Call to Order

Chair Moffitt called the meeting to order at 7:00 p.m. in the Select Board Conference Room. Present were: Chair Eugenie (Janie) Moffitt, Mary Ellen Logee, Linn Anderson, Bojay Taylor, Paul Monticciolo and Spiro Christopulos. Absent were Paul Russo, John Barry and Andrew Betts. Also present was Donna Walsh and Austin Simko, Town Clerk and Chief Strategy Officer. The meeting was videotaped and live cablecast.

Austin Simko – Historic Mill District Update
Ms. Simko presented the plan of the Historic Mill District Task Force for redevelopment of the Old Town Yard (see attached powerpoint presentation.) Topics included: a) Historic Mill District Context and Background; b) public engagement milestones; c) method of disposition; d) RFP planning objectives; e) and the RFP selection process.

Discussion ensued including: a) the two options suggested for solving the traffic and circulation issue; b) the team responsible for writing the RFP and the previous RFI in 2016 where more than 80 developers responded to walk the site; c) all developers are invited to submit bids and the selection committee makes its recommendation to the Select Board; d) the minimum prequalifications of bidders as well as composite rating required to remain in the process; e) the parameters of the current town yard comprised of 7 parcels and 3.15 acres; f) vote of the Planning Board on method of disposition for sale rather than lease; g) comparison of financial data for both sale and lease and the benefit to the town; h) advantages and disadvantages of sale and lease; i) need to go out to bid with only one disposition and not both; j) need to advertise public engagement meetings at a variety of times and in a variety of media not just on the website; k) the challenges of condo buildings in ground-lease situation; l) results of public opinion survey to include condos and no other type of housing; m) responsibilities of town as ground lessor and history of other towns; n) underinvestment potential in development nearing end of lease; o) transparency of bid process and the public; p) ultimate role of the Select Board on acceptance and terms of bid; q) sequence of Town Meeting vote on the process; and r) context of warrant articles.

Ultimately, it was the consensus of the committee, that in order to make an informed decision on and educate the public on, the matter, that more comparative data is needed that led to the boards’ decision to vote on sale rather than lease. Ms. Anderson will follow up with Mr. Simko regarding the information provided by the town’s consultant, Stantec, and request that information be provided to the committee for analysis.

Plans for Future Agendas and November/December Meeting Dates
November 13 – School Committee
November 20 – Purchasing Agent on Disposition of Land (Ms. Anderson to follow up)
December 4 – tbd
December 11 - Triboard
Adjournment
Upon motion duly made by Ms. Anderson and seconded by Mr. Christopulos, it was unanimously voted to adjourn. Motion passed 6-0. Meeting adjourned at 8:20PM.

Respectfully submitted,

Christine Martin Barraford
Recording Secretary

Attachments:
Historic Mill District Presentation by Mr. Simko