



City of Biddeford

JFK-Re-Use

June 24, 2024 at 6:00 PM

City Hall Second Floor Conference Room & Zoom

[Click to Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 987 9487 5877

Passcode: 922924

1. Pledge of Allegiance
2. Approval of Minutes
 - 2.a June 10, 2024 Minutes
3. New Business
 - 3.a Review of Information Received
 - 3.b Next Steps
4. Old Business
5. Adjourn

City of Biddeford, Maine

John F. Kennedy School Building Re-Use Committee

June 10, 2024

1. The meeting was called to order by Chairperson Councilor Marc Lessard at 6:03 PM. The following committee members were in attendance: Councilor Norman Belanger, Paulette Bonneau, Carolyn Schmidtke and Max Zakian. Absent from the meeting was Rebecca Henry.
2. Given this was the first meeting of the committee, the group had an open discussion about a process to complete the work. Each member provided some initial thoughts.
 - a. Carolyn Schmidtke stated that she is looking to learn as much as she can prior to making any suggestions. She specifically wanted to understand what is possible with the building as part of that learning process.
 - b. Paulette Bonneau also stated she was open to the possibilities at this point. She also stated she wanted to understand what could be done with the building as it exists today.
 - c. Max Zakian shared that he came to the meeting with three possibilities. Given the high cost of housing, could the location be used to contribute to the affordable housing challenges within the community. He was also interested how this location could fit into discussions that are ongoing with the future of the community center. Another potential was the possibility of this becoming the location for a long term solution for the unhoused.
 - d. Councilor Norm Belanger state that he wanted to know if the building was salvable and the costs associated. He also shared he had no preconceived ideas coming into the process. He also stated that he would like to explore the potential of addressing multiple challenges facing the community.
 - e. City Manager Jim Bennett suggested that the committee should understand all of the multiple ways the building and lot currently serve needs in the community as a base line in their work. To illustrate, he pointed out that site serves as the only real off street parking for the St. Louis fields and Waterhouse field.
 - f. Councilor and Chairperson Marc Lessard shared that he had been thinking about the collective needs of the City from his perspective as a City Councilor for over twenty years. He shared that he believes the City should continue to improve its recreation. He believes that one of the areas the City is lacking is in the smaller children offerings. He also shared that the East Biddeford Little League field is on the parcel that is part of the JFK complex. The City has a long history of supporting baseball and softball. Specific to the field, going back one or two generations, there are many teams and several different 'leagues' within the City. Today, the teams and participants are greatly reduced and the demand for fields is also reduced. One suggestion would be to improve the field that is just up the street at the Intermediate school. His suggestion would be to greatly improve that field

as a swap. This would free up additional space. He believes that the best use should be to address housing needs within the community. He is advocating for a mixture of housing needs to include market as well as workforce and affordable units. He also would like to explore the potential for some of the units to be used for the entry level municipal and school employees as a recruitment process. His rough calculation is that 60 to 70 units are possible. He also is advocating this would be a private partner that would participate with the City as the developer. Finally, he believes additional investments in recreational improvements in the City, in particular the May Street complex should be included.

Norm Belanger recommended that any discussions regarding recreational changes should include feedback from the Recreation Committee.

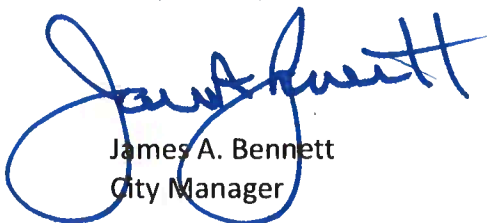
As the committee discussed the next meeting, the following information was requested to assist them:

- i. List of all known buildings and grounds capital needs
- ii. List of all known uses for the building and land
- iii. The estimated cost for demo
- iv. Cost of a splash pad
- v. Cost for a little league diamond replacement
- vi. Cost to upgrade the smaller baseball field at the Intermediate School
- vii. Potential number of units that could be built at the site
- viii. If the JFK building shell was used, what is the potential number of units that it might be converted
- ix. If the Community Center was converted to residential, what might be the potential number of units
- x. What are the current uses at the community center if that was moved to the JFK site

At the suggestion of the City Manager, the committee agreed that a potential 'framing' document would be helpful as the committee proceeds with their work.

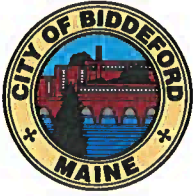
3. The Committee tentatively set Monday, June 24, 2024 for the date for the next meeting at 6:00 PM. City Manager will confirm the availability and advise the committee.
4. On motion by Max Zakian, seconded by Paulette Bonneau, the committee voted unanimously to adjourn at 7:33 PM.

Respectfully submitted,



James A. Bennett
City Manager

City of Biddeford, Maine



The Office of
City Manager

James A. Bennett

Email: jbennett@biddefordmaine.org

MEMORANDUM

TO:	JFK Re-Use Committee
FROM:	James A. Bennett, City Manager
DATE:	June 20, 2024
RE:	Requested Information

Please find the following information based on the requests made at the last meeting:

1. *Current other uses at JFK that would not be moved to another school building:* According to the Superintendent of Schools, beyond the parking for events at the athletic fields, all existing uses are most likely going to be absorbed at other school facilities.
2. *Estimated demo costs:* There are two known environmental concerns at the building. There is an undergrounds oil tank storage as well as known asbestos in the building. A guesstimate of \$100,000 is placed on the cost to remove those from the site. The balance of the building is estimated at \$100,000 for demolition and removal.
3. *Current uses of the Community Center:* The community center provides the following services:
 - Recreation Department Offices and Programs- including after school and summer camp programs
 - Biddeford Adult Education classes
 - Meals on Wheels for York County- distribution center
 - St. Louis Alumni office
 - LaKermesse Office
 - Biddeford Cultural and Heritage Center Office and artifacts preservation
 - 50+ Club / Ross Center

Weekly Bi- weekly or monthly meeting space for the following:

- Alcoholics Anonymous
- Girls Scouts
- TOPS of Maine
- BHS Project Graduation
- SMAA lunch through Meals on Wheels – free lunch
- Biddeford Youth Football
- Biddeford High School
- TDK basketball
- Port Sports Volleyball
- Firecracker basketball

205 Main Street

Biddeford, ME 04005

Phone: 207.284.9313

Fax 207.571.0678

*The City of Biddeford is an equal opportunity provider. To file a complaint, write to
Diana Depaolo, Human Resource Director, 205 Main Street Biddeford, ME 04005, or call (207) 286-0593.*

- Biddeford Youth Cheering
 - Altrusa
4. *Cost of a splash pad:* The cost to install a splash pad can be in the range of \$41 to \$61 per square foot, depending on the site issues and/or the types of features. One could also use \$50,000 to \$75,000 for the base splash pad with an additional \$5,000 to \$15,000 per feature as another estimator.
 5. *Estimated cost to build a little league size diamond:* Many factors will influence the costs. The following is some very rough estimates:
 - Preparing the land (assuming an existing field does not exist): \$15,000 to \$25,000
 - Outdoor lighting: \$20,000 to \$60,000
 - Construction of field: \$10 to \$25 square foot (32,000 sq.ft. estimate) \$320,000 to \$800,000
 6. *Potential number of residential units that could be built at JFK site:* Assuming the Council would consider a contract zone to allow greater density and/or height, 70 to 100 units are possible. This includes the relocation of the existing ballfield.
 7. *Potential number of residential units that could be built within the JFK building envelope:* based on an average of 800 sqft per unit, 30 to 40 units.
 8. *Potential number of residential units that could be built within the Community Center building envelope:* based on an average of 800 sqft per unit and utilizing the daylight basement, 65 to 70 units.
 9. *Other Major Capital Building projects:* In no particular order, the following are likely to be discussed at some point in the next 3 to 5 years:
 - New Police Station
 - Eastern Fire/EMS Station
 - Next phase of renovation/work at City Hall
 - Community Center (major renovations or replacement)
 - Investment in additional parking in downtown
 - Investment in outdoor recreation space, ie, playgrounds, etc