



Medfield State Hospital Development Committee

MEETING OF:
September 15, 2021

MINUTES

Present: Todd Trehubenko, Johnny Martinez, Chris McMahon, Gus Murby, Nicholas Milano, Assistant Town Administrator (Ex Officio), Sarah Raposa, Town Planner, Eric Busch of Peregrine Group (PG), Erica Schechter (PG), Mike Mitchell of MassDevelopment

Absent: Pat Casey, Mike Metzler

Location: Virtual Zoom Meeting

Chair Trehubenko called the meeting to order at approximately 7:30 pm, and did a roll call for attendance.

Status of Developer Proposals - Since the last meeting the two developers have been interviewed and comments from outside reviewers have been received, as well as organizing and considering follow up questions from the community. The current approach is to try to focus on Pre-Due Diligence questions for the developers with the understanding that they've not been given access to any of the buildings at the state hospital or to town officials. Written responses, reference checks, and committee evaluation will be forthcoming, as will consultation with the Board of Selectmen for feedback on the best and final phase. Milano briefed on the MTC clarification about the most advantageous / due diligence process in terms of 30B and timetable. Murby asked for clarification on the competitive proposal and best and final process. McMahon asked about potentially merging the proposals. Martinez noted the campus should be driving the decision making process because the arboretum will remain valuable. Trehubenko summarized the potential process of most advantageous / due diligence / best and final / development agreement negotiations to marinate on during proposal review.

Murby asked about the contributing nature of the cottages. Busch walked the Committee through his analysis about if all/portion of Arboretum is demolished, would the use of State and/or Federal Historic Tax Credits be impacted. He noted it is not a definitive answer and said the key factor of "adverse effect" on the "integrity" of the campus; Historic logic/Condition; Separate Parcels (subdivide); and the ability to do a 'Preliminary Review' via the National Park Service. Murby asked about the subdivision process versus the subdistricts. Murby and Martinez discussed the tax credit process. Busch will bring a scope of work to the Committee for the next meeting for the purpose of obtaining feedback to inform the constraints and potential impact on tax credits and other approvals between Arboretum and Core Campus and other scenarios such as the West Slope, etc.

Outside Reviewer Comments - The Committee reviewed the letters from outside reviewers (Massachusetts Historic Commission, Medfield Historical Commission, Medfield Historic District Commission, Cultural Alliance of Medfield, and the Medfield Energy Committee) and the comment letter from the School Committee.

Developer Questions from the Committee - Chair Trehubenko stated that he wanted to get final questions out to the developers and polled members on specific questions and asked them to be specifically sent to Peregrine so they can be sent out and received before the next meeting. Murby highlighted some of his and had suggestions for re-grouping the initial list. Martinez and McMahon noted questions regarding assumptions and metrics.

Minutes:

- 8/3/21
- 8/23/21
- 8/26/21

Mr. Martinez made a motion to approve the minutes of 8/3, 8/23, and 8/26; Seconded by Mr. Murby. The Vote: 4-0 (Roll Call: GM = yes, TT=yes, JM=yes, CM=yes).

Adjournment: Mr. Murby made a motion to adjourn at approximately 7:00 pm; Seconded by Mr. McMahan. The Vote: 4-0 (Roll Call: GM = yes, TT=yes, JM=yes, CM=yes).

Next Meeting: September 29, 2021 at 7 pm