



Medfield State Hospital Development Committee

MEETING OF:
April 24, 2019

MINUTES

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

Staff Present: Sarah Raposa, Town Planner

Others Present: John Harney, Jean Mineo

Location: Town Garage (DPW) Training Room

Mr. Todd Trehubenko called the meeting to order at approximately 7:00 pm.

- **ATM Prep**

Mr. Gus Murby said he is planning to speak at the Town Meeting regarding the MSH Article. Ms. Kristine Trierweiler, Town Administrator, outlined for him the cost of maintaining the property and it is approximately \$150,000 to \$160,000 per year. Mr. Murby said he believes there are two items that need to happen. The items are (1) the Town needs to approve zoning changes that would make it feasible to develop the property and (2) the Town would have to approve the disposition of the property. Mr. Murby said the issue is how to you get the Town to understand that approving zoning described in the MSH Master Plan might be different when/if a developer come on board to develop the property. Mr. Murby said the question is how to maintain the relationship between the townspeople/taxpayers who take the Master Plan as the basis for approving the zoning if a developer pushes in a different direction. Mr. Ken Richard said, then the permits wouldn't be issued. Mr. Adam Ameden believes a second vote does make sense in maintaining integrity. Mr. Murby said because the zoning is narrowly focused on particular footprints, the cost recovery with the State is a function of what percentage of the land is transferred. Mr. Richard said that he helped negotiate the purchase with the state. Mr. Richard said essentially the Town needs to allocate the costs across the landscape and then, if the Town conveys a sale or a lease that generates income then, against that income, the town gets to deduct costs associated with the land that is being transacted. Mr. Richard said the formula basically says, the Town can recover its costs through transactions.

Mr. Richard asked why the Town hasn't come forward to say, "This is the Master Plan." Mr. Murby said, up until now, the townspeople have loved what this Master Plan calls for. However, there were three wickets that the Master Planning Committee said we needed to get through. The wickets are (1) positive revenue for the Town, (2) palatable to the taxpayers and (3) attractive to developers. Mr. Murby said, in the modeling that Mr. Pat Casey did in the Master Planning Committee, basically said the plan is positive for the town, acceptable to the taxpayers, and there is a 50/50 chance that developers will make money on it. Mr. Murby said this Development Committee is here to tell the Town when there is confidence to come forward with a Master Plan appealing to developers. Mr. Murby said there is a technical confirmation that is needed in a market sense.

Mr. Murby said if the Committee is comfortable with fundamentally endorsing the MSH Master Planning Committee's Master Plan, that will be a huge up check within this entire process for the Town. Mr. Murby said if the Committee is comfortable with moving ahead, he is totally okay with it.

Mr. Murby said Mr. Maurice Goulet, Director of Public Works, was at the BOS meeting last night. Mr. Goulet reported on the analysis of where lost water in Medfield is coming from. Mr. Murby said there has been good progress made. Mr. Murby said they found some of the loss was coming from old meters and leaks.

Mr. Murby asked Ms. Mineo if there is any discussion the Committee has had that is gear grinding for anything she is doing regarding the Chapel. Ms. Mineo said no; however, she wanted to remind the Committee that in the conversation regarding excess commercial space, the Cultural Alliance is interested in close to 70,000 - 80,000 of that. Ms. Mineo said that is regarding Buildings 23, 26 and 27. Mr. Murby said the Cultural Alliance is picking up the cost of the remediation of the Chapel so from the Town's standpoint even though the Chapel is not likely to ever be a profit center for the Town, it is beneficial. Mr. Martinez said a developer could potential dovetail in. Ms. Raposa said they would get the tax credits if they partner in.

Mr. John Harney, 18 Maplewood Road, asked if the Committee could give some specificity as to where the money, they are asking for at ATM will go. Mr. Richard said he is hopeful some of the money will go to drafting the RFP. Mr. Richard said we don't need a lawyer; we don't need an engineer. Mr. Richard said we need someone who could help us in the drafting the RFP that the BOS would approve. Mr. Martinez asked if some of the money would go to the investigation of the infrastructure. Ms. Raposa said in the draft handout that she distributed, outlines what the money would be used for. Ms. Raposa said the packet is the outline and the subsequent pages are the summary of the Master Plan. Ms. Raposa said that the handout needs to be approved by the Town Moderator and then it can be distributed at ATM.

Ms. Raposa asked if the last bullet point on the outline, the drafting of the RFPQ, could be expanded include some zoning consultants. Mr. Richard said yes.

- **Status update on MassDevelopment Technical Assistance Review**

Ms. Raposa said there was a site visit with two Vice Presidents of Real Estate, one out of the Worcester office and one out of Devens office. Ms. Raposa said both of them were excited about the site visit, and the property. Both are very experienced about working on these types of projects but at the end of the day they didn't feel like this pot of money was the right pot of money the Town's needs. Ms. Raposa said Mass Development partnered with Northampton on the redevelopment of the Northampton State Hospital and Ms. Raposa believes there was some sort of profit sharing. Ms. Raposa said MassDevelopment can partner with communities on this type of project. Ms. Raposa said what they wanted to do was to talk to their engineers and figure out ways to help the Town. Mr. Trehubenko said the pot of money we applied for was intended to be the last dollars in to get a project going. Mr. Trehubenko said they felt like we need a lot more than \$50,000. They said they were going to try and figure out how they could participate in a more meaningful way. Mr. Trehubenko said they asked us not to get discouraged and they would come back to us.

- **Formulate Recommendations to BOS; Prep for 5/21 Meeting**

Mr. Trehubenko said he did review "the charter" of the Committee from last August. Mr. Trehubenko asked if the May 21, 2019 BOS meeting could also be posted as a Committee meeting so that everyone attends. Mr. Trehubenko asked Committee members to think about their commitments and possible conflict of interest. Mr. Trehubenko asked members if they are not in a position of moving forward to let him know. Mr. Richard said he has no conflicts. Mr. Martinez said it would all depend on what would be the next ask. Mr. Murby believes

the conflict of interest would come up when developing the RFP, not advising on Special Town Meeting. Mr. Murby said Mr. Mark Cerel could advise more but that is his feeling.

Mr. Murby said, in terms of the BOS meeting, one of the asks of the Committee was to advise the BOS if the Master Plan needed to be changed. Mr. Murby believes that is a no. Mr. Richard said no; but flexibility will need to be maintained throughout the process.

- **Review and approval of minutes (3/27/19)**

At approximately 8:24 pm, Mr. Richard made a motion at approve the minutes from March 27, 2019. Seconded by Mr. Martinez. The Vote: 5-0.

Adjournment

At 8:26 pm, Mr. Richard made a motion to adjourn the meeting. Seconded by Mr. Ameden. The Vote: 5-0.