

Appendix B

Public Feedback

- Project Guiding Principles, based on visioning session responses
- Responses to Questionnaire at Public Meeting, October 13, 2007
- Various memos, letters and e-mails on the reuse of the Flatiron

Cony Flatiron Building

Project guiding principles and possible uses by category

Based on visioning session responses

A. Project Guiding Principles

1. Make a positive statement about the City of Augusta
2. Honor the buildings heritage, historical character, and the Cony name
3. Improve the quality of life in the immediate neighborhood
4. Become a catalyst for economic development in Augusta
5. Become fiscally self sustaining, though not necessarily profitable
6. Promote the cultural life of the city
7. Do not worsen the traffic problems of the area

B. Uses to investigate in market study

1. Arts and Culture

Museum

- Art museum
- Maine state museum annex, theatre Kennebec historic society
- Location for 1917 fire apparatus
- City museum
- Museum
- Historic preservation center
-

Arts offices

- Maine humanities council related businesses
- Office space for non-profit, cultural and social organizations
- Office for AHPC/Augusta Historic Preservation commission

Performing Arts

- Bring back Augusta Players
- Performing arts center
- Opera or Dance Company
- Develop auditorium for performing arts and events use for smaller venues
- Home for local performance groups
- Movie Theatre
- Our own Merrill Auditorium

Galleries/Studios

- Self support cultural art center
- Art studios music studios
- Artistic center
- Art Gallery

Community Center

- Day center
- Teen Center
- Library annex
- Eastside branch of library
- Cultural center/arts music, dance, gallery
- Arts and community center

2. Institutional Uses

UMA

- Classrooms for promoting Cultural Arts
- UMA music Dept
- College Dorm
- UMA Music School
- Cultural arts school connected to higher Ed; UMA Bowdon (our own Julliard School of arts)

Community College

- KVCC

USM

- Muskie School of Public Policy

Healthcare – Maine General

- Medical offices
- Nursing education
- Social services/agencies

City

- Municipal offices
- City archives
- Local visitor center

State

- Space for state archives
- Regional Visitor center
- Job training center

Augusta Schools

- Offices for school dept
- Superintendent office
- JR. High
- Magnet school
- Adult Ed

3. Small office/retail

Service and Retail Businesses

- Boutiques
- Hair stylist center
- Bookstore

Food Related

- Restaurant gourmet food promote locally grown
- Café (in entrance area)
- Brew Pub
- Restaurant/Lounge
- Coffee house
- Internet Café/Coffee Shop

Small Office

- Think tank facility
- Office Space (1st floor)
- Business incubator
- Telecommunications Center/conferencing
- Meeting rooms to rent small up to 20 med 30-50
- Promote Entrepreneurs
- Small businesses

Other

- Casino

4. Housing (not to be explored at this time)

- Housing
- Condos
- Elderly housing
- Mixed use Housing

CONY FLATIRON REUSE DEVELOPMENT PROGRAM

RESPONSES TO QUESTIONNAIRE AT PUBLIC MEETING OF OCTOBER 13, 2007

(Compiled by Planning Decisions, Inc.)



At the public meeting on October 13, questionnaires were distributed asking for people's ideas and comments on Flatiron redevelopment. Twelve questionnaires were returned at the meeting, and another one faxed in a week later, for a total of thirteen responses. The responses to the individual questions are provided below. Each respondent is given a number, so that responses can be compared across questions.

QUESTION 1: What are the best uses for the Cony Flatiron Building?

Response	First floor	Second floor	Third floor
2	Commercial - Type A	Education	Theater and arts related use
3	Business development, student/alumni driven	Offices	Theater, arts
4	Offices or classrooms	Offices or classrooms	Arts and culture co-operative. (see footnote A* below)
5	Education	Arts	Arts
6	Office, retail, education, arts	Office, retail, education, arts	Performing arts
7	Creative economy incubator	Professional office space	Auditorium - arts use for rooms surrounding it and meeting rooms (fee for use)
8	Museum and offices	Offices (see footnote B* below)	Theatre and classrooms
9	Education	Education	Education/cultural arts
10	Alternative education (teen center?)	Commercial use	Arts/theater
11	Commercial, income producing	Mix commercial, arts	Cultural, education, civic
12	Commercial, arts	Commercial, arts	Strictly cultural, museum etc.
13	Mix uses office ed spaces	Mix uses business office space	Performing arts

A*. Augusta lacks cultural and artistic venues. If individuals could lease individual rooms (perhaps several individuals) for lesson, such as music (piano, violin, whatever); craft production (sewing, lead glass, jewelry making, etc.); computer classroom. Perhaps the artist who has the space "reserved" for their use could give lessons & collect a fee, with part of it going back to the managing co-operative to support the maintenance, etc. Auditorium might be fantastic for ballroom and popular dance lessons and public dances. Augusta residents currently drive to Portland (or Waterville) for lessons and to dance.

B*. A restaurant which can be used every day and would also be a draw when the theatre is scheduled.

QUESTION 2: In thinking about improvements for the outside and inside of the building, what are the little things that you would most like to see done to make the building more attractive and useful?

Response	Comments
2	Adequate parking is necessary. Classic architecture must be maintained and auditorium must be restored.
3	Clean building, add flowers around base, add signage for promotion of activities.
4	Maintain it, as much as possible, in its original condition.
5	Leave it as it is outside (maybe landscape and clean), make auditorium useful - do as little as possible.
6	Parking, access and egress from the streets is vital. A parking garage would make a great asset. A marquee sign will be needed for the auditorium, that sign should be located at the Stone Street entrance.
7	Do NOT put LED signs (reader boards) on site. Fix exterior clock. Paint all exterior wood trim and window casings. NE side addition needs to pick up architectural elements of Flatiron. Use historic pictures and plaques in a specific space and/or hallways.
9	This building needs to be maintained at the very least. Fix the outside paint, repair molding falling off building.
11	Restore occupant vacancies if that is not currently considered.
12	Trim repaired/painted/style and placement of windows/doors retained but maintained; brickwork repaired (etc. if necessary).
13	An outside elevator. Modernized with glass that showcases all three floors.

QUESTION 3: Many people would like arts-related uses in the building, but arts organizations can't pay very high rents. If, after all grant possibilities are used up, there remains a money shortfall, should the City government provide a subsidy to support arts-related uses in the building?

Response	Comments
1	No. This should be privately funded.
2	Grants should be investigated. Find major benefactors - set up trust fund.
3	Definitely. We lost capital theater downtown due to short-sightedness arts brings people for things they can't get at the MALL.
4	Yes.
5	You need to consider the ancillary benefits to arts and cultural uses. They have impact beyond the single building.
6	The investment into the arts by the City would benefit the taxpayers by causing additional development in the downtown district. The payback would come many times over in money and in helping to change attitudes about Augusta.
7	Yes.
9	The City should follow the CRID plan which the Council has already adopted. Please see additional proposal on Page 5 of this document.
10	Yes, absolutely
11	Yes by taxing all developers - or ??? tax.
12	Yes.
13	Performing arts could be supported by grants, tax credits, and benefactors such as the trends of the Flatiron building.

QUESTION 4: What other suggestions or comments do you have for the City Council as it moves forward?

Response	Comments
1	To not put the Flat Iron Building ahead of the Lithgow Library renovation and expansion at the current plan of 6.9 million.
2	"Option D" suggested by Mr. Douin should be explored for City to own building and lease some space long-term so non-profit or other entity can apply for grants. This should be investigated to expand options beyond Option A, B and C. It is important for City to retain ownership.
3	Reach the most citizens. Instead of Starbucks selling coffee, go local. Local and outreaching in culture as well as arts.
5	Go to the Creative Economy conference in Camden in November 16, 17, 18. Use marketplace TIF money to fund the project.
6	The City must retain a right of way through the abutting property to assure access to Stone Street. Stone Street should be the primary entrance to the facility. Regarding the sign code, a freestanding marquee sign can only be placed in the front yard - it is imperative that the street address and driveway entrance be situated on Stone Street, the commercial zone and not the residential zone of Cony Street.
7	Set up trust fund (revolving) and seek benefactors under lease options. Exercise historic preservation easements to protect character of building.
8	City should retain ownership.
9	This property was never intended to be income earning.
10	As an educator I know the capital area is in need of an alternative education program. There will be a need for space, we must invest in education. This would be a great way to keep Cony Flatiron building as an educational building.
11	Keep in mind the culture used here for this and future use of City land.
12	Keep in mind that Daniel Cony was a doctor as well as a judge, and a soldier as well, -- these, or related uses (medicine/law) an area ROTC program; satellite school for gifted or "special" ed student with "special" gifts. What about "grants" for specific functions? (Arts/music/etc.) City retains ownership - grants long term lease on building to developer.
13	Excellent process that is transparent and hopeful.

ADDITIONAL WRITTEN RESPONSE (from respondent #9)

PROPOSAL for HISTORIC CONY HIGH SCHOOL REUSE Upon reading the reports from Planning Decisions by Frank O'Hara and Barba and Wheelock Architecture, Preservation+ Design by Nancy Barba and listening to the presentations of both consultants I propose the following for the highest and best use of the historic Cony Flatiron Building.

1. LEASE-have a long, long term lease of the historic Cony High School flatiron building to the University of Maine at Augusta for a very minimal amount of money. (Example: The City leased the land to the Naval Reserve from 1946 to 1988 for about \$1.00 a year and the City increased the rental rate to a very small amount in 1988 or 1989.) UMA would control the building with the exception of the language below as that would take the responsibility and costs off the City.
2. TERMS AND CONDITIONS WITHIN THE LEASE could include the following: (A) set aside an appropriate number of rooms for city/community use which could be revisited and negotiated upon review of City needs (possibly) every 2 years or so (B) have an agreement on the use of Alumni Hall, auditorium, when it is repaired (Example: the City could use of the auditorium when UMA is not using it.) (C) UMA would be responsible for any and all cost to repair the building through bonding or private fund raising. (This would be done on a statewide basis and would take financial responsibility off the City.) (D) If there is bond debt on the building the City would only collect the small annual rent but if UMA were to make money from the building other than for their educational needs the city could negotiate a percentage of the net income. (E) UMA could possibly get additional income from the building by renting out space and use of the Alumni Hall. (F) UMA would be responsible for the scheduling and collection of the rents of the building and Alumni Hall that would relieve the City of hiring additional personnel to oversee such uses. I am sure there are additional uses for this building but leasing the historic Cony High School to UMA would be in compliance of the deed restrictions. By leasing this to UMA it would bring more young people to Augusta, hopefully with "spendable" income, to help our economy. Expanding the UMA campus facilities would enhance the educational component of our City. Also, leasing the flatiron building to UMA would dovetail well with the C.R.I.D MASTER PLAN. This proposal is just a place to start and I am sure it can be expanded on to meet the needs of the City as well as meet the needs of UMA.

Flatiron Reuse Public Meeting #3

October 13, 2007

Notes by Barba+Wheelock and Planning Decisions, Inc.

Attendance

Name	Name
Mary Mayo Wescott	Paul Riese
Mark O'Brien	Nancy Merrick
Judy Williams	Thomas Williams
Jane Dennison	Elizabeth Dennison
David Hassen	Pat (Tuckie) Marvin
Nancy Barba	Becky Bagley
Cecil Munson	Mike Byron
Paul Lessard	Robert Bittar
Alan D. Pooler	Maria Hassen
Phyllis Herrlich	Donna Doore
Stacey Jacobsohn	Matt Gueear
Jan Rollins	David Rollins
Keith Edward	Kim Silsby
Delaine Nye	Stan Koski
Judith M. Johnson-Marsano	William P. Johnson
Patsy Crockett	Bob Crockett
Gerard Roy	Dan Cummings
Kyle Cumming	

Comment 1 – We don't want a casino

Comment 2 – The current estimate for seats in the auditorium (400 with upstairs balcony) less than the previous estimates in the 1,000 seat range. This should be re-considered.

Comment 3 – The number one option for redeveloping the Flatiron isn't one of the three choices. This option would be to lease the Flatiron to a developer, with the City maintaining ownership. The developer can get the tax credit, and the City retain control. This was what was done with Old City Hall.

Comment 4 – If the City loses ownership, the building might be torn down or its historic character lost. Deed restrictions are not enough -- Augusta has proven that it doesn't honor deed restrictions. The City should never sell this building

Comment 5 – A historic preservation easement could be established that would provide limitations and restrictions for a developer

Comment 6 – The analysis should consider the ancillary benefits of different types of uses.

Comment 7 – The analysis should identify green space, and how much will be lost in redevelopment. There needs to be clarification about Hannaford's development. The purchase and sales agreement

Flatiron Study Committee
Chairman, City Counselor
Mark O'Brien
Augusta City Center
16 Cony Street
Augusta, Maine

8/26/2006

Dear Mark O'Brien:

Recently I was invited to join others on a guided tour of Cony Flat Iron Building, It was indeed an experience, I'm glad to have had this opportunity of seeing what the years have done to this remarkable building.

With the exception of the once beautiful auditorium, I was amazed how the woodwork of the rooms upstairs and downstairs seem to be solid and the flooring acceptable to walk with assurance. The stairs as I remember were the same. A question was asked about the handicapped going to the auditorium. This could come later, but perhaps an elevator could be of the future with certain group or groups earning money for the benefit of the disabled.

The stage and the beauty of the once gracious balcony and walls brought a bit of sadness to my vision, yet with the renovation of the auditorium, I'm sure it could become beautified again ready for the curtain to rise. Augusta needs an art center.

Years ago The Augusta Players performed many of their plays in this building. There were stage shows of outstanding artists and professional concert bands and orchestras played upon that stage so long ago.

Augusta is in need to bring performances back to Cony Flat Iron Building.

Sincerely,



Cay Gallant
Cony Class of 1943
385 Western Avenue
Augusta, Maine 04330

O'Brien, Mark S.

From: O'Brien, Mark S.
Sent: Thursday, November 16, 2006 12:31 PM
To: Alison Nichols
Subject: RE: Cony Re-Use

I'm not aware of any. I'll try to remember to ask around at our committee meeting tonight. If you are really keen on seeing it in person we might be able to arrange something. Let me know.

Mark

From: Alison Nichols [mailto:akbiellin@adelphia.net]
Sent: Saturday, November 11, 2006 6:20 PM
To: mobrien@ci.augusta.me.us
Subject: Cony Re-Use

Mark,

Any idea if there are pictures of the inside of the Flatiron building anywhere? I'm not sure I've seen the auditorium that apparently exists there.

Attended a performance at the Waterville Opera House last night. Signs up everywhere in the Waterville City Hall for coming performances that will be held in that facility. Am hoping there might be a chance that the auditorium in the Flatiron could be renovated to offer the kind of experience that one has at the Opera House.

Augusta could use a facility that looks and feels like the Opera House.

Thanks,
Alison Nichols

PROPOSAL for HISTORIC CONY HIGH SCHOOL REUSE

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I am sure there are additional uses for this building but leasing the historic Cony High School to UMA would be in compliance of the deed restrictions. By leasing this to UMA it would bring more young people to Augusta, hopefully with "spend able" income, to help our economy. Expanding the UMA campus facilities would enhance the educational component of our City. Also, leasing the flatiron building to UMA would dovetail well with the C.R.I.D MASTER PLAN.

This proposal is just a place to start and I am sure it can be expanded on to meet the needs of the City as well as meet the needs of UMA.

Respectfully submitted,

Judith M. Johnson-Marsano

Judith Johnson-Marsano

(207) 6232-1230

Augusta, Maine 04330

O'Brien, Mark S.

From: Jennifer [jennifer.l.day@verizon.net]
Sent: Saturday, October 13, 2007 8:03 AM
To: mark.obrien@augustamaine.gov
Subject: discussion re: Cony flatiron

Dear Councilman O'Brien,

Good morning. I am aware of the public meeting today to discuss some of the ideas, concerns and issues around the future use(s) of the Cony flatiron building. As you are aware, I am both a resident & a real estate broker based in Augusta. I have been selling real estate full-time for the past 12+/- years and have been fortunate to be a part of the wonderful growth in the city. There has been significant growth in the retail sector, significant investments made by the city in our high school, investment by the medical community in the new cancer center, and additional investments made by the state in our bridges & roadways. New home construction has been a small percentage of the overall change in the look of Augusta, however there are some major developments underway that will surely benefit the housing market over the next several years (the development of affordable housing on Cony Road, the new sub-division approved off South Belfast Ave., the new condos nearing completion on the lower end of N. Belfast Ave., etc.). All of this new development is wonderful for the city and great for the long term local economy...providing there are individuals and families to purchase the homes and commit to joining our community.

While so many positive and forward moving things are taking place here in our area, just south of us in Brunswick/Topsham they are occupied with the huge impact of the gradual base closure of BNAS. Many of my real estate associates in that area are already feeling the pinch on the housing market. More and more homes are coming on the market (many purchased in the last 2 to 3 years when the market has been at an all time high in terms of sales price) and the demand has not yet presented itself to absorb the supply. They are only in the beginning stages of what appears like it will be a housing glut. Based on the simplicity of supply and demand, there are projected to be MANY homes in the Brunswick/Topsham area that will have to be priced very affordable in order to compete for the buyers dollars. In the past several years (2002-2006) Augusta has benefited from the high price of homes in southern markets by enticing buyers to commute to their southern Maine workplace and purchase a more affordable home in Augusta. However, the tables are turning. With the high price of gasoline and the increasing supply of houses (with falling prices) south of us, buyers options for spending the same dollar are increasing.

So, what does this have to do with the future of the flatiron? Honestly, I am getting there.

In addition to affordable housing, there are several other factors that draw an individual or a family to select a particular town/city to become their community:

* Employment & the proximity to gainful employment: we have a very solid base in Augusta in terms of employment (the state is still the largest employer of full-time quality jobs with benefits. The retail development likewise is bringing in additional larger national chains who will also be in the position of offering full-time jobs with benefits.)

* Quality education and a commitment to ensure all children have opportunity to learn. The city has

10/16/2007

shown its commitment to quality education in part with the construction of the new Cony High School, but even prior to this with the quality of service provided by the hundreds of educators & staff who occupy our well positioned elementary schools and junior high school, which allow for small class size and convenient accessibility to children & families throughout the city. There is also strong support from the city and partnerships fostered with the University of Maine Augusta, as well as the newly opened Kennebec Valley Community College at the Buker Center. In terms of education & positive development outside of the classroom, the city offers fantastic opportunities for all children to participate in affordable programs through its recreation department. With the list of available activities for participation constantly growing, there is chance for children of all ages to participate in activities and events that might have otherwise not been accessible to them.

*Quality health care is always of concern with folks moving into a new community or people already well established. The strong presence of Maine General with all of the available specialists, recently renovated hospital facility, the Togus VA Hospital and the addition of the Alford Cancer Treatment Center has really made Augusta one of the states "go to" locations for Maine's aging population.

So what is missing? What is it that Brunswick/Topsham (or for that matter Portland) has that Augusta is lacking? Why are our younger residence heading south? It seems to me that one of the big voids in Augusta is its availability of community based activities and cultural events. Many times during the course of a year folks from Augusta travel to southern Maine in order to see a play, visit an art exhibit, take in a concert or participate in an organized cultural event. People want to be entertained, inspired and enriched. Individuals want a creative outlet to explore their own passion or nurture their appreciations for the expressions of others. Although UMA often offers programs and events for the community to participate in, I believe there is still a need for more. We need to find a way to fill all of those wants/needs that will bring people to Augusta and inspire them to take root and encourage them to become active members of our community. This is my hope for the Cony flatiron building. To experience a transition that takes it from being a landmark of the past and transforms it to being a landmark & vibrant cultural center of the future.

Thank you for your time and for allowing public input in shaping the city's future.

Best regards,

Jennifer Day
207-623-9277

6/7/2007

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I am sure there are additional uses for this building but leasing the historic Cony High School to UMA would be in compliance of the deed restrictions. By leasing this to UMA it would bring more young people to Augusta, hopefully with "spend able" income, to help our economy. Expanding the UMA campus facilities would enhance the educational component of our City. Also, leasing the flatiron building to UMA would dovetail well with the C.R.I.D MASTER PLAN.

This proposal is just a place to start and I am sure it can be expanded on to meet the needs of the City as well as meet the needs of UMA.

Respectfully submitted to Chairperson, Councilor Ward 4 Mark O'Brien

From: Judith Johnson-Marsano

Judith M. Johnson-Marsano (207) 623-1230 HOME

I'll be happy to discuss this with you, just give me a call.

P.S. I came to this proposal after attending your meeting and reading the information provided by Bob Johnson and Ben & Wharlock.

O'Brien, Mark S.

From: Nancy Merrick [nmerrick@gwi.net]
Sent: Thursday, March 08, 2007 9:09 AM
To: O'Brien, Mark S.
Subject: Fw: Communications and the reuse of the cony flatiron building

FYI. Mary is being a thorn in my side as usual and even though she says I am doing a good job, that's not really what she thinks. She said the Friends had good representation at both public input meetings and I had told her I was disappointed in the attendance of the meeting on March 1. If not for the Advisory Committee, presenters and architects there would have been very few there and only two representatives from the Friends. I don't think she should be going around the Advisory Committee to get to Frank and Nancy. I don't know how to handle her at this point. Any suggestions?

Nancy C. Merrick
 Resource Development Assoc.
 United Way of Kennebec Valley
 331 Water Street, Suite 5
 Augusta, ME 04330
 Tel. 207-626-3400
 email: nmerrick@gwi.net

----- Original Message -----

From: [Mary Mayo-Wescott](#)
To: [Frank Ohara](#)
Cc: [Paul Lessard](#) ; [Richard L. Morin](#) ; [Darek Grant](#) ; [nancy merrick](#) ; [Nancy Barba](#) ; [Mike Duguay](#) ; [Roger Katz](#) ; [Patrick Kaloustian](#) ; [kim Silsby](#) ; [John Lasso](#) ; [Jean C. Gallant](#) ; [roger pomerleau](#) ; paul@neokraft.com ; [Nancy Hill](#) ; Michaudphoto@aol.com ; [john finnegan](#) ; [Fred Pierce](#) ; [Douin, Anthony](#) ; [Bill Stokes](#) ; [joe O'donnell](#) ; [Leo Murphy](#) ; [Elizabeth Mitchell](#) ; [Stanley C. Koski](#) ; [mary mayo-wescott](#)
Sent: Thursday, March 08, 2007 8:54 AM
Subject: Communications and the reuse of the cony flatiron building

Frank,

I have been giving some thought as to how the Friends of the Flatiron Building can help and support Nancy Barba and you in your work in finding reuses for the flatiron building. After over two years of very hard work and advocacy, and information collecting, the FRIENDS have important information to share with you.

There is a report by **PDT Architects of Portland** who looked at the 1964 building, the flatiron and the 8.17 acres of land to answer the question ***new/ versus old.*** This is a fine report on a wide range of issues including the environment, structural conditions etc. I have been mostly interested in the flatiron and what this architectural firm thought about it. {They had many good and encouraging things to say about this historic landmark}. This is a renovations vs. new construction analysis, commissioned by the Augusta School Board and finished in December of 2002.

School board members ,William Stokes and Darek Grant made this document available to us. Bill Stokes serves on our Advisory Board and Darek is a member of our board of directors. Also Paul Lessard, our vice president, has worked on traffic solutions, land use planning and other issues. Also we have held two open houses at the flatiron in 2005, as well as, major symposium with prestigious a guest panel which was held in February of 2006 in the lecture hall at the City Center. It was very well attended.

3/8/2007

I would like to suggest that Nancy Barba and you attend one of meetings in the spring to talk about the things we have learned.

After an important journey and visioning session, the **FRIENDS** have arrived at its own recommendations for reuse. This include having the building become financially stable. The main focus for us in that the flatiron building be a **significant community center piece** as a major **performing arts center** and restoration of Alumni Hall. The Friends are considering a public/private relationship with the city much like the one that is being implemented by the trustees of Old Fort Western and the Old Fort Fund and we wish to discuss this further with the mayor and council when the time is appropriate.

***Nancy Merrick is our representative on the City's Advisory Flatiron Committee and we feel that she is doing an excellent job. There have been *Friends* at both of your public meetings. However, we are trying to be supportive but respectful to your process.**

Best Regards,
Mary

**Mary D. Mayo-Wescott
President & CEO,
Friends of the Flatiron Building inc.**

O'Brien, Mark S.

From: Roger Katz [RKatz@lipmankatzmckee.com]
Sent: Monday, March 24, 2008 9:45 AM
To: O'Brien, Mark S.
Subject: FW: Cony flatiron and Hannaford

From: Mary D. Mayo-wescott [mailto:mmayo-wescott@peoplepc.com]
Sent: Wednesday, March 19, 2008 9:04 AM
To: Cecil Munson
Cc: Paul Lessard; libmitchell; Bill Stokes; Patsy G. Crockett; Kim Silsby; Roger Pomerleau; Roger Katz
Subject: Cony flatiron and Hannaford

Cecil,

It looks like things will move forward with the Hannaford project on the Cony site. 20/20 hind sight offers an opportunity to wish that the purchase and sales agreement from the City's position had been done a little differently.

1. For example, instead of the sale of six acres, I would have advocated for five acres, so that the flatiron would have its opportunity to maximize its redevelopment potential.
2. As you know, the Cony flatiron is in the Capital Riverfront Improvement District so the flatiron's future use, should have been more carefully and more prudently considered!
3. Appraisal of the property should have been achieved!
4. Apparently the Purchase & Sales Agreement with Cony LLC and Hannaford has been extended and amended several times by the buyer, yet the council has not been able to make any changes that would enhance the people's interest.
5. Since a lot of time has gone by I would respectfully suggest that this current council review the purchase and sales agreement, before the agreement is signed by the city manger.
6. The right of way & easement requirements that the flatiron building needs and which was discussed on February 5, 2008, with city manger, Bill Bridgeo, Paul Lessard, vice president of the FOFB, Council William Stokes, Mike Duguay and you needs to be completed.

Due to the interest which I have in a positive outcome for the entire Cony site it is my hope that the City of Augusta and its elected official assure the public of a transparent and open process as we all move forward.

Finally, I think that the city's flatiron committee needs to explore potential funding sources for the flatiron before any decision on its reuse is done.

Best regards,
 Mary