

**Testimony of  
Thomas Kennedy  
to  
Senate Institutions Committee  
March 24, 2023**

PROPOSED SCOPE OF WORK for the POTENTIAL RE-USE FORMER WINDSOR PRISON PROPERTY

- **Hire a landscape architect and facilitator through a competitive bidding process.**
- **Review appropriate BGS documents and maps that are germane to the study.**
  1. Annual maintenance costs
  2. Existing maps of infrastructure
  3. Any studies that have been performed such as demolition costs for removal of razor wire, buildings, sheds, etc.
  4. Any studies that have analyzed the existing building on site and whether they can be rehabilitated or need to be demolished.
- **Existing Conditions at the site**
  1. What are the present uses/activities at the site.
  2. Are there any plans to expand the uses at the site?
- **Mapping and Photos**
  1. Create a base map that identified existing state- owned property including wildlife area.
  2. Base map will include an inventory of all infrastructure, buildings, roads, topography, wetlands, zoning, future land use map, etc.
  3. Based upon inventory, develop a development constraint map and a redevelopment map.
  4. Document with photos existing buildings and structures
- **Preliminary Community Outreach**
  1. Hold at least two community wide meeting to receive input on potential usea at the site.
  2. Hold focus groups with the Planning Commission, Selectboard, Windsor Improvement Corporation and the Conservation Commission
- **Legislative Governmental Outreach**
  1. Hold at least one meeting with the Senate Institutions and House Corrections and Institutions Committee to determine the State’s needs for the property, amount of property needed to meet its needs.
  2. Arrange for a site visit if needed.
  3. Talk to BGS staff and management about the reuse of the property.
- **Economic Development Specialists**
  1. Interview Bob Flint from the Springfield Redevelopment Corporation regarding the potential reuses and potential sale/ lease value of the property.

2. Interview other economic development specialist regarding the possible re-use of the property.
  3. Interview private sector developers regarding the re-use of the property.
- **Cost Analysis of the property**
    1. State Maintaining Ownership
    2. Sale of a portion or all of the property
    3. Costs to make the property conducive for a sale or lease.
  - **Create a Preliminary Report of the Findings**
  - **Potential Uses of the Property based upon preliminary findings.**
    1. Create a site plan that illustrates potential uses and possible constraints such as traffic, noise, etc.
    2. Present findings to the community and focus groups
    3. Present finding to the House Corrections and Institutions Committee; other committees?
    4. Revise finding based upon response from the community.
    5. What are the institutional constraints to selling/leasing the property such as procurement issues, other issues.
  - **Prepare Final Report**
    1. Discuss final report with Committee and discuss next steps.