



Medfield State Hospital Development Committee

MEETING OF:
June 17, 2020

MINUTES

Present: Todd Trehubenko, Johnny Martinez, Gus Murby

Absent: Ken Richard, Nicholas Milano, Assistant Town Administrator (Ex Officio)

Location: Virtual Zoom Meeting

Chair Trehubenko called the meeting to order at 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.

MassDevelopment Discussion

Sarah Raposa introduced Mike Mitchell of MassDevelopment, project manager of large-scale real estate projects for 25 years. MassDevelopment has been looped in on the project in the past, prior to zoning passing. Todd summarized the Committee's work since zoning passed in November (procurement for consultant to assist in preparing RFQ/RFP, Covid delay). MassDevelopment sometimes takes on development projects i.e. Northampton and Belchertown, in collaboration with the local entity and the State. Their preference is to offer technical assistance, but have been called upon to take a larger role on projects on occasion in the past. MassDevelopment could provide technical assistance to support the issuance of an RFQ, assist in the review of RFQ responses, issuance of an RFP, and assist in the review of RFP responses. Mr. Trehubenko asked if any of MassDevelopment's consultants are available for discussion. Ms. Mitchell described MassDevelopment's 'house doctors' consultant list as a list of resources that are available, either through MassDevelopment, or directly to towns, to support projects of the type that Medfield is undertaking. If there are no acceptable responses from the private sector for the kind of support that Medfield might need, then it would be appropriate to review the situation to see if there is a bigger role for MassDevelopment to play on the project. MassDevelopment typically gets repaid from future revenues of the project. The next TA round will be this fall (up to \$50k) which seems to line up well with the work the Committee is doing, although the RFQ process is currently planned to occur before MassDevelopment's TA grant process will be completed. The Development Committee has funding of its own to contribute to support the RFQ stage of the process, so the grant award schedule doesn't need to drive the RFQ process. Ms. Mitchell also indicated that the town's willingness to put up its own money to support this effort will also be seen as a positive factor in the evaluation of the town's request for a TA grant, to support the work that follows the RFQ process.

Mr. Martinez inquired about District Improvement Financing. Ms. Mitchell described her knowledge with Taunton State Hospital's DIF structure and process. She will forward the relevant information.

Mr. Murby followed up with an elaboration on the timing of the TA and the Committee's current process with the RFQ and RFP phases as well as the expected expertise required. Ms. Mitchell confirmed Mr. Murby's framing of the process and suggested that firms on MassDevelopment's "house doctors" list, such as (Need full name of this firm) MTC, could be very helpful with DCAMM, historic obligations, and MEPA requirements. While making clear that she was not providing the committee with a specific recommendation on a firm to hire, Ms. Mitchell suggested that a firm from the list like MTC could likely get us through the RFQ phase of the effort prior to MassDevelopment's TA grant awards in the fall, after which time, MassDevelopment would be able to support the committee in moving ahead with the RFP phase of the effort. Ms. Raposa then highlighted the need for issue-specific engineering reviews, such as stormwater and parking impacts in preparation for the disposition article.

The amount of needed funding was discussed, and Ms. Mitchell provided a preliminary estimate that a project of this size would probably be considered for a TA grant of approx. \$75-100k, with award phases supplemented by Town funding. The Committee understands that this conversation is informal and no funding is guaranteed. Mr. Trehubenko wondered if the Committee might want to reach out to the consultants on MassDevelopment's list of house doctors to start working with that might queue up to the TA round. Ms. Raposa will send her the procurement document that the committee used at the beginning of the year to try to find a firm that could provide technical support in this RFQ/RFP effort (that didn't result in any proposals being submitted). The Development Committee's current general timing for carrying out the RFQ and RFP processes could potentially line up with the submission of a warrant article for a Fall 2021 STM seeking approval to authorize the disposition of the hospital property to a developer. The Committee confirmed that the master developer team scenario is ideal because it confirms the master plan, and doesn't sell off desirable pieces and leave the harder to develop areas floundering, however, this doesn't rule out the possibility that the committee may keep the redevelopment project focused on the hospital campus proper, and break out the "Arboretum" portion of the property as a separate project to be handled outside of this main redevelopment effort. To be clear, however the Development Committee feels that the Town shouldn't take on the role of being the general contractor for this project, so the process the committee carries out will be focused on finding a suitable developer that can fill the general contractor role for the identified property to be redeveloped in the RFP.

Ms. Mitchell will follow up with the following:

- List of MassDevelopment Consultants
- DIF Technical Assistance Info
- Fall Technical Assistance Grant Application Info

Cultural Alliance of Medfield – Area Devoted to Chapel Lease

The Development Committee reviewed the site plan for the pending lease of the Chapel to the Cultural Alliance of Medfield. There is consensus that there isn't an issue with the site plan as shown to the Selectmen last night, to include the green areas and the parking lot. There is an expectation that some kind of language will be needed in the lease making clear that a license will be given to the Town confirming that the parking lot will be available for others using the campus.

Minutes (6/3/20) - Mr. Martinez made a motion to approve the minutes of 6/3/20 as amended. Seconded by Mr. Murby. The Vote: 3-0 (Roll Call: GM=aye, TT=aye, JM=aye).

Adjournment – Mr. Murby made a motion to adjourn at 7:48 pm; Seconded by Mr. Martinez. The Vote: 3-0 (Roll Call: GM=aye, TT=aye, JM=aye).

Next Meeting: Wednesday, July 22, 2020