



Medfield State Hospital Development Committee

MEETING OF:
February 27, 2019

MINUTES

Members Present: Adam Ameden, Johnny Martinez, Ken Richard, Todd Trehubenko

Members Absent: Gus Murby

Staff Absent: Sarah Raposa, Town Planner

Others Present: John Harney, Bill Massaro, Jean Mineo, Tom Carigliano

Location: Town Garage (DPW) Training Room

Mr. Todd Trehubenko called the meeting to order at 7:03 pm.

- **Debrief Interviews**

Mr. Martinez and Ms. Raposa met with Pulte and Flatley, market rate homebuilders not traditional developers per the Master Plan but both are interested in the site. It is too early, in the opinion of these builders, to determine full units counts like they would in response to an RFP. Their businesses involve town homes, single family homes, garden style homes. They're not scared of the site.

They view it to be challenging to do affordable units as these types of construction are not their business model. Pulte specifically discussed abatements: prefer to abate earlier and then wait on remaining structures. Abatement and demo costs could be absorbed by developer. Have done sites like this but without preservation of buildings. Both are comfortable acting as master developer and having affordable or historical preservation as separate portions. Both are flexible and excited about the land; receptive to any way they could be a part of the site and Town but admitted they are not in the business to implement the master plan as is. They did not think that other construction on site is a downside. The only downside is that if nothing happened and the buildings are left as is. Both believe that the affordable percentage is too high. Both companies are privately funded and not reliant upon tax credits. There was discussion about the different types of commercial uses proposed in the plan (i.e. hotel vs coffee shops and offices); the thought was that small commercial is acceptable based on market.

Mr. Trehubenko and Ms. Raposa met with Trinity and Beacon and both firms have enthusiasm and both specialize in apartment development and redevelopment so core campus is of great interest to them. Really interested in what the Town is going to do with the RFP and if it would be before or after Town meetings. Both were open to being involved either way but better for the Town to resolve zoning prior to issuing the RFP.

Mr. Ameden discussed the pros and cons of RFP/Town Meeting and the ability for a developer to walk the Town through the plan and financials in being able to pass zoning by 2/3rds. Mr. Trehubenko said ultimately having zoning in place is advantageous for developers for certainty but having that zoning be flexible enough to make adjustments is also very important. Mr. Richard acknowledged Town Meeting's desire for a lot of information before approving something.

The developers are comfortable with phasing and acting as master developer. Infrastructure costs may be estimated too high in the Master Plan. Everyone thinks MassWorks would be a good fit for this project. Mr. Martinez noted that capacity questions for water and sewer need to be explored further.

The Committee discussed the RFP process and how the developers are perceived to adhere to the Master Plan. Mr. Martinez noted that there is a difference in the respondents and some of the respondents say that implementing the Plan is possible. It's good hearing that there are interested parties, the Plan is workable and there are interested developers. Mr. Ameden noted that other developers would respond to the RFP that haven't been involved with the RFI process. Mr. Trehubenko said that the responses will also depend on what we issue.

Audience questions and discussions: Some of the developers asked very specific questions about the Master Plan which indicated that they were familiar with the Master Plan document. Specific financials were not explicitly discussed. Other projects that the developers were involved with were discussed. Local affordable housing strategies were discussed. There was clarification on how multiple developers view other phases happening on the property by different developers. Ultimately, it was agreed that the preparation and issuance of the RFI document was a good use of time. It was noted by an audience member that there are water infrastructure issues that must be addressed.

- **Next Steps**

Mr. Richard will be meeting with Winn on Friday, March 8th. Overarching town approval either through leadership or town meeting action is essential in getting developers to provide more detailed information.

- **MassDevelopment Call for Proposals**

Mr. Ameden made a motion to seek MassDevelopment funding for infrastructure, market feasibility, and financial analysis, surplus property reuse and/or activation assistance. Seconded by Mr. Richard. The Vote: 4-0.

- **Review and approval of minutes (01/23/19)**

Tabled to March 27, 2019

- **Upcoming meetings: March 27, and April 24**

Adjournment

At 8:10 pm, Mr. Richard made a motion to adjourn the meeting. Seconded by Mr. Ameden. The Vote: 4-0.