

MINUTES OF THE
EMERY ESTATE ADVISORY COMMITTEE
SEPTEMBER 24, 2015

PRESENT: Dan Condon (Chairman), Pat O'Leary, Mary Jordan-Roy, Bill McCarthy, Cathy Torrey, Laura LeBarron, Ron Boretti and Heidi Lewis Smith

ABSENT: Janelle Quinn

OTHERS: Jim Clarke, Director of Planning and Community Development
Nicholas Bulens, Grant Writer and Researcher
Lee Hultin, Recording Secretary

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Chairman Dan Condon called the Emery Estates Advisory Committee meeting to order at 7:00 pm at the Town Hall, Council Chambers, 75 Middle Street, Weymouth.

NEW BUSINESS

Chairman Condon introduced the newest member of the committee, Heidi Lewis Smith. She is replacing Mary Heinrichs who has moved out of town. Heidi stated that she is a resident and business owner in Weymouth and is looking forward to working with the committee on Emery.

Chairman Condon updated Heidi on what the committee has been doing so far. Four years ago the Town of Weymouth purchased the Emery Estate with CPC funds and the Mayor set up this committee to try to assess best use possibilities. A few years ago we used the Cecil Group to help us filter through some of the ideas and do site visits to other publically owned sites. The group developed a report that he recommended she get familiar with for some background. We haven't implemented those recommendations yet as this committee is still working to find the best uses as there is so much opportunity up there given the financial situation.

APPROVAL OF MINUTES

Mary Jordan-Roy made a motion to approve the minutes of August 20, 2015 and was seconded by Laura LeBarron. Voted 6-0 (Cathy Torrey and Heidi Lewis Smith abstained)

OTHER BUSINESS

Update on the RFP for Reuse, Operation and Management of the Emery Estates:

Nicholas Bulens stated that the RFP on Emery Estates was released on September 3, 2015 and it is also on line as well. Emails of solicitations were sent to the following groups: South Shore Chamber of Commerce, Massachusetts Audubon Society, Mass. Non-profit Network, Historic New England, Preservation Massachusetts and The Trustees of the Reservation. The town sent direct copies to the following: Arch of the South Shore, Trustees of the Reservation, Brand Knowledge and South Shore Support Services. Open house was held on September 9th and two people registered. The Arch of the South Shore did not attend but Brand Knowledge did attend.

The applications will be due on September 30th and Nicholas Bulens will update the committee on the response.

Ron Boretti stated he is familiar with RFP's and he asked what do we do if nobody is interested and it is a very small niche for candidates to apply. When the applications are available he asked if he could review them with the staff. He believes there will be a limited response.

Pat O'Leary suggested that Nicholas send out a reminder that the applications are due on September 30th and packets are available.

Chairman Condon asked what the next step would be. Jim Clarke stated that once the submittals are in he will make copies of all of them for the board to review. Jim is confident that the Trustees of the Preservation will submit and possibly 1-2 other groups. Jim Clarke, Matt Brennan and Nicholas Bulens will be reviewing them and make recommendations.

Chairman Condon asked what if the applicant only wants 1-2 public events instead of 4 as requested in the RFP do you return it to them? Nicholas stated that there is a section in the application where they can propose alternative terms and the Mayor can either accept or reject that and the Mayor also has the authority to waive formalities.

Pat O'Leary inquired about a negotiation team and she and Mary are interested in being on that and Nicholas stated that it is too early to determine as it may not be required.

Mary Jordan Roy stated that she thought part of the RFP was they need to hold 4 public events and the property still has to be open to the public. Nicholas stated that it is a minimum of 4 public events per year and that we expect them to give public benefits. This will be part of the grading criteria when reviewing it.

Nicholas Bulens stated that the operator of the property will carry the insurance policy and the town will be an add-on to it.

Discussion of Potential Fall Events:

Bill McCarthy reported that he met with Frannie Xerokostas, Chairwoman of the Community Events Committee and discussed a trick or treat event at Emery. It sounds like the Community Events Committee was excited about it. The idea is to have people park at Legion Field parking lot and walk up the driveway. Decorate the driveway with jack-o-lanterns, lights in the trees and Bill stated he has a lot of lights and generators to do this. Once you walk up have some area businesses sponsoring stations (6) around the circular driveway for kids to get a treat and make a loop and go back down. Frannie suggested putting silhouettes inside the windows. He is thinking maybe October 30th.

Ron Boretti asked if he considered doing it on Halloween instead to end the trick or treat night.

Laura has a concern with crossing the street in the dark. The only cross walks are at 7-Eleven and one at Legion Field.

Mary Jordan-Roy asked if there would be a party in the back and it was stated no, this would just be a test. Bill stated that Frannie suggested a dance group could dress up like zombies and do the Michael Jackson thriller dance every 15 minutes or so.

Ron would like to step up the activities at Emery Estates as we need to increase the visibility up there such as the Road Race, Auto Antique Car Events etc. The town really hasn't done much in four years for visibility at Emery. He suggested we come up with a logo. Ron knows several graphic designers that are local and he would like to bring young people involved in this.

Bill McCarthy stated he made a logo three years ago and will dig it up for the committee.

Cathy Torrey stated that these ideas are great but this group has done what they have been asked to do. They are on the Events Committee, they are the Advisory Committee for Emery Estates. Part of our mission is not to be the event planners. She loves these ideas and wants the place to be used but it is not our mission. Dan Condon agrees to a large extent and the pressure should not be on this committee to generate the activities that go on up there. It is our responsibility to protect the estate and make sure that whatever goes on up there is respectful of the neighbors and residents can participate in.

Bill McCarthy stated that Frannie asked if we wanted to take on the Halloween event and Bill had stated no, it was just an idea he had.

Cathy agrees as she likes the ideas of the Halloween event and also believes it belongs with the Community Events Committee and she would be happy to volunteer.

Bill stated that the other idea he mentioned to the Community Events Committee was to hold a Kindle Market which is small booths for vendors with crafts, food etc. which is a little more ambitious.

Mary Jordan-Roy stated that at the last meeting there was discussion on inviting the Community Events to our next meeting and asked for an update on this. Nicholas Bulens stated that he mentioned it to the Mayor's staff and was told that they are too busy with the Great Pumpkin Give-A-Wey and would like to come after that event on October 3rd.

Ron Boretti likes the craft event idea but is gets really cold during the holidays. He would like to see the Community Events do something up there either big or small and that the Emery Committee should let them know that we support it.

Cathy Torrey reminded the committee that if they are planning on having events and using the Legion Field parking lot to check with Steve Reilly because right now Legion Field is book every night through November.

Chairman Condon suggested letting people know there are passive events such as walking around the property and people should go on their own.

Mary Jordan Roy suggested an Easter Egg hunt would be good up there.

Nominate and vote on Chair and Vice Chair positions:

Dan Condon stated that he is stepping down as Chairman as his work is getting too busy.

Pat O'Leary made a motion to nominate Mary Jordan-Roy as Vice Chairperson and was seconded by Cathy Torrey. Voted Unanimously

Bill McCarthy made a motion to nominate Pat O'Leary as Chairperson and was seconded by Laura LeBarron. Voted Unanimously

Other Business:

On October 1, 2015 the Chamber of Commerce is having a bus tour and will be stopping at Emery Estates at about 12:00-1:00 with about 100 people on 2 buses. This is to show the area businesses how the culture effects them as we sometimes neglect the arts.

The next meeting is scheduled for October 20, 2015 at 7:00 pm.

ADJOURNMENT

Mary Jordan-Roy made a motion to adjourn at 8:00 pm and was seconded by Laura LeBarron. Voted Unanimously

Respectfully submitted by:

Lee Hultin
Recording Secretary

