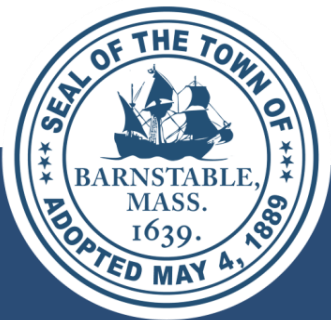


## ITEM# 2025-083

APPROPRIATION ORDER IN THE AMOUNT OF  
\$160,000.00 TO FUND THE DUE DILIGENCE EFFORTS  
NEEDED TO ASSIST THE TOWN COUNCIL IN ITS  
EVALUATION OF A POTENTIAL ACQUISITION BY THE  
TOWN OF THE PROPERTY LOCATED AT 0,167 AND 177  
PLEASANT STREET IN HYANNIS

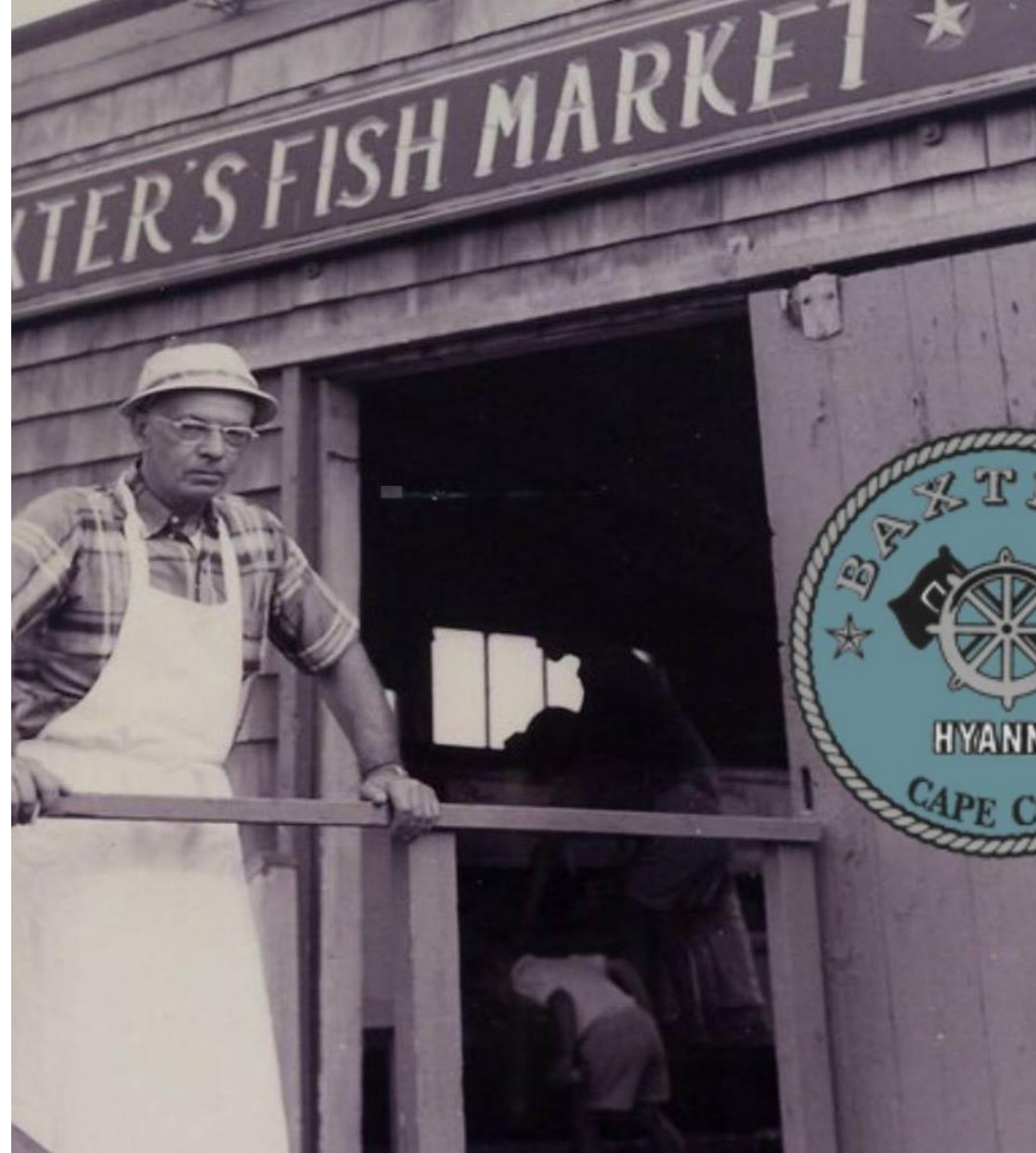


# 177 Pleasant Street, Hyannis



# Brief History

- The Southern end of Pleasant Street transformed from residential to commercial towards the early parts of 1900's.
- 1932 a small fish house was located on this site. The original business was the offloading and packing of fish from local and transient fishing vessels.
- Shortly after the family started a trucking company from Pleasant Street that shipped goods as far as New York. They also started a Fish Market where the Boathouse is now.
- 1957, they opened Baxter's Fish and Chips next to the Fish Market.
- 1967, the family started what is now known as Baxter's Boathouse Club and Baxter's Fish and Chips.





Wed Apr 10 2024

Imagery © 2024 Nearmap, HERE

90 ft

nearmap



# Current Situation

**The Town is being offered an opportunity to purchase the property.**

This includes:

- .56 acres of land over three parcels.
- 1940's structures, 6,358 sq ft of gross floor area
- 75 Parking Spaces
- Docks of varying sizes
- Licensed restaurant for 180 seats and a full liquor license





Wed Apr 10 2024

Imagery © 2024 Nearmap, HERE

20 ft

nearmap

# Current Conditions of the Site

Building in fair condition, 6,358 sq ft gross area and 4,571 sq ft of living area

The property and building periodically flood

Active dock slips

75 parking spaces exist for private use.

Drainage is unknown

Seawalls vary in age, condition, and design

Piers supporting structure's condition unknown

Abuts a listed Town way to water

Busy active profitable restaurant is the main current use



# General Conditions of the Building

- Building in fair condition, 6,358 sq ft gross area and 4,571 sq ft of living area
- Building mostly over water and held up by piers.
- The roof and pilings should be reviewed by an engineer for soundness
- The mechanical equip. should be looked at by a mechanical tech.
- 3,500 gal. grease trap may need inspection.
- Public Water/Sewer

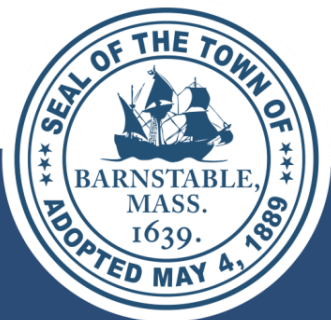


For the Council to understand whether the Town should purchase the property, more due diligence is necessary



# Further Due Diligence Necessary...

- The following items have been identified, which total roughly \$160,000 in cost:
  - **Architectural Building Evaluation: ±\$25,000**
  - **Architectural Code Evaluation for Proposed Use: ±\$8,000**
  - **Site Survey: ±\$25,000**
  - **Hazardous Materials Testing: ±\$30,000**
  - **Waterfront Infrastructure Assessment with Divers: ±\$30,000**
  - **Environmental and Property Permitting and Assessment: ±\$30,000**
  - **Architectural Team Oversight Soft Costs: ±\$10,000**
- *NOTE: Architectural team is capially funded and so this covers their time worked on the project*



# Questions?

