

D.R.C. (DCR Re-use Committee) Meeting Minutes, December 2, 2010

Chris Olivieri called the meeting to order at 7:05 P.M.

Board Members Present

Christopher Olivieri	Dennis Blackall	Jeanne Paquin
Jay Polito	Harry Hibbard	Don Ritz
Max Horn	Elizabeth Minelli	Joan Meschino
Mary Jean Shultz	Jack Baringer	Susan Kane
Phil Lemnios	Bob Fultz	

Board Members Not Present

Jim Tobin	Rhoda Kanet
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Motions

Motion: Olivieri to nominate Dennis Blackall as Chairman
 Second: Max Horn
 Voted: Unanimous in favor
 Result: Motion passed

Motion: Blackall to nominate Chris Olivieri as Vice Chairman
 Second: Harry Hibbard
 Voted: Unanimous in favor
 Result: Motion passed

Motion: Blackall to nominate Elizabeth Minelli as Clerk
 Second: Chris Olivieri
 Voted: Unanimous in favor
 Result: Motion passed

Motion: Olivieri to adjourn the meeting
 Second: Max Horn
 Voted: Unanimous in favor
 Result: Motion passed

1) General discussion of the RFP and Selection Committee.

General discussion of attracting direct solicits and anticipating a proper lead time for developers' bids. Potential conflicts-of-interest of board members presently serving in regulatory capacities on other municipal boards as related to seats on the anticipated selection sub-committee were discussed.

2) General discussion of the RFP Process.

General discussion of developing a community vision for the project. Members of the committee emphasized that the committee must first assess the property and determine its worth. The legal RFP timeline includes review, RFP process, zoning and infrastructure, and Fiscal Impact Modeling.

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3) General discussion of parcel leasing.

The committee wanted to know what kind of leasing agreement the town was negotiating. It was concluded that the state has a 99-year model for leasing arrangements.

4) General discussion of selection of developers.

General discussion of development selection process; including pre-qualifying the developers through scoring; and ensuring that the prospective developers have adequate capital funds so that they would not default on their obligations to the Town of Hull.

SUMMARY

The process of negotiating the lease, rezoning the parcel, discussing the terms of the RFP, preliminary discussion of the selection sub-committee, and the selection process with developers were the main topics of discussion.

Action Items

- I. Tour DCR site of proposed development.
- II. Bob Fultz would review the RFP section-by-section, and be prepared by December 15 to review several sections of the RFP with the committee.
- III. Committee members would provide feedback to Dennis Blackall by December 14.
- IV. The committee asked for the budget to be put on CD.

Respectfully Submitted,

Approved as to content _____

Elizabeth Minelli, Clerk

Approved for release _____