

# EXHIBIT D — Framework for a Public/Private Partnership for the Liberty Family Foundation Proposal

## Goals of the Town of Gray:

1. Redevelopment of the former Town Hall and Post Office properties;
2. Implementation of the Monument Square and Village Master Plans in carrying out #1; and,
3. Renovation of Stimson Hall.

## Goals of the Liberty Family Foundation:

1. Renovation of Stimson Hall;
2. Expanded use of Stimson Hall as a community facility (i.e., black box theater);
3. Expansion of the existing Little League Field to a world-class facility;
4. Improvement of the School District property and facilities;
5. Creation of a village park and shared parking to supplement and serve #1 - #4; and,
6. Recognition for the contributions of the Family Foundation.

## Involvement of the Town of Gray:

1. Allow removal of the former Town Hall and Post Office Buildings;
2. Allow development of a community park and parking on those properties;
3. Allow renovations to Stimson Hall and its use for community purposes;
4. Allow improvements to the Little League field;
5. Facilitate a community design process for the proposed park and facilities;
6. Make any necessary zoning ordinance and map changes to implement the master plan;
7. Issue permits for all demolition and construction;
8. Provide cross easements to abutting owners for access and maintenance of driveways, parking, and pedestrian facilities; and,
9. Participate in maintenance agreements for all facilities.

## Involvement of the Liberty Family Foundation:

1. Funding for the planning and design process;
2. Funding for acquisition of property;
3. Funding for the improvements; and,
4. Coordination of efforts with other initiatives of the Liberty Family Foundation.

# EXHIBIT D — Framework for a Public/Private Partnership for the Liberty Family Foundation Proposal

## Goals of the School District:

1. Better parking for Russell School and the Central Office;
2. Better recreational facilities for the community;
3. Safer bus access to Russell School;
4. Potential use of Stimson Hall for a black box theater; and,
5. Potential use of Stimson Hall as an emergency evacuation site.

## Goals of the Shopping Center:

1. Expanded parking;
2. Full utilization of the building;
3. Expansion of number of rental units allowed;
4. Improved market value per the proposed improvements; and,
5. Increased sales per the activity that will be generated.

## Goals of 10 Shaker Road:

1. Expanded parking;
2. Expansion of number of rental units allowed;
3. Improved market value per the proposed improvements;
4. Increased sales per the activity that will be generated;
5. Possible sale of property; and,
6. Possible exchange for property of equal value.

## Involvement of the School District:

1. Allow relocation of Shaker Road access to School properties;
2. Allow expansion of Little League facilities onto School properties;
3. Allow construction of access drives, parking, and pedestrian facilities on School properties;
4. Provide cross easements to abutting owners for access and maintenance of driveways, parking, and pedestrian facilities; and,
5. Participate in maintenance agreements for all facilities.

## Involvement of the Shopping Center:

1. Allow use of the strip of land between Stimson & Monument/CN Brown for park space;
2. Allow use of the strip of land between Town Hall and the ball field for park and parking;
3. Allow use of septic system for Stimson & park facilities;
4. Upgrade of rear building facades and landscaping; and,
5. Provide cross easements to abutting owners for access and maintenance of driveways, parking, and pedestrian facilities.

## Involvement of 10 Shaker Road:

1. Allow use of rear half of property for park and joint parking;
2. Upgrade of building facades and landscaping; and,
3. Provide cross easements to abutting owners for access and maintenance of driveways, parking, and pedestrian facilities.

## EXHIBIT D — Framework for a Public/Private Partnership for the Liberty Family Foundation Proposal

### Goals of 19 Main Street:

1. Aesthetic improvements;
2. Expanded parking;
3. Expanded septic;
4. Expansion of number of rental units allowed;
5. Improved market value per the proposed improvements; and,
6. Increased income per the activity that will be generated.

### Involvement of 19 Main Street:

1. Allow construction of joint access with shopping center;
2. Allow sharing of parking with shopping center;
3. Provide cross easements to abutting owners for access and maintenance of driveways, parking, and pedestrian facilities;
4. Install landscaping and site improvements; and,
5. Participate in maintenance agreements for all facilities used by 19 Main Street.