

Meeting: Linda Bean Property & Dummer House
August 31, 2016

Stephen Hayes, Mark Walker, Nate Rudy, Carolyn Manson, Gerry Mahoney, Greg Paxton, Alison Hill

Steve outlined that Linda Bean would like to donate her property on Water St., Central St., 2nd St. and Dummer Lane, together with the Dummer House thereon, to Maine Preservation. Maine Preservation is to administer a project to consist of overseeing the move of the Dummer House to the corner of 2nd St. and Central St. and selling the remainder of the lot at fair market value to the City of Hallowell for it to construct a parking lot for use during the DOT construction project on Water Street and into the future. Maine Preservation will retain a preservation easement on the house and oversee its purchase and rehabilitation by a third party. Linda Bean would like to have input throughout the project.

Greg noted that Arron Sturgis provided an estimate to the City to move the house, although at that time the location was not set. The estimate was \$108,500. Arron is on the board of Vaughn Homestead and has decided he would like to do something for the City of Hallowell, and so he would also like to rehabilitate the house after moving it, in order to rent each of the two sides to other parties as offices. Arron would like to use the historic tax credit for the project. This will require that the building remains a contributing building to the Hallowell Historic District after it is moved. Steve noted that Linda Bean has spoken with Arron and is ok with his working on the building.

Greg noted that there needs to be sufficient funding for Maine Preservation to retain an easement contribution of \$25,000 for its long-term oversight, annual inspection, approval of plans and construction and legal enforcement of the easement, including taking any violation to court, in perpetuity. In addition, Maine Preservation will need to be compensated for its time administering the project in the short term. He noted that although the moving of the building was to be a separate element in the project plan, because Arron will both move and rehabilitate the building, his engagement will need to be seen as one project with two phases. Presumably some of the proceeds from the sale will be used to subsidize the move, as originally envisioned, but Arron will also need to purchase the lot from Maine Preservation. So the value of the lot after the building is moved and the projected value of the lot based on the income from the building rental after rehab will also need to be determined to arrive at the subsidy amount and purchase price.

The following outline summarizes the rest of the meeting:

Appraisal

- 1) Appraise as one property—all elements to be appraised for the different stages:
 - a. Entire lot as is
 - b. Entire lot minus the house
 - c. Value of lot that the house has been moved to
 - d. Value of the lot after rehabilitation based on its rental income after expenses
- 2) Need recommendation for commercial appraiser—Steve to ask Greg Boulos for Linda Bean
- 3) City Council will determine if it wishes to use the same appraiser as Linda Bean

- 4) House to be moved to the lot on the corner of 2nd and Central, lot to be shortened to 60' x 60'
- 5) Steve Hayes emailed a copy of the City Lot plat with proposed new boundaries. Copy attached

Steps moving forward:

- 1) Determine City-owned land configuration, and decide on building orientation
- 2) Greg will ask Arron Sturgis for his input on configuration and orientation; whether a 60'x60' lot is satisfactory and any additional parking setback he desires from the City;
- 3) Select appraiser and conduct appraisals
 - a. Steve: determine appraiser and timeline
- 4) National Register—Determination of Eligibility (DOE) for moved building (possibly get opinion first) Gerry and Carolyn will work on this representing Row House, Inc. with MHPC
- 5) Nate will work on the parking lot design for the City; possibly including public restrooms
 - a. Nate to get in touch with Ransom for proposal drawings of lot
 - b. Determine Central St parking configuration
 - i. Sidewalks (and parking?) on both sides of Central
 - c. Determine Central Street water and sewer plan

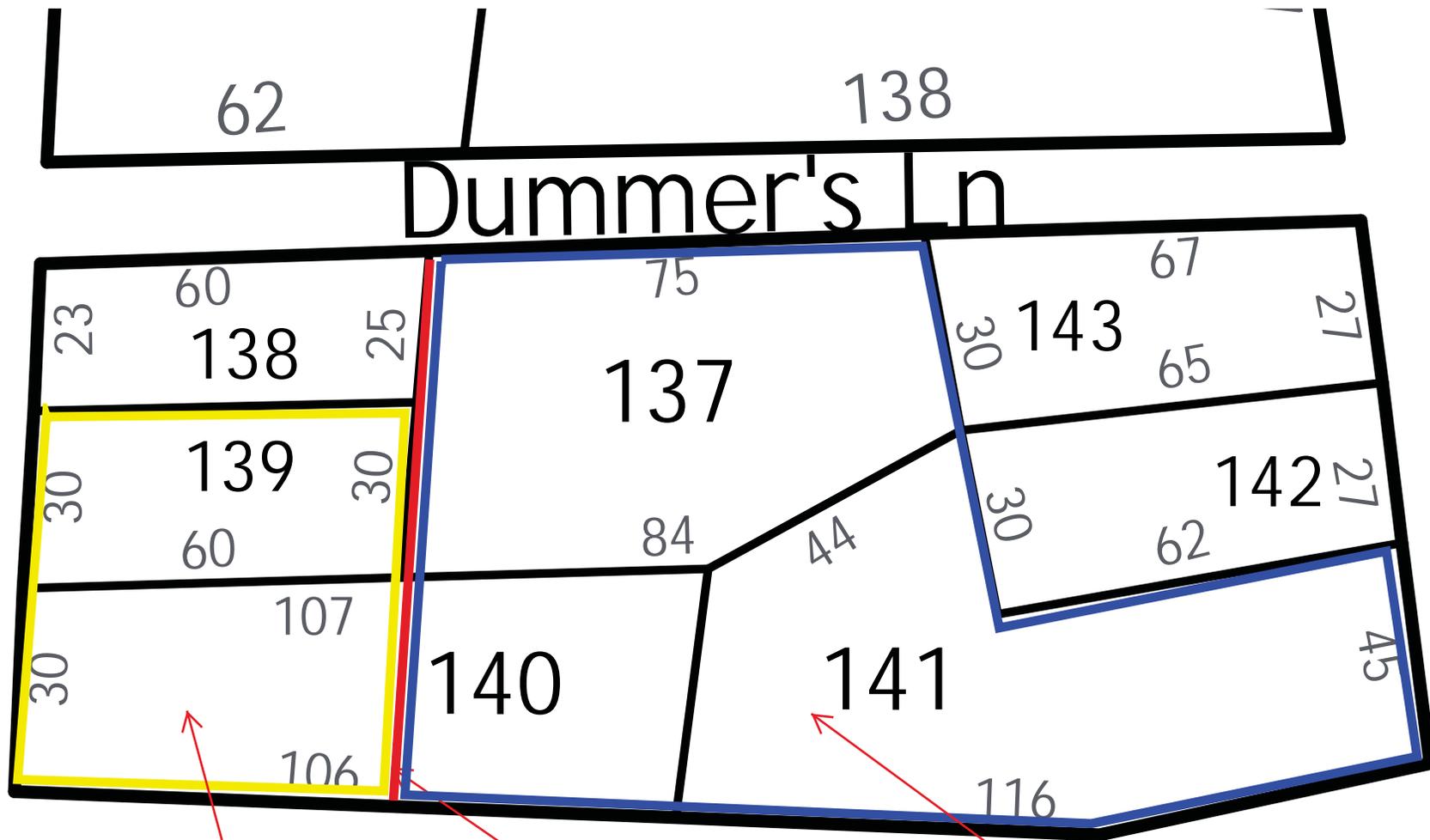
Timetable

2017:

- 1) Spring – Plan and Funding in place
- 2) Late Spring – House moved to 2nd & Central
- 3) Early summer – Parking lot completed
- 4) Late summer – DOT construction begins
- 5) Late summer – Work on Dummer House rehabilitation begins

2018:

- 1) Construction concludes on Water Street
- 2) Fall – Construction for water/sewer begins on lower Central



New Location for Dummer House

New boundary line

Area to be sold to City of Hallowell for parking