



Medfield State Hospital Development Committee

MEETING OF:
June 3, 2020

MINUTES

Present: Todd Trehubenko, Johnny Martinez, Ken Richard, Gus Murby, Nicholas Milano, Assistant Town Administrator (Ex Officio)

Location: Virtual Zoom Meeting

Chair Trehubenko called the meeting to order at 7:02 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.*

Procurement for Consultants

The Committee reviewed the positive references from the Towns of Kingston, Easton, Lunenburg, and Hingham where MTC serves as town counsel and special counsel. It was noted that they are versatile. Mr. Richard debriefed his conversation with a principal at Jones, Lang, Lasalle, (JLL), Mr. Cassum. He shared the link to the MSH Master Plan and the recent Zoning with him. Cassum said that his team would be interested in pursuing an assignment like this. Mr. Richard assured the Committee that a procurement process would need to happen. Mr. Richard said he'd follow up with another firm as well. JLL represented disposition of the Christian Science Church property in Boston, so they understand the difference between non-profit and commercial clients. Mr. Martinez noted the prospective lower sales price and Mr. Richard said that Mr. Cassum said that he didn't feel like the infrastructure costs necessarily reduces the land value; but didn't express an opinion on the value. Mr. Trehubenko's reaction is that brokers would surely like a project like this but ultimately the terms and compensation may not be attractive to a broker and could cost the Committee significant time with no guarantee of success. Mr. Martinez suggests moving forward with MTC and have MTC perhaps help secure additional service from a broker down the road if the Committee decided to go in that direction. Following up on a comment from the last meeting, the Committee concluded that this assignment would not fit into Mark Cerel's work as Town Counsel. Mr. Murby noted that he thought additional technical skills may be required in the future. Hiring a broker is a strategic question for the Committee and the need for a collaborative partner. Mr. Richard described the broker services for market appeal. Mr. Trehubenko noted the past conversation that was had with MassDevelopment regarding their work on other state hospital redevelopments. At the time we were requesting technical assistance funds but they did mention a joint venture option. He suggested they attend a future meeting to further discuss.

Mr. Richard made a motion to recommend MTC be retained as special counsel to the development committee for legal services and other services as needed. Seconded by Mr. Martinez. The Vote: 3-0-1 (Roll Call: TT=yes, KR=yes, JM=yes, GM=abstained). The material will be forwarded to the BoS for inclusion on the next agenda.

Review Letters of Interest

Not all Board members saw the link so the letters were not fully reviewed. Direct real estate experience was not identified in the four responses so the Committee will keep the posting out longer. Mr. Milano will reach out to the current list of applicants and will refresh the posting with a new deadline.

Minutes (5/6/20 and 5/20/20)

- Mr. Murby made a motion to approve the minutes of 5/6/20 as amended by Mr. Richard; Seconded by Mr. Richard. The Vote: 4-0 (Roll Call: GM=yes, TT=yes, KR=yes, JM=yes).
- Mr. Trehubenko provided edits to the draft minutes of 5/20/20. Mr. Murby made a motion to approve the minutes as amended; Seconded by Mr. Richard. The Vote: 4-0 (Roll Call: GM=yes, TT=yes, KR=yes, JM=yes).

Adjournment – Mr. Martinez made a motion to adjourn at 7:48 pm; Seconded by Mr. Richard. The Vote: 4-0 (Roll Call: JM=yes, JTT=yes, KR=yes, GM=yes).

Next Meeting – Wednesday, June 17, 2020