



## City of Biddeford

### JFK-Re-Use

July 23, 2024 at 6:00 PM

City Hall 2nd Floor Conference Room & Zoom

[Click to Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 930 9650 1846

Passcode: 781300

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1. Pledge of Allegiance
2. Approval of Minutes
  - 2.a June 10, 2024 Minutes
  - 2.b June 24, 2024 Minutes
3. New Business
  - 3.a Recap and Next Steps
  - 3.b Set Next Meeting Date
  - 3.c Other Support Documents
4. 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.

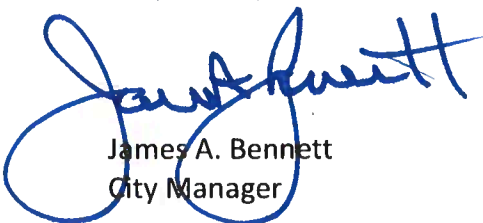
As the committee discussed the next meeting, the following information was requested to assist them:

- 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*

## John F. Kennedy School Building Re-Use Committee

June 24, 2024

1. The meeting was called to order by Chairperson Councilor Marc Lessard at 6:02 PM. The following committee members were in attendance: Councilor Norman Belanger, Paulette Bonneau, Carolyn Schmidtke, Rebecca Henry and Max Zakian.
2. The approval of the minutes were delayed because of the complications with the new agenda software.
3. The City Manager went over the informational memo that was included within the package and answered any questions. Discussion regarding the information ensued.

Rebecca Henry stated that she preferred the site to be focused on recreation and less about housing.

Paulette Bonneau asked if the site could house all that is currently occurring at the community center.

Norman Belanger stated that he felt there were only a couple of viable options from his perspective:

- a. Move the operations of the community center to JFK
- b. Affordable housing
- c. Creating a recreational center in addition to the community center i.e. outdoor recreation

He also noted the any changes should keep in mind the impact on the parking that is provided by the site for the athletic fields on West St.

Max Zakian agreed with the comments.

Norm suggested it could be the big combo of the uses he suggested.

Carolyn Schmidtke emphasized her desire to focus on affordable housing.

4. The group decided to discuss what they thought would not work in order to see if there was any common themes. Marc Lessard stated he did not think a single use should be allowed. He stated that the City has limited opportunities like this and it should try to achieve as much as possible and incorporate as many as the needs as practical.

Norm stated that he thought the site was not a viable option for a new police station. There was agreement to that conclusion. He also want to make sure it was complementary to the neighborhood and would have no adverse impact. Others agreed.

5. The Committee set Monday, July 23, 2024 for the date for the next meeting at 6:00 PM.
6. On motion by Max Zakian, seconded by Paulette Bonneau, the committee vote unanimously to adjourn at 7:26 PM.

Respectfully submitted,

James A. Bennett  
City Manager

## JFK Re-Use Committee

Summary of Options

July 18, 2024

Use	Description	Challenges, Opportunities	Timeframe
<b>Housing</b>	Convert lot to housing	With zoning changing, could create 70 to 100 rental units (assuming the entire lot is used). Will need to deal with baseball diamond on the site and how the site is used for parking for the other	12 to 18 months after property ceases school use (assuming process starts within 4 months)
<b>a. Affordable Housing</b>	Have a majority of units affordable (60% - 80% of AMI)	Will need housing tax credits from MSHA via competitive process; awarded in fall each year	Unless fast tracked; first opportunity to apply likely to be fall of 2026
<b>b. Housing for entry level city &amp; school employees</b>	Create program to provide affordable housing to assist in attracting new employees, especially school teachers	The competitive labor market (especially given the restrictions for entry level teachers) and the increasing cost of housing within the community/area is making recruiting increasingly difficult. Create a program to make working for Biddeford more competitive.	Timing would be closely aligned with the other housing, if the number of units dedicated for the purpose is relatively small compared to the other units
<b>Recreational Center</b>	Use the opportunity to create a recreational center, including both inside and outside	Move the programming offered at the community center to a new/major renovated space on the lots. Include outside recreational facilities	Timing will depend on the actual plan
<b>a. Moving community center operations to JFK site</b>	Build a new facility that is designed to serve as a community center or do a significant rehab of the existing building to provide services for the next 20 to 30 years	Addresses challenges that the community center has currently (estimated capital needs is \$xxxx based on 201x report). The building has not seen investments to make the space work for the current use. Frees up community center for other use. Will need community vote for bonding.	From the time to proceed it is likely to take 36 to 54 months.
<b>b. Create outside recreational center</b>	Use outside space to create destination playground, splash pad, other	Splash pad basic would be in the \$200,000 to \$250,000 range; could be upwards to \$450,000. Destination playground can mean many things and get quite expensive. A base line cost of \$250,000 to \$350,000. Adding major items can increase the cost significantly.	Depending on the process, can be achieved in 6 to 9 months

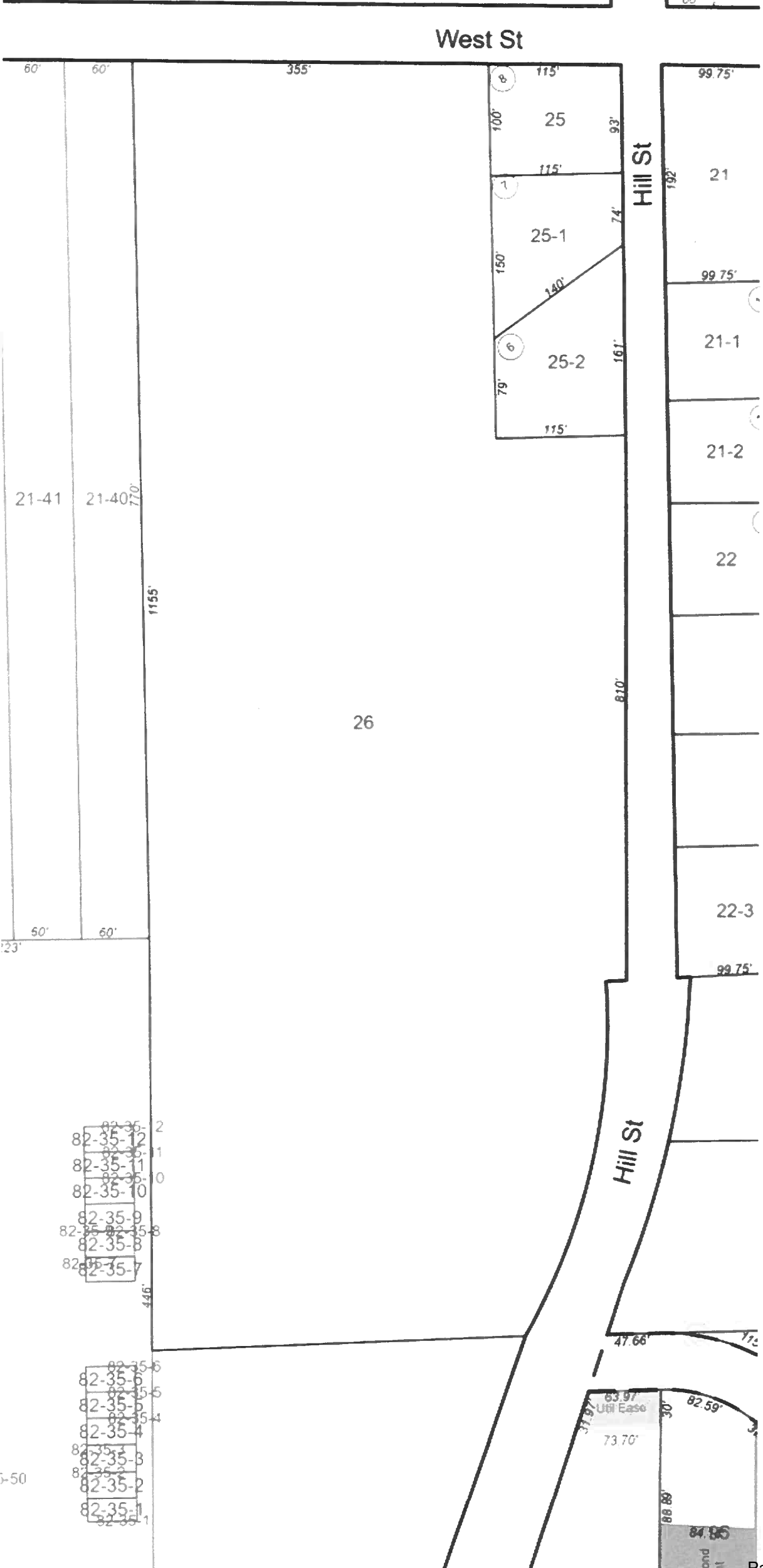
## Support Information

Item	Information
<b>Current Uses of JFK Site</b>	Beyond the educational components, all of which will be incorporated into the new location, there are a couple. East Biddeford Little League field is on the land. The playground is used by the community outside of normal school hours. The lot is the primary source of off street parking for the athletic complexes on West St (Waterhouse Field, St. Louis Fields I & II)
<b>Estimated Costs for Demolition</b>	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 on the low end and upwards of \$250,000 on the high end for demolition and removal
<b>Current Uses of Community Center</b>	<p>The community center provides the following services:</p> <ul style="list-style-type: none"> <li>• Recreation Department Offices and Programs- including after school and summer camp programs</li> <li>• Biddeford Adult Education classes</li> <li>• Meals on Wheels for York County- distribution center</li> <li>• St. Louis Alumni office</li> <li>• LaKermesse Office</li> <li>• Biddeford Cultural and Heritage Center Office and artifacts preservation</li> <li>• 50+ Club / Ross Center</li> </ul> <p>Weekly Bi- weekly or monthly meeting space for the following:</p> <ul style="list-style-type: none"> <li>• Alcoholics Anonymous</li> <li>• Girls Scouts</li> <li>• TOPS of Maine</li> <li>• BHS Project Graduation</li> <li>• SMAA lunch through Meals on Wheels – free lunch</li> <li>• Biddeford Youth Football</li> <li>• Biddeford High School</li> <li>• TDK basketball</li> <li>• Port Sports Volleyball</li> <li>• Firecracker basketball</li> <li>• Biddeford Youth Cheering</li> <li>• Altrusa</li> </ul>

<b>Cost of Splash Pad</b>	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.
<b>Estimated Cost to Build Little League Size Ballfield</b>	<ul style="list-style-type: none"> <li>.. Many factors will influence the costs. The following is some very rough estimates: <ul style="list-style-type: none"> <li>• Preparing the land (assuming an existing field does not exist): \$15,000 to \$25,000</li> <li>• Outdoor lighting: \$20,000 to \$60,000</li> <li>• Construction of field: \$10 to \$25 square foot (32,000 sq. ft. estimate) \$320,000 to \$800,000</li> </ul> </li> </ul>
<b>Potential Number of Residential Units at JFK Site</b>	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.
<b>Potential Number of Residential Units within the JFK Building Envelope</b>	Based on an average of 800 sq ft per unit, 30 to 40 units.
<b>Potential Number of Residential Units within the Community Center Building Envelope</b>	Based on an average of 800 sq ft per unit and utilizing the daylight basement, 65 to 70 units.
<b>Estimated Land Area of JFK Site</b>	The total site is 11.7 acres. Based on a rough estimate, 1.9 acres covers the baseball diamond. Another 1.7 acres is the parking for the Little League field and respective driveway. Approximately 85 parking places are delineated on the School property.
<b>Other Major Capital Building Projects for City</b>	<ul style="list-style-type: none"> <li>!.. In no particular order, the following are likely to be discussed at some point in the next 3 to 5 years: <ul style="list-style-type: none"> <li>• New Police Station</li> <li>• Eastern Fire/EMS Station</li> <li>• Next phase of renovation/work at City Hall</li> <li>• Community Center (major renovations or replacement)</li> <li>• Investment in additional parking in downtown</li> <li>• Investment in outdoor recreation space, ie, playgrounds, etc</li> </ul> </li> </ul>

## Multi-Use Options

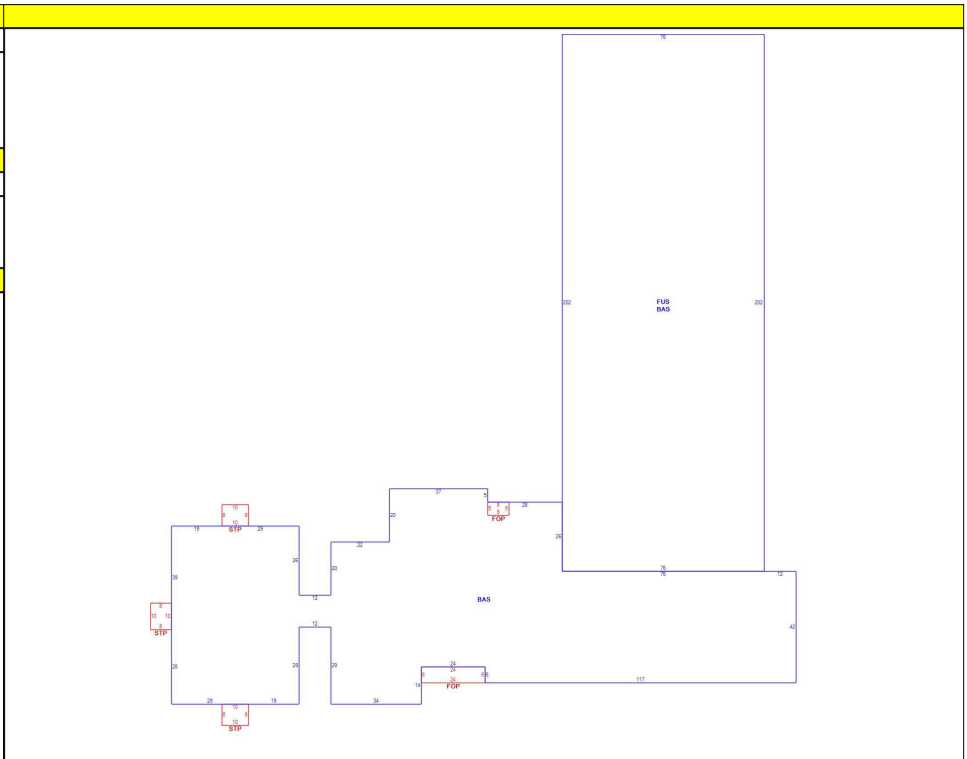
Item	Description	Best Guess at Cost
<b>A. Community Center to JFK</b>	Building a new or significantly rehab structure to move Community Center services to JFK structure. Estimated size of 45,000 sq ft with a range of \$325 to \$375 per sq ft	Construction range of \$14,625,000 to \$16,875,000
<b>a. Outside Recreation Area</b>	Including: <ul style="list-style-type: none"> <li>○ Splash Pad</li> <li>○ Destination Playground</li> </ul>	<ul style="list-style-type: none"> <li>○ \$200,000 to \$450,000</li> <li>○ \$250,000 to \$450,000</li> </ul>
<b>b. Add Housing</b>	Add mixed housing to area; expect private developer to limit City involvement. The number of units and types of non-market rates will impact financial contribution to project.	
<b>c. Move Little League Field</b>	Move the Little League Field to School Property on Hill St; new site to be improvement over existing site	Uncertain range \$400,000 to \$600,000
<b>B. Housing (Affordable)</b>	Find Affordable Housing partner to construct on site; will require 75% Credit Enhancement TIF	Minimal, if any
<b>a. Include or exclude any above options</b>	Potential need to make the site clear, i.e. demo	\$100,000 to \$250,000
<b>C. Other?</b>		







CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Bid	1840				
Style:	83	Schools-Public			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	12	Cedar or Redwd			
Exterior Wall 2	20	Brick/Masonry			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	9033	PUB-SCHOOL MDL-94			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Heat/AC	00	NONE			
Frame Type	04	REINF. CONCR			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Comn Wall	0.00				
No. of Comm. U					
No. of Res. Unit					
1st Floor Use:	9033				
			<b>MIXED USE</b>		
			Code	Description	Percentage
			9033	PUB-SCHOOL MDL-94	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		
			Year Built	1965	
			Effective Year Built	2006	
			Depreciation Code	VG	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	34	
			Functional Obsol	0	
			Economic Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	66	
			RCNLD	5,298,900	
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	% Good	Grad	Grade Adj	Appr. Value
MSC4	ELEV	L	1	40000.00	1980		22		0.00	8,800
PAV1	PAVING-ASPH	L	100,00	2.00	1990		50		0.00	100,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	28,307	28,307	28,307	183.60	5,197,165	
FOP	Porch, Open, Finished	0	184	46	45.90	8,446	
FUS	Upper Story, Finished	15,352	15,352	15,352	183.60	2,818,627	
STP	Stoop	0	240	24	18.36	4,406	
Ttl Gross Liv / Lease Area		43,659	44,083	43,729		8,028,644	



# 64 WEST ST

Location 64 WEST ST

Mblu 22/26/11

Acct#

Owner CITY OF BIDDEFORD

Assessment \$6,027,900

Appraisal \$6,027,900

PID 1788

Building Count 1

Location Urban

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$5,407,700	\$620,200	\$6,027,900
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$5,407,700	\$620,200	\$6,027,900

Owner of Record

Owner CITY OF BIDDEFORD

Sale Price \$0

Co-Owner KENNEDY SCHOOL  
 Address PO BOX 586  
 BIDDEFORD, ME 04005-0586

Certificate  
 Book & Page 01630/0434  
 Sale Date 12/01/1964

**Ownership History**

Ownership History			
Owner	Sale Price	Certificate	Sale Date
CITY OF BIDDEFORD	\$0	01630/0434	12/01/1964

**Building Information**

**Building 1 : Section 1**

Year Built: 1965  
 Living Area: 43,659  
 Replacement Cost: \$8,028,644  
 Building Percent Good: 66  
 Replacement Cost  
 Less Depreciation: \$5,298,900

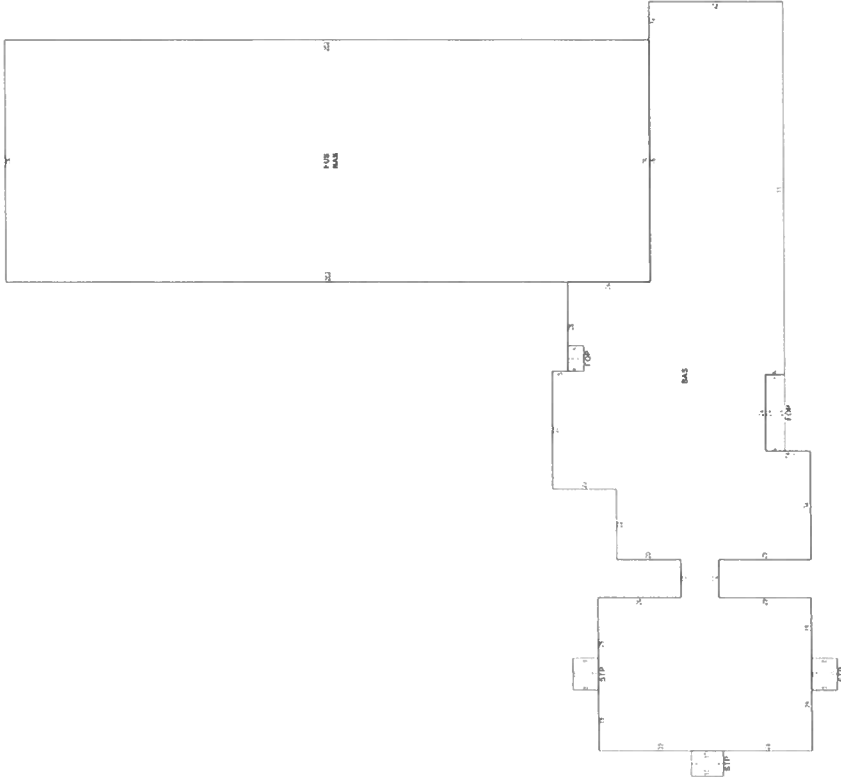
Building Attributes	
Field	Description
Style:	Schools-Public
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Cedar or Redwd

**Building Photo**



(<https://images.vgsi.com/photos/BiddefordMEPhotos/00000168188.jpg>)

### Building Layout



(ParcelSketch.ashx?pid=1788&bid=1840)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	28,307	28,307
FUS	Upper Story, Finished	15,352	15,352
FOP	Porch, Open, Finished	184	0
STP	Stoop	240	0
		44,083	43,659

Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	PUB-SCHOOL MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
No. of Comm. Units	
No. of Res. Units	
1st Floor Use:	9033
Heat/AC	NONE
Frame Type	REINF. CONCR
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

<b>Use Code</b>	9033	<b>Size (Acres)</b>	11.67
<b>Description</b>	PUB-SCHOOL MDL-94	<b>Frontage</b>	0
<b>Zone</b>	R1A	<b>Depth</b>	0
<b>Neighborhood</b>	0007	<b>Assessed Value</b>	\$620,200
<b>Alt Land Appr</b>	No	<b>Appraised Value</b>	\$620,200
<b>Category</b>			

**Outbuildings**

Outbuildings				Legend		
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
MSC40	ELEV			1.00 UNIT	\$8,800	1
PAV1	PAVING-ASPHALT			100000.00 S.F.	\$100,000	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$3,477,000	\$620,200	\$4,097,200

2021		\$3,477,000	\$620,200	\$4,097,200
2020		\$3,327,300	\$620,200	\$3,947,500

Assessment				
Valuation Year	Improvements	Land	Total	
2022	\$3,477,000	\$620,200	\$4,097,200	
2021	\$3,477,000	\$620,200	\$4,097,200	
2020	\$3,327,300	\$620,200	\$3,947,500	

**Visit History**

Visit History			Notes
Visit Date	Purpose of Visit		
11/9/2006	Outside inspection only		
9/12/2006	Outside inspection only		
5/6/2004	Outside inspection only		
10/25/2000	Outside inspection only		
5/22/1997	Outside inspection only		
6/26/1996	Outside inspection only		
7/15/1994	MEAS & LISTD		
1/10/1990	MEAS & LISTD		