



Medfield State Hospital Development Committee

MEETING OF:
August 3, 2021

MINUTES

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

Absent: none

Location: Virtual Zoom Meeting

Chair Trehubenko called the meeting to order at approximately 6:00 pm, and did a roll call for attendance.

Minutes –

- 3/24/21 Mr. Metzler made a motion to approve the 2/24/21 minutes; Seconded by Mr. Martinez. The Vote: 7-0 (Roll Call: PC=yes, MM=yes, GM = yes, TT=yes, JM=yes, CM=yes, RK=yes).

Inventory of Proposals Received / Overview of Review Process / Important Dates

Eric Busch of Peregrine Group (PG) reported that two responses were received from Pulte Homes of New England, LLC and Trinity Acquisitions, LLC (Trinity Financial) and indicated that PG is reviewing for completeness and indicated that they are based on review this far.

Process Steps:

1. Check for completion: Includes Earnest Deposit, forms re. tax compliance, collusion, etc. Committee questions about levels of acceptability, evaluation guide, and clarification of tool.
2. Preliminary evaluations (MSHDC, Outside Reviewers, Town of Medfield Department Heads)
 - Committee Members (standard document provided)
 - Community Impacts/Benefits
 - Vision/Consistency with Disposition Intent
 - Development Team
 - Design Guidelines + Zoning
 - Indicate *Recommendation to Interview*
 - Note Questions for interview
 - Outside Reviewers; Evaluate areas of expertise
 - Standard document provided / group / allow consolidated evaluation notes
 - Massachusetts Historical Commission
 - Medfield Historic District Commission
 - Medfield Historical Commission
 - Medfield Energy Committee
 - Cultural Alliance of Medfield
 - Town of Medfield Department Heads

Question about environmental review (MEPA).

3. Interviews (Public)
 - Public Interviews (via Zoom)
 - Compiled questions from preliminary reviews

- Fixed time limit
 - Allows Committee questions
 - Allows Outside Reviewer questions
 - Allows Public questions
4. Updated Evaluations (MSHDC)
 - Committee Members (standard document provided)
 - Community Impacts/Benefits
 - Vision/Consistency with Disposition Intent
 - Development Team
 - Design Guidelines + Zoning
 - Post Interview
 - Benefit of Outside Reviewer + Department Head comments
 5. Development Committee Meeting
 6. Best & Final (allow respondents to make adjustments or respond to issues/concerns raised)
 7. Selection through Board of Selectmen; recommendations by MSHDC
 8. Contingent agreement (Provisional Development Agreement) to allow for Due Diligence
 9. Special Town Meeting (if appropriate)
 10. Developer Land Disposition Agreement (all or part of property)

No predeterminations were made when designing the evaluation tool. Question about ability to reject both and start over. Timeframes are targets and could be fluid but keep designed to keep project moving; clarification of interviews and reviews timing. There is a communication consultant on the list.

Timeframe:

- Proposed timeframe is subject to change
- Week of Aug 23; Target Interviews
- Sept; Committee Meeting Final Evaluations
- Sept-Oct; Best & Final
- Nov; Designation of Developer(s)
- Nov-Dec; Provisional Development Agreement(s)

Next Meeting – Interviews the week of August 23rd.

Adjournment – Mr. Murby made a motion to adjourn at approximately 6:51 pm; Seconded by Mr. Casey. The Vote: 7-0 (Roll Call: PC=yes, MM=yes, GM = yes, TT=yes, JM=yes, CM=yes, RK=yes).