

**TOWN OF OLD ORCHARD BEACH
TOWN COUNCIL WORKSHOP
Tuesday, October 18, 2016
TOWN HALL CHAMBERS**

A Town Council Workshop of the Old Orchard Beach Town Council was held on Tuesday, October 18, 2016. Chair O'Neill opened the meeting at 7:03 p.m.

The following were in attendance:

**Chair Shawn O'Neill
Vice Chair Joseph Thornton
Councilor Jay Kelley
Councilor Michael Tousignant
Town Manager Larry Mead
Assistant Town Manager V. Louise Reid
Finance Director – Diana Asanza
Members of the Ballpark Commission
Chair Jerome Plante
John Gallo
Robin Dayton
Deborah Kulacz
Robert Rings
W. Victor Gould, Jr.**

Absent: Councilor Kenneth Blow

At the request of the Ballpark Commission and the Town Council, this Workshop is an opportunity to discuss the future of the Ballpark.

It was noted that the Ballpark has been breaking even or making modest net revenue over the last few years. Yet, it has not been able to make enough net revenues to cover lingering infrastructural needs that have not been addressed for years. The Ballpark Commission has worked very diligently with volunteers to see growth in the programming at the Ballpark. The purpose this evening is to discuss possible suggestions regarding future activities and recommendations for repairs at the Ballpark.

The Town Manager introduced James P. Sturgis, P.E., Principal and Senior Structural Engineer of Woodard & Curran. As requested by the Town of Old Orchard Beach, Woodard & Curran performed structural condition assessment of The Ballpark. This was done on November 18th and 19th of 2015. The purpose of the assessment was to assess the structural condition & integrity of the concrete grandstand area; identify areas that have structural deficiencies; identify areas that are in need of repair; assess the suitability of the structure for continued use; and provide an opinion of construction cost for implementing the improvements.

It was noted that the facility was designed by Dearborn/Whited Architects & engineers of Portland in 1983. Original construction drawings were provided by the Town. The Grandstand structure consists of the following. Cast-in-place concrete foundation and columns; precast concrete “main frame beams” (perpendicular to field, bearing on columns; precast concrete tee “bleacher beams” (parallel to field, bearing on main frame beams); isolation joints with sealant above each column line; sealant joints along each “step” of bleachers; concrete stairs: 4 “main exit stairs” to grade and 12 “upper bleacher stairs; exit stair tower (concrete and painted steel); and wood-framed shed structures (luxury boxes, press box, and dugouts.)

General Findings included grandstand structures found to be in fair condition; structural integrity appears to be intact; several maintenance and repair issues – should receive prompt attention; if not addressed in timely manner, then current problems will worsen over time; problems will begin to compromise the structural integrity of the stadium; and proactive and preventive repairs are recommended soon to prevent more costly and reactive repairs later.

Types of repairs needed to protect structure and limit future moisture damage including concrete spalling; crack repairs; isolation joint sealant replacement; joint sealant replacement along each bleacher step; concrete sealer for all concrete bleacher area; concrete waterproof coating for walkways with uniform surface erosion; repairs and repointing of block stair walls; wood repairs (luxury boxes, press box and dugouts); repainting of wood structures, block walls, steel stair framing and railings; and crack monitoring; annual inspection of current cracks to ensure they are not worsening.

It was then discussed the necessity to put these items in a priority level (PL) which included PL1 – highest priority – should be addressed in the next 12 months; PL2 – medium priority – should be addressed in the next 1 to 2 years; and PL3 – lowest priority – should be addressed in the 2 to 4 years.

PL1: Pictures were presented at the meeting showing the entire ballpark as viewed from left field; showing most of the ballpark as viewed from the first base; the 3rd base rake wall with concrete spalling at tie bolt holes and damaged fence with a recommendation that local spall repair at 48 tie holes and the replacement of the fence; and at the base of the lower seating area, there are gaps between knee wall and lower bleacher beam which is a safety hazard; clip angles have pulled out of spalled concrete and the recommendation is to inspect with a contractor; consider repositioning the wall, if practical; reattach clips, install closure plate to cover any gaps; the concrete walkway along center of seating area with eroded concrete surface and multiple cracks with the recommendation to rout; seal cracks, apply waterproof coating to minimize future erosion and protect concrete; the walkway behind Luxury Boxes with eroded concrete, failed joint sealant, and corroded fence posts with a recommendation to rout and seal cracks, replace joint sealant, apply waterproof coating to minimize future deterioration, and touch up corroded fence posts; and back stair tower with eroded concrete, corrosion and peeling paint on framing and railings, open joints at perimeter with a recommendation to rout and seal cracks/joints; repaint all steel framing and railings, and apply waterproof concrete coating; underside of bleachers; typical haunch support on the walkway face wall with spalling, deterioration, and exposed rebar with a recommendation to demo unsound concrete and rebuild with new concrete and dowels to restore support (10 places); underside of bleachers show Diagonal crack in lower stair support with the recommendation to have further investigation done and monitor crack width annually which may need structural repair/reinforcement; and finally underside of bleachers showing concrete spalling on the typical main frame beam at the bleacher beam bearing point with the recommendation to concrete spall repair doweled into existing to restore lost bearing (6 places).

PL2 – 3rd base stair landing with failed sealant joints, block wall with moisture damage, eroded concrete walkway, corroded steel angle at top of stairs, with recommendations to rout and seal cracks, repaint top angle, replace joint sealant, repair/repoint/paint block, apply waterproof walkway coating to minimize future deterioration; failed and disbanded isolation sealant joint (perpendicular to field), failed sealant along each bleacher step joint (parallel to field), with the recommendation to replace sealants in all step joints and all isolation joint, apply concrete sealer to all bleacher area; #” wide failed isolation joint

sealant along column line, failed sealant along bleacher beam step joint, with the recommendation to replace all step joint sealant and isolation joint sealant, spall repairs, apply concrete sealer; upper bleacher stair with large isolation joint gaps at end and sides of stair wall with the recommendation to replace all step joint sealant and isolation joint sealant and apply concrete sealer, section D main stair – corroded steel, failed joint sealant, moisture-damage block wall, gaps in mortar joints with the recommendation to rout and seal cracks, repaint top angle, replace joint sealant, repair/paint block, apply waterproof walkway coating to minimize future deterioration; luxury boxes with rotten wood trim/siding and peeling paint with the recommendation to inspect/repair roofing, if needed, replace rotten trim and T1-11 siding, replace or repair doors and hardware, repaint all wood both inside and out; underside of bleachers showing moisture staining on bleacher beams and main frame beams with the recommendation that on top side, make crack repairs, joint repairs, and apply sealer to minimize future moisture penetration; Underside of bleachers showing structural reinforcement; note crack in bleacher beam tee, with the recommendation to monitor condition on an annual basis, inject open cracks with epoxy; underside of bleachers showing bleacher beam minor diagonal crack at the bearing notch, note spider cracking on main frame with the recommendation to monitor condition of cracking on an annual basis with future structural reinforcement may be needed; and underside of bleachers showing bleacher beam moderate crack at the bearing notch with the recommendation to monitor condition of cracking on an annual basis, future structural reinforcement may be required.

PL3 – Many plastic seats are cracked and hardware is corroded, Plexiglas wood viewing areas have cracked glass and rotten wood with the recommendation to replace cracked seats, replace corroded hardware with SS, rebuild/repair/repaint the Plexiglas wood wall viewing areas on 1st and 3rd base, both sides.

The general conclusions that were discussed included the existing facility is over 30 years old; fair condition with no major or urgent problems that required immediate attention; several maintenance, repair, and structural issues were identified; warrant prompt attention to prevent more serious problems; and if these recommendations are followed, the repairs are made by a reputable specialty repair contractor, and the condition is monitored annual by a structural engineer, this facility should continue to function in its current use for many more years.

Project Budget and Cost Opinion (to be confirmed by a repair contractor).

Recommendations include a total budget of \$225,000 – including design and construction; this estimate does not include the design of any structural reinforcements – should they be needed in the future. Priority Level 1 Repairs will cost approximately \$100,000; Priority Level 2 Repairs will cost approximately \$125,000; repairs to the wooden structures not included at a cost of \$30,000; with plastic seat replacements and seat hardware replacement not included; and an annual structural crack monitoring inspection at a cost of approximately \$1,500 a year. It is recommended that the Town meet with a reputable repair contractor; review the recommendations and priorities; refine the repair approached, if needed; provide more detailed cost estimates and breakdowns; discuss selective or partial repair of items versus complete repairs; and discuss phasing of the repairs over time. It is extremely important that the Town work with a reputable specialty concrete repair contractor; workmanship and proper application of repair products is critical; Knowles Industrial Services Corporation in Gorham is recommended; review of the facility by the local building official is recommended; and review of the facility by a licensed architect for egress and life safety code compliance is also recommended.

OVERVIEW OF THE PLANNING PROCESS

What we did; What we learned

Background:

In 2005 the Town of Old Orchard Beach engaged the services of a commercial real estate broker to explore the potential market value for private redevelopment of the municipally-owned ballpark property. Investigations indicated that the property could attract the interest of the development community for a variety of commercial, retail, and/or housing uses. These early findings were presented over the course of several public hearing during the summer of 2005. During the course of the public hearings many citizens raised concerns that the Town needed to provide citizens with a broader opportunity to decide how the Ballpark should be developed. The Town responded by placing the issue before the citizens at the November 2005 election by asking voters to authorize the Town to continue exploring the potential sale of this municipal property under the condition that a public planning process is first conducted to ascertain a community vision for redevelopment for the ballpark. Voters approved the measure with respect to the ballpark property.

In response to the vote the Town issued a Request for Proposals for Consultant Services in December of 2005. The firm of *Holt & Lachman Architects/Planners* was selected to facilitate the planning process, and was hired in January of 2006. According to the requirements of the Town's RFP, the consultant proposed a vigorous community planning effort to meet a June, 2006 deadline for completing this initial planning effort.

To begin the public participation phase, the Consultant recommended that the Town appoint a Steering Committee to assist with the public participation process. Specifically, the Steering Committee was charged with providing input and support in preparations of public meetings; providing outreach to ensure wide community involvement in public meetings; and to monitor the public participation process by offering the Consultant and Town feedback and advice. The Steering Committee was not empowered with decision-making authority over the content of the community plan.

In January 2006 the Town solicited Letters of Interest from citizens to serve on the Ballpark Steering Committee, and in February, 2006 the City Council appointed thirteen citizens to serve through June, 2006.¹ Over the course of the planning process, the Ballpark Steering Committee held six meetings with the Consultant, several subcommittee meetings to work on logistics and support, and subsequent follow-up meetings. All meetings of the Ballpark Steering Committee were legally advertised and posted on the Town's website, and were open to the public. The Steering Committee offered valuable assistance in promoting wide public participation and discussion of issues.

¹ As of this report the Ballpark Steering Committee consists of the eleven members listed on the credits of this report. Two of the original thirteen appointments resigned during the course of the planning process.

Structural Condition Assessment

Discussed during the Workshop was the Structural Condition Assessment of the Ballpark conducted by Woodard & Curran.

TO: Larry Mead, Town Manager, Town of Old Orchard Beach
FROM: James P. Sturgis, P.E. Sr. Structural Engineer/Technical Manager
DATE: January 11, 2016

RE: The Ballpark at Old Orchard Beach Structural Condition Assessment

Introduction

As requested by the Town of Old Orchard Beach (Town) and in accordance with our Agreement dated October 27, 2015, Woodard & Curran conducted a structural condition assessment of The Ballpark, the baseball stadium located on 7 Ballpark Way in Old Orchard Beach. The site visit portion of our assessment was completed over a two-day period between November 18 and 19, 2015. I met on site with Guy Fontaine, Ballpark Operations Manager, as well as several other representatives of the Ballpark Commission and Town. The purpose of this evaluation was to assess the structural condition of the concrete grandstand area, to identify areas that have structural deficiencies and/or are in need of repair, to assess the suitability of this structure for continued use, and to provide an opinion of construction cost for implementing short- and long-term improvements that are recommended to extend the design life of the structure. This assessment is limited to the condition of only readily visible structural items for the concrete bleacher area; other surrounding buildings and other components in this complex are beyond the scope of this evaluation. Other disciplines such as electrical, lighting and mechanical systems and the ballfield itself are not addressed in this Memorandum. No structural calculations or structural code reviews have been performed to determine if the existing structure meets current building code requirements for wind, seismic, gravity loads, geotechnical, or other load criteria.

This Memorandum includes the following sections: Existing Construction; Observations & Recommendations (including a Summary Table); Conclusions; and Photo Appendix.

Existing Construction

Original construction drawings, hereafter referred to as Drawings, were provided by the Town and were used as a reference for this assessment; these Drawings were prepared by Dearborn/Whited Architects & Engineers of Portland and its sheets had varying dates between 1983 and 1984. It is assumed that is when the facility was constructed, making The Ballpark approximately 30 years old. The stadium originally served as the home of the Maine Guides AAA baseball team between 1984 and 1988, with a listed capacity of 5,500 people. After the Maine Guides relocated, it transitioned through a variety of uses including local baseball leagues, a major concert venue, and several years of abandonment before restoration of the ballpark was completed in 2009.

Town of Old Orchard Beach (229598.00) 2 Woodard & Curran Structural Condition Assessment of the Ballpark:

The grandstand structure consists of a combination of cast-in-place and precast concrete structural components, with several wood-framed shed structures for Luxury/Press Boxes and Dugouts. See Ballpark Key Plan for a layout of the grandstand and a corresponding grid reference system. Also, see General Photos A & B in Photo Appendix. The column lines (A to L and 1 to 3) correspond to the grid system used on the construction drawings; the grandstand seat sections correspond to the signage posted at the back of each section (Sections A to K). To avoid confusion in referencing areas, the seat sections will be referred to as "Section" A, B, through K, and column lines as "Line" A, B, through L. The Drawings depict the concrete grandstand consisting of the following: conventional spread footing foundations: 3 lines of reinforced concrete columns parallel to the field fence (Lines 1, 2, and 3); precast concrete "main frame beams" perpendicular to the field bearing on columns, and precast tee "bleacher beams". The bleacher beams are individual precast sections that run parallel to the field fence; these sections span between main frame beams and are stacked on one another to form each step or seating row in the grandstand area. Connections between precast beams and columns consist of steel plates. There is a continuous "walkway face wall" along Line 2 at the base of the upper seating area; the backside of this wall has intermittent concrete "haunches", which act as supplemental vertical supports for the bleacher beam above. There are larger "main exit stairs" to grade at Line A, Section D, Section H, and Line K; there are smaller "upper bleacher stairs" at column grid lines A to L that provide access to each upper bleacher area. There are CMU support walls adjacent to each main stair. On the backside of the bleachers behind Section F, there is a winding painted steel stair tower with concrete treads and landings in metal pan forms. A concrete walkway runs along Line 2 that separates the upper seating area from the lower seating area. There are aluminum-framed box seats with plastic back/seat pads bolted to all bleacher beams. There is large isolation joints (IJs) with sealant perpendicular to the field between bleacher beam sections aligned with each column line (Lines A to L). There are also sealant joints at the base of each bleacher beam step. Per the original drawings, all horizontal concrete surfaces were to be sealed with a clear chemical hardening and sealing compound. There is steel angle X-bracing between columns along Line 2; portions of the bracing extend below grade and were to be coated with a black bituminous coating. Luxury and Press Boxes are wood-framed construction with painted Texture 1-11 (T1-11) exterior wood siding, painted wood trim, rubber membrane roofing, painted hollow metal doors, wood and plywood floors (some covered with green turf), painted tongue and groove (T&G) wood ceiling and wall finish, and plastic box seats. Dugouts are of similar construction to the Luxury and Press Boxes, except interiors are not finished and the open fronts of each dugout have wood columns with a wood-framed barrier fence. There are wood and Plexiglas viewing walls with concrete slab decks at the edges of the grandstand on both the 1st base and 3rd base sides. A major structural repair was reported by Mr. Fontaine to have been previously made at grid point E-2; no drawings were provided on this repair. There is a cracked bleacher beam section and a cracked stair saddle support, where each rests on the concrete main frame beam along Line E. This was reportedly evaluated by a structural engineer and a structural reinforcement repair was designed and installed. This reinforcement appears to have consisted of a new concrete footing with steel columns that provided supplemental support to the compromised precast bleacher beam. Town of Old Orchard Beach (229598.00) 3 Woodard & Curran Structural Condition Assessment of the Ballpark

Observations & Recommendations

In general, the concrete grandstand structure was found to be in fair condition and the structural integrity appears to be intact. However, a number of maintenance and repair issues were identified in this assessment that will require prompt attention. If these items are not addressed in a timely manner, then the current problems identified may further develop and begin to compromise the structural integrity of the stadium. The issues identified can be lumped into buckets of similar needs and we've attempted to summarize some of those buckets below, with a brief description of the recommended course of action:

Concrete spalling: Areas should be saw-cut at the perimeter of the spalling, chipped back to remove all unsound concrete, doweled to existing substrates depending on depth of repair, and a high-performance repair mortar installed to restore repair area to original structure dimensions and geometry.

Isolation joint (IJ) sealant replacements: Joint sealant shall be removed, joints cleaned, backer rod installed, concrete substrates primed, then new polyurethane sealant installed as recommended by the sealant manufacturer.

Joint sealant replacement: All existing sealant should be removed, substrate cleaned, substrate primer installed, and polyurethane sealant installed. Given some unknowns relating to drainage characteristics, we recommend that one section be repaired as a test trial to observe whether resealing these joints will create ponding or drainage issues and adjust the repair approach accordingly.

Crack repairs: Stormwater is penetrating cracks, causing damage to the concrete and rebar within each concrete beam or slab. These cracks should be routed out using a v-shaped cutting blade, primed with a substrate primer, and sealed with polyurethane flush with adjacent concrete, referred to as rout and seal (R&S).

Concrete waterproofing: Concrete surface have become more porous over time (originally sealed around 1983) and would benefit from re-sealing. Surfaces shall be pressure washed and cleaned, and two coats of a clear waterproofing compound should be installed to re-seal the concrete surfaces.

Coating systems: Concrete walking surfaces are eroded and have an exposed aggregate profile. To protect these surfaces from eventual damage to structural concrete components, these surfaces should be pressure washed, cleaned, and coated with a multi-coat, waterproof, polyurethane coating system with a grit additive.

Bleachers: There are a large number of plastic seat pads that are cracked from age and/or impact from baseballs. These seat pads should be replaced, which is reportedly an ongoing maintenance item. Also, the hardware for the aluminum-framed seat brackets appears to be carbon steel, and the nuts, washers, and studs are corroded. All nuts and washers should be removed, threaded expansion bolts cleaned and treated with rust inhibitor, and new stainless steel washers and nuts installed.

Paint: Numerous areas requiring painting or repainting, including the back exit stair, CMU walls at stairs, stair railings, Dugouts, and Luxury Boxes.

Town of Old Orchard Beach (229598.00) 4 Woodard & Curran Structural Condition Assessment of the Ballpark

☐ Ongoing crack monitoring: There are some areas around the ballpark where cracks were observed. These areas require annual monitoring and further structural investigation beyond the scope of this report to evaluate possible structural reinforcements.

☐ Wood repair: Wooden shed structures around the ballpark have varying degrees of rotten wood, siding, doors, and/or replacement.

The following is a more detailed documentation of the observations, in tabular format. The Table of Observations & Recommendations is sorted by priority of the recommended repairs. The attached Ballpark Key Plan is intended to provide reference identification for each area of the grandstand. Within the Table, each deficiency has been assigned Item # and for each item, we have documented the location in the grandstand (referenced to the Key Plan), description of the item, observation describing the condition, recommendation for remedial action, priority, and photograph (where appropriate). While we did not take photographs of all observations made, the attached Photo Appendix is referenced to the Items in the Table and depicts the deficiencies identified.

With respect to prioritization, it is worth noting that at the time of our site visits, the facility did not appear to have any immediate safety or structural concerns that put the public or structure at risk. With the intent to provide the Town a roadmap to maintain the grandstand, we have assigned a Priority Level (PL) to each deficiency, to guide the Town in prioritizing the required repairs; the recommended timeline for repairs is for the purpose of extending the life of the structure. Within the Table, Priority Level 1 equals the highest priority and should be addressed in the next 12 months; Priority Level 2 is of medium priority and should be addressed in the next 1 – 2 years; and Priority Level 3 is the lowest priority and should be addressed in the next 2 – 4 years. See the next page for Table of Observations & Recommendations. Town of Old Orchard Beach, ME (229598.00) 5 Woodard & Curran Structural Condition Assessment of the Ballpark

Table of Observations & Recommendations Item #	Location	Description	Observation	Recommendation	PL
1	Line A on 3 rd base side	Rake wall panels on top of main frame beam	Grout plugs in circular tie bolt holes are failing and popping out on exterior face of rake wall panel; these failing patches are a falling hazard.	Core drill around spalled areas, treat any exposed metal, and patch with high-performance repair mortar flush (3" diameter x 48 holes).	1
2	Along field at base of lower seating area from Line A to L	Concrete Knee Wall	Knee wall is pulling away from first bleacher beam walking surface with gaps up to 2.5" at Line L and 4" at Line A – gaps are a safety hazard the public could step into; painted steel weld clips	Further inspect wall with a Contractor to assess if wall could be pushed back into place to close gap. At a minimum, all gaps larger than 1" wide should have a galvanized steel closure	1

			between bleacher beams and wall are corroded (12 clips are intact, 18 plates have no connector clips). Bolts for some clips have spalled concrete bleacher beam edges and are no longer attached.	angle installed to cover gaps for public safety reasons. Connector clips should be installed to enhance connections. All metal plates/clips should be painted. Four clips with spalled concrete shall be replaced with larger clips to make proper connections.	
3	Line 2 between lower and upper seating areas	5' wide concrete walkway	Concrete walking surface has moderate erosion and exposed aggregate profile. Several cracks and spalls, by Section: K (10 LF cracks); J (6 LF crack); D (2 SF spalling with exposed rebar); B (10 LF cracks, 2 SF spalling); A (6 LF cracks in slab, 3 SF spalling in wall and at metal clip).	R&S 32 LF of cracks in slab; patch 7 SF of spall repair; apply to eroded walking surfaces multi-coat, waterproof, polyurethane coating system with grit additive to extend life of walkway and minimize future surface deterioration.	1
4	Line L on 1 st base side	Main concrete exit stair, 6'-6" wide x 20 steps	Steel top angle has gaps along concrete and is corroding; 1" isolation joint (IJ) sealant on sides of top two steps failing; multiple cracks through stair thickness at tread-riser joints; stair surfaces in good condition; top landing isolation joint sealant failing. Major spalling at base of each stair below railing post connection (10 SF). We understand that	Prep and paint top angle; rout and seal edges of angle; replace 13 LF of IJ sealant on sides of top two steps; rout & seal (R&S) 130 LF of stair rise-run joints; pressure wash & apply clear sealer to steps; replace 14 LF of IJ sealant around top landing. 10 SF of spalling at base of stairs. Note: these repairs should still be made to protect this concrete	1

engineering plans have been prepared to install a wooden handicap ramp in this area, which would make the existing concrete stair no longer usable.

stair from moisture penetration damage over time through cracks, failed sealant joints, etc. Also, the Town's Engineer (designer of handicap ramp) should confirm that proposed wood ramp post loads will not overstress the concrete stair on which the posts will bear.

Conclusions

The existing concrete grandstand is approximately 30 years old; it is in fair condition for its age and does not appear to have major or urgent problems that require immediate attention. However, this condition assessment identified a number of maintenance, repair, and structural issues that do warrant prompt attention. The Priority Levels (PL) is presented in the Table to assist the Town with planning and scheduling the recommended repairs. If these recommendations are followed, the repairs are completed by a reputable contractor with expertise in this type of specialty concrete repair work, and the Town has a structural engineer perform annual follow-up inspections to monitor the performance of the structure over time, we are confident that this structure can continue to function in its current purpose.

With support from a local contractor with experience performing similar repairs, Woodard & Curran recommends the Town establish a project budget (including design and construction) for the structural repairs recommended in this Memorandum of \$225,000. We anticipate this work could be implemented in a phased approach based on the Priority Level, with Priority Level 1 items representing \$100,000 and Priority Level 2 items representing \$125,000. In addition to that recommendation, the non-structural, cosmetic items identified as Items 23 -26 could represent an additional \$30,000. We also understand the Town has been replacing bleacher seats on an on-going basis and, therefore, we have not included the costs associated with replacement of cracked seats and associated hardware in the recommended budget.

The Town should also budget an additional \$10,000 for the recommended structural evaluation associated with Item 14 and \$1,500 annually for the monitoring of cracks described within the Table.

As a next phase, we recommend that the Town and Woodard & Curran meet with a local repair contractor to review the recommendations, refine the repair approach and timing, and provide a more detailed contractor cost estimate for the work. We also recommend that the Town's building code official evaluate the grandstand to ensure they do not have any code-related concerns or requirements that may have cost implications. In addition, we recommended that the Town consider soliciting an architect for a code review of egress and other life safety related issues.

PRESENTATION BY THE BALLPARK COMMISSION

An excellent presentation was given by the Ballpark Commission. They discussed the over 50 acres of public land, geographically located in the center of Town with open green space and a lot of possibilities. They talked about their serious beginnings in 2008 and discussed all the challenges they found by showing pictures of the “then” and “now” which shows the hours of volunteer time spent in bringing the Ballpark to its present visibility. They discussed the issues behind the Stadium, the Parking Lot, and what they accomplished from 2008 to 2009 in bringing these properties to workable operations. Pictures of 2010 see more growth and operational professional work done at the Ballpark. The work done by volunteers and supplies provided by businesses indicates that thousands of donated volunteer hours; thousands of corporate goods and products and thousands of dollars of donated improvements.

They then discussed where they are today. From May of 2010 through Columbus Day of 2016 they had over 112,000 participants and attendees as ball games, festival and concerts and community service events. Over 800 ballgames were played, car shows, entertainment, the Blues Festival, the Parking’s Foundation Ride and many other events.

The Parkinson Ride is a story which expounds on the growth of the Ballpark. They held their Fire Ride in Old Orchard Beach in 2008. That year they had 35 cyclists but still managed to raise \$28,000 for The Michael J. Fox Foundation. Every year since then the Town and its people have opened their arms to our cyclists and volunteers and because of that, the Rid has grown at an average rate of 30% year over year, both in the number of cyclists and the funds rose. In 2014 they reached out to the Ballpark and the wonderful collaboration since then with Ballpark staff and the property itself has grown the rid. Having access to the Ballpark and all its facilities including the bathrooms, showers, a room for Osteopathic Treatments done by students from UNE, the concession stand, the band stand, etc. as well as the ability to bring in vendors such as Jimmy the Greek, Sebago Brewery, Shipyard, and Sea Salt Lobster and engage local entities like OOB365, the Chamber of Commerce and the fabulous Rotary club has made this Race the largest independent Tem Fox fundraiser in the entire country. The media also has been wonderful and the national sponsors as well have made these programs possible. Thanks to the Ballpark and all our sponsors the race has raised over \$2.5 million dollars for the Parkinson Ride.

In providing survey results it was noted that patrons, customers, players, musicians rated the Ballpark on issues such as general impression, user friendliness, concession food, space available for the event, restroom cleanliness, adequacy, location, ability to find a venue and overall experience were rated in the 9 plus out of a scale of 1 to 10. Since 2010 the total tax dollars used was \$77,050; that’s \$8.90 over seven years, or \$1.28 per person, per year. For every tax dollar received, the Ballpark made \$7.20. That is a return of 7 to 1. The value is building on the Ballpark’s long history; creating nostalgic memories for future generations; youth development including skill and character building; adult recreation and comradery and family entertainment. You can’t put price on these for their value is unmeasurable.

The benefit to our community includes ballpark users, clients and repeat visitors. They use our hotels, restaurants and local stores. Summer ball teams including 40 to 50 players, coaches, and interns live in OOB for ten weeks and there was a regional and national tournament with 45 players, coaches, umpires who stayed in OOB for four to five days twice a year.

The Commission embraces the results of the Woodward and Curran Study because it offers a clear path to the next phase of development; furthers the potential use of the Ballpark; and provides an achievable goal.

Resolution: They are asking the Council to adopt and accept a resolution: THE FRIENDS OF THE BALLPARK, INC. WILL LAUNCH A STRUCTURAL CAPITAL IMPROVEMENT FUNDRAISING CAMPAIGN IN THE AMOUNT OF \$250,000 TO MEET THE PRIORITIZED LIST OF RQUIREMENTS DETAILED IN THE Woodard Currant STUDY. THIS FUNDRAISING CAMPAIGN WILL BE LAUNCHED IN THE SPRIN OG 2017.

The reason for this presentation this evening is to engage the Town Council as our Champion; the Business Community for their supports and affirmation by the Old orchard Beach Residents.

It should be noted that since 2010, the Town has provided a total of \$77,000.50 to the Ballpark (tax dollars) including fund balance. This equals 13.8% of the total funds expended. Using the 2010 census we had 8,624 people in Old Orchard Beach.

Those speaking favor of the Ballpark and asking for the support of the Town Council included Bob Kelley, Jerome Begart, Jerome Plante, Lori Camleon, Jim Albert, Chris Fish, Helene Whittaker, Pat Brown, Robin Dayton, John Galo, Bob Rings, Al Winston. Over thirty interested individuals gathered in the Chamber and by applause and genuine interest surrounded the purpose and goals of the Ballpark Commission. Councilors Kelley and Vice Chair Thornton spoke of their support for the resolution as provided to the Council. It was also noted by Council that there are a lot of demands on funding for Town needs such as the School recently presented a bonding project; and the Waste Water is in desperate need of refurbishing – a vital need. In the discussion they spoke about ball games, New England Parkinson's Ride, Mustang Power for Mustang Rescue Charity Car and Horse Show, the Annual Woofstock, the "Smok'n at the Ballpark", the sensitive and supportive program for Prisoners of War, possible Farmer's Market, POW/MIA, the Boston Red Socks Alumni, Benefit Concerts, and a host of other events. Although there were some broader and years away suggestion, Robin Dayton pulled everyone back to focusing on the present challenge which is noted in the resolution and once that is accomplished then we can move forward on future plans and dreams.

The Chair thanked those who came and assured of support to move this to the Council for a resolution vote. The meeting ended at 9:00 p.m.

ADJOURNMENT:

Respectfully Submitted,

V. Louise Reid
Town Council Secretary

I, V. Louise Reid, Secretary to the Town Council of Old Orchard Beach, Maine, do hereby certify that the foregoing document consisting of twelve (12) pages is a copy of the original Minutes of the Special Town Council Meeting of October 18, 2016.

V. Louise Reid