having a public-private partnership.

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Councilwoman Parella stated that it would be advisable for the Town to get some revenue from the buildings. She asked about accessibility to the waterfront with Town Administrator Teixeira responding that the proposed boardwalk will provide much accessibility.

Council Chairman Calouro suggested that the Council should review all of its options in order to make a good informed decision.

The Council again reviewed the matrix of options.

Councilwoman Parella suggested that perhaps the Town might be able to obtain museum space as part of the private-public partnership.

Councilman Herreshoff suggested that Director of Community Development Williamson and Town Administrator Teixeira should meet again with the proposed lessee to discuss the Council's ideas.

Town Administrator Teixeira suggested that the Council may wish to have a "fact finding" discussion with the proposed lessee.

It was agreed that Director of Community Development Williamson would have the next meeting with the proposed lessee and return to the Council with her findings.

2. Adjournment

There being no further business, upon a motion by Councilman Stuart, seconded by Councilman Sweeney and voted unanimously, the Chairman declared this meeting to be adjourned at 6:52 o'clock PM.

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Louis P. Cirillo, CMC, Council Clerk