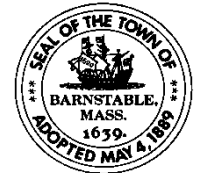


# Asset Management Update

200 MAIN STREET, ARMORY,  
OLD TOWN HALL.

TOWN COUNCIL MEETING  
9/2/2021



# Asset Management Update

- Background of properties
- Acquisition
- What has been done at the locations (RFPs, Studies, plans Etc.)

# 200 Main Street



Photos of exterior prior  
to 2000

# 200 Main Street.



# 200 Main Street.

2014 aerial



# 200 Main Street

1995

2001



# 200 MAIN STREET (HINCKLEY LUMBER)

- Map: 327 Parcel: 165/001
- 1.33 Acres
- Town Acquisition (6/15/1995)
- Building built in 1977, 2 stories, 11,000 square feet per floor, with a partial basement.
- Town renovated the building in 2001
- Second floor is not finished, has a dry sprinkler system.
- 38 Parking spaces in front.
- 21 spaces in back of building

## 200 MAIN STREET (HINCKLEY LUMBER)

- Housed 58 work stations and file storage for Divisions.
- Recently used as coordination center for COVID-19 response by Town Departments and HYFD.
- Commercial Appraisal conducted in 2021 valued the building and land at \$2.2 million dollars, in its current condition.



# STEAM SHIP RIGHT OF FIRST REFUSAL

- November, 1991, SSA seeks to create a second Hyannis ferry slip. 1992 agreement.
- MOA in 1995, associated with SSA acquisition of Hinckley property out of bankruptcy.
- Town Council approves modification of original 1992 agreement and Town buys the front part of the property for \$1, SSA easement to new SSA parking lot in the back

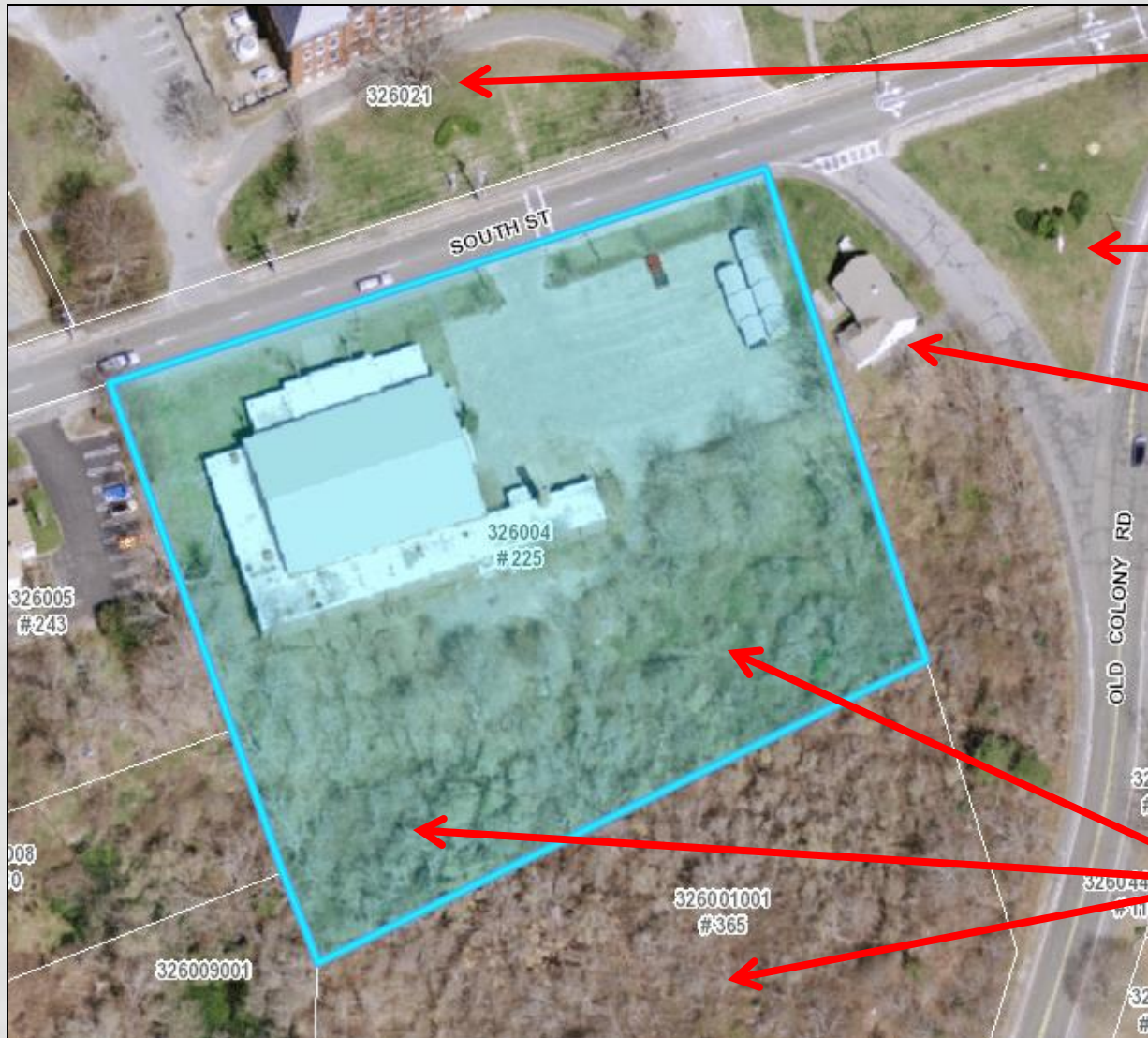
# STEAM SHIP RIGHT OF FIRST REFUSAL

- Within the 1995 agreement; After 2015, if Building is not used for municipal purposes SSA can reacquire the property and building.
- In the deed; More detail on how the ROFR works. In short, the Town presents a purchase deal from a third party, and the SSA has a window of time to exercise the ROFR, and another window of time to complete the transaction.

# Hyannis Armory



# Hyannis Armory



Town Hall

Veterans Memorial

South Street Pump Station (active)

Wet Lands

# Hyannis Armory



# Hyannis Armory



9/2/2021

# HYANNIS ARMORY

- Map: 326 Parcel: 004
- Land given to Commonwealth for an Armory (1956)
- Building built in 1958, to support the Massachusetts Army National Guard. (190<sup>th</sup> Eng. Last unit)
- 18,700 square feet of useable floor area (14,800 first floor. )
- 1.27 acres of mixed upland, 324' frontage
- Parking lot for approximately 50 vehicles.
- Construction: laminated beams, prefab concrete flooring and double thickness masonry walls -- No elevator

# HYANNIS ARMORY

- The land and building was returned 9/29/2006.
- Legislature's acts of 2006 chapter 0265, AN ACT AUTHORIZING THE COMMISSIONER OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE TO CONVEY CERTAIN LAND TO THE TOWN OF BARNSTABLE. The premises are conveyed subject to the perpetual restriction that they shall not be used for other than municipal purposes









9/2/2021



# HYANNIS ARMORY

- 2005 increased activity involving Hyarts
- Weston and Sampson report. (Inventory and analysis, 2006)
- Town Council voted to allow a 99 Year lease (9/6/2007)
- **RFP issued December 2007**
  - 2008 Performing Arts Center
- **2011 RFP for design consultant**
  - Design Lab Report – March 2012

# HYANNIS ARMORY

- **2012 RFI issued** by Growth Management to gauge interest in the building.
- **2012 RFP for adaptive reuse issued**
  - Pirate Museum –Award March 2013.
  - Approved November 26, 2013. Chapter 166 of the acts of 2013. “AUTHORIZING THE TOWN OF BARNSTABLE TO LEASE LAND FOR USE AS A FOR-PROFIT MUSEUM.”
  - (11/18/14 proposal withdrawn)

# HYANNIS ARMORY

- **2016 RFP for adaptive reuse issued**

Response by Sturgis Charter School. (Not Awarded)

- Highest and Best use of our Town owned Real Property Assets.

- FY18 funds for hazardous materials remediation  
(Evaluation of other needs including exterior building elements Roofing, masonry, windows, doors)

- Grant Funds? (CPC, State, Federal, Historic, Etc.)  
listed on the Massachusetts Register of Historic places.





# OLD TOWN HALL

- Map: 326 Parcel: 138)
- 3.41 Acres total parcel
- Address 397 Main Street, Hyannis
- Parcel Acquisition (4/25/1917)
- Built in 1926, 2 stories, 6,000 square feet per floor, with a full basement – opened as Town Hall.
- Leased 3/28/16 to the JFK foundation to support the established museum and their public programs. (20 year lease)

# OLD TOWN HALL

- Upgraded mechanicals (2002)
- Full elevator (2005)
- Exhibit Space and Meeting space, renovated portico (2013)
- New patio entrance in front (2019) -- in collaboration with JFK Foundation and CPC.
- New director coming on board after a 12+ month vacancy in that position during COVID