

REGULAR SESSION MEETING MINUTES
ECONOMIC DEVELOPMENT COMMITTEE MEETING 2018 AUG - 2 PM 2:23
Thursday April 24, 2018

EDC Chairman Ferreira called the meeting to order at 6:05 pm in room 5 at the Town Hall in the presence of:

Voting Members: David Ferreira, William Bellavance, Sean Delaney, Peter Beal, Michael Prisco, Joseph Lauria, and David O'Neil

Missing:

Associate Members: Tom Ollila, Chris Hayden

Non-Members: Danielle McKnight – Town Planner, Francis DeCoste -TRA

Chairman David Ferreira opened the meeting at 6:05 pm.

- 1.) Mr. Bellavance motioned to approve the minutes of March 01, 2018, Seconded by Mr. Delaney
 - a. Unanimous 6 – 0 – 0 (Mr. Beal arrived after the vote was taken at 6:12pm)
- 2.) Mrs. McKnight
 - a. We received two bids but one of the two bids arrived after the deadline
 - b. We can only evaluate the one bid received on time.
 - c. We will score the bid with either advantageous or unacceptable.
 - d. Evaluation sheets were handed out.
 - e. Mr. Prisco informed the group that only voting members can do the scoring and associate members are welcome to provide comments.
- 3.) Evaluation of BCFC Park LLC Proposal
 - a. Mr. Delaney stated that he has some serious concerns that the owner that submitted the bid
 - i. BCFC only formed for this proposal.
 - ii. There is no banking info.
 - iii. No experience with doing this level of project.
 - iv. Even though they reference "Tavern in the Square" he really doesn't state in the proposal what the restaurant referenced is actually going to be
 - v. Big concern with tremendous traffic issues with soccer going on all week and weekend long. This will impact traffic for Pulte Homes
 - b. Mr. DeCoste shared that he spoke with the financial firm (Brookline Bank) referenced in the proposal and received confirmation that BCFC has the financial backing to do what's being proposed.

- c. Mr. Beal stated that based on he was reading the building will not have a good look from the street. It's essentially a massive metal building. No masonry shown in the plan.
- d. Parking is not shown well in the proposal. The plan provided didn't show any spots on the property.
- e. Mrs. McKnight felt that the plan provided stated 67 spaces proposed. But when you look at the structure and its uses the parking needs will actually be well over 100 spaces. So the parking plan is inadequate.

4.) Evaluation Scoring

- a. Team Qualifications and Experience: voted unanimous "Unacceptable"
- b. Financial Capability: Voted unanimous "Advantageous"
- c. Development Program Concept and Feasibility: voted unanimous "Unacceptable"
- d. Price Proposal: 5 members voted "Unacceptable"; 2 members voted "Advantageous"
- e. Overall: Based on scoring three out of the four categories were unacceptable

5.) Mr. Delaney made a motion that BCFC proposal to be unacceptable; seconded by Mr. Bellavance.

- a. 7-0-0 Unanimous

6.) The EDC members feel that it may be better to hold off until at least the Pulte Homes first structure is completed before we go out to bid again.

- a. In the meantime we asked TRA to install a Real Estate (for sale) sign on the property to get some interest while we wait for the next bid cycle.
- b. EDC members would like DPW to give us a quote to build an access road onto the property for better showings.

7.) Old and New Business

- a. Next meeting May 7th at the BOS Meeting where we will present our recommendation on this proposal

8.) ADJOURNMENT

Mr. Delaney motioned to adjourn the meeting

Seconded by: Mr. Lauria

Voted by:

Mr. Prisco	AYE
Mr. Bellavance	AYE
Mr. Delaney	AYE
Mr. Beal	AYE
Mr. Ferreira	AYE
Mr. O'Neil	AYE
Mr. Lauria	AYE

UNANIMOUS (7-0-0)

ADJOURN 7:10 pm

2/17/18

DATE

A handwritten signature in black ink, appearing to read 'Michael Prisco', written over a horizontal line.

MICHAEL PRISCO, CLERK