



Medfield State Hospital Development Committee

MEETING OF:
February 24, 2021

MINUTES

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

Location: Virtual Zoom Meeting

Chair Trehubenko called the meeting to order at approximately 7:00 pm, and read the following statement into the record:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Medfield State Hospital Development Committee is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the instructions on the agenda and meeting notice. This meeting is being recorded.

RFP Status and Issuance –

Chair Trehubenko intends to cover the overarching items received from the previous night's Board of Selectmen meeting. Mr. Murby summarized his feedback regarding the scoring/scoresheet and the mathematical mechanics of weighting vs. interactive negotiations. Committee discussion about individual bias and evaluation rather than scoring terminology as well as what balance will be most successful at a town meeting vote, and the flexibility inherent in the RFP. The Board noted and discussed the opinion stated by Mr. Marcucci regarding a potential broadening of the commercial use. The Committee reviewed the draft scoresheet and discussed possibly eliminating the columns or using check-marks and reorganizing the sections/subsections. Mr. Busch opined on the evaluation and priorities based on his experience as a developer. Discussion reviewed the issue of 'total considerations.' Ms. Gallo to facilitate the unweighted reorganization (draft categories rank order 3, 1, 4, 2) based on this overall conversation.

The Committee discussed the possibility that respondents only want to develop a portion of campus and those proposals should have a focus on the overall impact on the Town's liability. The Town does not want to coordinate or referee the redevelopment. Some committee members are wary of developers who only want to respond to a portion of the campus. Ms. Gallo to make note of this discussion perhaps in the community risk or partial proposal section of the draft RFP.

The Committee reviewed and discussed the Medfield Energy Committee's proposed language for the RFP (regarding district energy and the steam tunnels, developer's approach to integrating high performance building standards, developer's experience with high performance building standards, sustainable development/fossil fuels) and appendix materials (intro section, EUI thresholds/targets) provided by Jim Nail.

Minutes –

- **1/20/21** - *tabled*

Next Meeting – Meeting with BoS TBD

Adjournment – Mr. Karg made a motion to adjourn at approximately 9:40 pm; Seconded by Mr. McMahan.
The Vote: 5-0 (Roll Call: PC=yes, GM=yes, TT=yes, JM=yes, CM=yes, RK=yes).