

Minutes
Waterways Board
Operations, Finance and Safety Committee
Third Floor Conference Room, Gloucester City Hall
Tuesday, July 22 2014

Present: Jim Caulkett, Jim Bordinaro, David McCauley. Regrets: Bob Gillis.

There were no oral communications. OFS approved the April 17, 2014 minutes. OFS had not formally met since that time.

Restart BIG Proposal:

After an agenda review, OFS reviewed the status of the project elements and funding for the Solomon Jacobs Harbormaster Project. OFS agreed to restart the BIG proposal process for the float/gangway systems and the transient boater restrooms. The proposal deadline has been moved forward to August 22. Because of the uncertainty surrounding the building plans and specifically the restrooms, the Committee explored a two-stage BIG process but decided to, provisionally, proceed as originally planned. Jim Caulkett and David will confer on this. Jim Caulkett, after consultation, said that the cost figures from September 2013 were still valid.

Cost Estimates:

OFS was asked by Chair Pino to develop operating cost estimates for buildout scenarios and whether the WWB could afford to occupy/manage the entire building. OFS grappled with this issue without much success. OFS needed greater clarity on the leading buildout options and decided to wait upon the outcome of upcoming meetings with the Mayor and National Grid to resume work on this task.

More generically, OFS did see the rent increasing significantly since National Grid would likely shift the cost paid by the current rentees to the WWB if these rentees will no longer occupy the premises. If the building would be dedicated solely to municipal uses, OFS would urge the WWB to seek tax abatements. This would reduce an obligation by National Grid that is currently passed along to tenants, with attendant savings for the WWB.

The FY2016 projected costs of relocation would be offset by the suspension of rents payments for the building and docks for that year.

Review of the FY 2014 and 2015 budgets:

The estimate of the FY2014 free cash position will not be available for another two months. Jim Caulkett will renew work to place last year's proposed FY14 transfers from the Chapter 91 account to free cash. This will also enable the WWB to meet its FY14 and FY15 retirement obligation of \$18,000 in accord with the WWB decision.

OFS began a discussion of the method of assigning responsibility for electric costs at Harbor Cove. OFS agreed that a simpler formula/implementation is needed and will discuss the matter further at its next meeting.

There was no new business. The Committee agreed to meet again on Thursday, August 21 at 4:00PM at a place to be determined.

OFS adjourned at 5:30 PM.

Notes prepared by David McCauley, Chairman.