

River's Edge Advisory Committee (REAC)

Minutes of Meeting held on August 3, 2015

The following members were present: Jerome Heller (Chair), Rebecca Stanizzi, Daniel Hill, Bill Steinberg, Bill Sterling, Robert Morrison, and Christine DiBona.

The meeting was called to order at approximately 7:40PM.

No public comment.

- The Committee reviewed the minutes of the meeting held July 8. The minutes were approved as amended on motion made by Bill Steinberg, seconded by Becky Stanizzi.
- BOS review of RFP on July 27 was approved by a 4-0 vote. Anticipated release date is September 1.
- The Committee reviewed and approved the A&K invoice dated July 10, 2015 in the amount of \$5567.12 for services in June. Motion to approve made by Becky Stanizzi, seconded by Bill Steinberg. Payment was approved by 7-0 vote.
- Becky alerted the Committee to the request by BOH that six of the groundwater well locations at the former septage site be re-tested for metal levels. Two of the wells had previously tested high (thought to be in error), and testing all six adds only negligible expense in order to yield current readings. Cost estimated to be \$2800 and all testing will be done before RFP release date. Motion to approve made by Jerry Heller, seconded by Bill Steinberg. Testing was approved by a 7-0 vote.
- Discussed marketing strategies: press release will be targeted to all RE trade journals and other relevant media outlets. Becky presented a draft press release which Committee members will review independently prior to next meeting. Motion to accept draft was made by Dan Hill, seconded by Bill Sterling. Draft was accepted by a 7-0 vote.
- Becky also drafted an initial list of potential bidders to whom outreach efforts should be targeted. She will create a Google Doc and circulate to Committee members so that additional bidders and contact information

can be added. Dan Hill suggested the spreadsheet be expanded to include law firms, engineering firms, brokers and other consultants who might be helpful if alerted to RFP release. Dan also pointed out that CHPA (Citizens Housing & Planning Association) maintains a directory of developers and consultants actively operating in Massachusetts.

- Becky has received a draft of the property appraisal recently conducted. She will review and officially present appraisal at next meeting.
- It was suggested that the Committee meet again on Wednesday, August 12 at 7:30 for continued discussion of RFP marketing efforts and appraisal review.
- The meeting adjourned at approximately 8:35 P.M.

Respectfully submitted by Christine DiBona

Attachment: Anderson & Krieger invoice dated 7/10/15 (3 pages)

ANDERSON KREIGER

Anderson & Kreiger LLP
One Canal Park, Suite 200
Cambridge, MA 02141
(617) 621-6500
EIN: 04-2988950

July 10, 2015

Town of Wayland
Attn: John Moynihan
Public Buildings Director
2nd Floor, Facilities Department
41 Cochituate Road, Wayland, MA 01778

Reference # 113314 / 5415-001

In Reference To: River's Edge Special Counsel

Professional Services			Hours	Amount
6/1/2015	RL	Complete DEP application form. Email to A. Berry re copies of plans	0.30	90.00
6/2/2015	RL	Email to M. Lanza re status of Kadlik affidavit for DEP application. Email to S. Kadlik re copy of post-closure report. Email to J. Junghanns re 1978 site assignment plan. Emails to and from S. Sarkisian re ANR plan. Draft DEP application. Email to APK re same	1.20	360.00
6/3/2015	SDA	Review ANR Plan. Emails from and to JH re next REAC meeting. Emails from and to R Stanizzi re Resolution of IMA with Sudbury. Email to DLW and SBD re same and re legal descriptions from ANR Plan.	0.90	288.00
6/3/2015	RL	Emails from and to S. Sarkisian re ANR Plan. Email to team re same. Update DEP application narrative. Emails to and from A. Berry re 1978 plan. Voice mail message to M. Lanza re Kadlik affidavit. Email to N. Balmer re timetable for application	0.90	270.00
6/4/2015	SDA	Telephone conference with DLW re recommendations for RFP provisions on IMA Issue. Review RFP for amendments since last draft.	0.90	288.00
6/4/2015	APK	Review emails re: post-closure use application [.1]. Review and revise application, narrative for same [.3]. Conference with RL re: same [.2].	0.50	160.00

6/4/2015	RL	Emails from clients re status of DEP application and Kadlik affidavit. Conference with APK re edits to DEP application narrative. Finalize narrative and application forms. Emails to and from APK re same. Email to clients re same	1.50	450.00
6/4/2015	DLW	Prepare for call, and call with, SDA re: revisions to RFP.	1.40	448.00
6/5/2015	SDA	Emails from and to SBD re ANR Plan, land being conveyed. Email to J Heller and R Stanizzi re Appeals Court decision on RFP/LDA Dispute.	0.20	64.00
6/5/2015	SBD	Review ANR plan. Revise descriptions in applicable documents including RFP, LDA, Deed, Reserved Easement and Repurchase Agreement. Emails to and from SDA re: same. Telephone conference with surveyor.	0.80	216.00
6/5/2015	RL	Emails from and to N. Balmer re presumptive approval application	0.20	60.00
6/8/2015	SDA	Review and revise RFP for updates to Town documentation. Emails from and to DLW re RFP subject to Sudbury IMA. Emails to and from JH, RL and R Stanizzi re irrigation wells.	2.10	672.00
6/8/2015	RL	Emails from and to SDA re questions re presumptive approval application	0.20	60.00
6/9/2015	SBD	Review Nantasket Beachfront vs. Hull case re: applicability to LDA	0.50	135.00
6/9/2015	DLW	Emails with R. Stanizzi and J. Heller re: Sudbury IMA issue. Conference with SBD re: LDA and new case law.	0.30	96.00
6/10/2015	SDA	Review and revise RFP re latest exhibits. Emails from and to RL re Irrigation Wells. Telephone conference with J Senchyshyn re Sudbury IMA. Review and revise list of documents needed from Town. Email to J Heller and R Stanizzi re updated RFP documents. Emails from and to NB re BoPW Land Transfer. Review and revise RFP re same.	3.30	1,056.00
6/10/2015	RL	Emails from and to SDA re revised RFP and draft DEP presumptive approval application. Revise narrative. Email to N. Balmer and M. Lanza re same and questions re status.	0.40	120.00
6/12/2015	RL	Emails to and from M. Lanza re affidavit	0.10	30.00
6/18/2015	SDA	Emails from and to R Stanizzi re easement within scope of the prior Town Meeting vote.	0.10	32.00
6/18/2015	APK	Telephone conferences with Senchyshyn, Lanza re: Kadlik Affidavit [.2]. Review and revise same; review ANR Plan [.4]. Email to JS and ML w/ Affidavit [.1].	0.70	224.00
6/22/2015	SDA	Review ORAD. Emails from and to RL re same.	0.10	32.00

6/22/2015	RL	Emails to and from N. Balmer re Kadlik affidavit and finalizing DEP application. Finalize DEP application. Email to N. Balmer and clients re same. Emails from and to SDA re ORAD. Email to S. Kadlik re post-closure report	0.80	240.00
6/23/2015	RL	Telephone conference with and Emails from and to S. Kadlik re landfill post-closure report. Email to S. Sarkisian re: plans referenced in ORAD	0.20	60.00
6/25/2015	RL	Emails from and to R. Stanizzi re Land Disposition Agreement.	0.10	30.00
6/26/2015	RL	Receive and review ORAD plans. Email to clients re same	0.20	60.00
			Sub-total:	17.90
				5,541.00

Sub-total Fees: 5,541.00

Attorney/Paralegal Summary

Name	Hours	Rate	Amount
Stephen D. Anderson	7.60	320.00	2,432.00
Stephanie B. Dubanowitz	1.30	270.00	351.00
Arthur P. Kreiger	1.20	320.00	384.00
Rebekah Lacey	6.10	300.00	1,830.00
David Wiener	1.70	320.00	544.00

Additional Charges

Printing	26.16
	Sub-total Expenses: 26.16

Total Current Billing:	5,567.16
Previous Balance Due:	3,512.18
Total Now Due:	9,079.34

PLEASE NOTE: ALL BALANCES DUE WITHIN 30 DAYS