

900 Worcester FRP Planning Committee

July 24, 2014

7:00 PM at Warren

Attending:

Andy Wrobel, Marjorie Freidman, Don McCauley, Ed Lasch, David Perry, Hans Larsen, Deborah Carpenter, Scott Tarbox, Tim Barrett, Joan Gaughan, Ann Rappaport

Public Speak:

None

Minutes:

None

Update on Vatican decree

Mr. McCauley said the appeal has been rejected and the 60 day due diligence period has started. Mike Pakstis gave an email update that the pits and borings were complete with results expected in 2-3 weeks. Filing for the ANORAD should be completed on the 24th as well. A few general questions were answered regarding the original conditions of the sale that were answered with Don planning to revisit the P&S again to be sure of the details.

Update on Impact of North 40 Opportunity on the 900 W work

Don and Hans led a discussion of the North 40 timeline through the end of August when hopefully more clarity will be available regarding the usability of the 40+ acres and a potential price to the Town. After that work is complete a decision on whether to proceed with attempting to purchase the land and having a STM is planned.

If the North 40 land is purchased there could be an increased flexibility for the 900 W site. Some of the uses could be moved to the North 40 to allow the other uses to be more expansive or more parking or less “crowded” but none of the next steps of preparing requirements by the use subcommittees and preparing RFPs for potential partners is impacted.

Don indicated he believed the B of S has an appetite to purchase both 900 w and the North 40 since land is available so infrequently in Town. Furthermore the group was reminded that the Town has the option to sell the land (sharing net gains with the Church) if it desires so there is great flexibility.

Review progress to date in fall of 2012

Mr. Wrobel walked the group through a presentation that was a subset of the B of S meeting summary from the fall of 2012. General questions were fielded. The emphasis was on the promise to 2012 STM for a public/private partnership, MA 30B procurement approach (see Jan 2013 meetings for minutes on Mr. Harrington's thorough presentation), and overall process flow.

The next task at hand is to write the use requirements and prepare the RFPs. Each use subcommittee will prepare their objectives and summary requirements and create a scoring matrix to be used to grade responses. The requirements and scoring matrices will be reviewed and approved by the overall committee. In addition, a new subcommittee was created to spearhead the proposal writing. Members include Mr. Wrobel, Ms Carpenter, someone from Mr. Larson's office, and perhaps one other member. This group's first task is to meet with Mr. Harrington (Town counsel) to discuss how best to write the MA 30B proposals. This group is expected to define the shell of the proposals into which the appropriate use requirements and scoring matrices will be inserted. The goal is to have the RFPs prepared to go out at the end of August.

Next Meeting:

The next meeting was scheduled for Aug 7th at 7pm at Warren. In addition, each subcommittee should be meeting to begin its requirements, writing and matrix scoring work.

Motion: To adjourn by Ed
Seconded: By Joan
Vote: All in favor

Meeting adjourned at 8:00 pm.

Respectfully Submitted,

Andrew Wrobel