



## TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building  
 100 Maple Avenue  
 Shrewsbury, Massachusetts 01545-5338

**Beal RFP Committee**  
**February 4, 2021 – 3:30pm**  
**Minutes**

**Important Notice:** Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the **Beal RFP Committee** will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the town’s website, at [www.shrewsburyma.gov/coronavirus](http://www.shrewsburyma.gov/coronavirus). No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting. To participate in the public comment portion of this meeting, please dial [1-929-299-4127] and enter the following pin: [457 556 257#]. Please mute your device until the Chair of the Beal RFP Committee addresses your agenda item and opens the meeting to public comment.

**Present:** Maurice DePalo, Maribeth Lynch, Paul Campaniello, Robert Holland, Robert Cox, Keith Baldinger

**Also Present:** Kristen Las, Assistant Town Manager, Bernard Cahill, Town Planner, Kathryn Madden, Madden Planning Group, Claire O’Neill, MassDevelopment, Nathan Kelly, Horsley Witten Group, Inc., John Trementozzi, Landwise Advisors

**Absent:** David Lyons

### 1. Call To Order

Mr. DePalo called the meeting to order at 3:30pm and read the remote meeting script verbatim.

### 2. Approval of Beal Reuse Committee Minutes of August 31, 2020

On a motion by Ms. Lynch, seconded by Mr. Campaniello, on a roll call vote, Mr. Baldinger – yes, Ms. Lynch – yes, Mr. Campaniello –yes, Mr. Holland – yes, Mr. Cox – yes, Mr. DePalo – yes, the Committee voted 6-0 to approve the minutes of August 31, 2020.

### 3. Review and act upon proposals received responsiveness – Civico/Greenly Development

Ms. Las advised the Committee with a summary of the proposal and review of the evaluation documents and advised the Committee that there was one respondent to the RFP, Civico/Greenly Development.

Ms. Madden advised the Committee that if they wanted to move forward, the next step in the process would be to call the references of the respondent but the Committee also has the option to not move forward if they so choose.

The Committee members discussed their takeaways from the RFP response and overall review of the proposed project. The Committee members and consultants discussed potential questions they would have for the proponent if they were to move forward with an interview.

#### **4. Review and discuss RFP review criteria**

The Committee discussed their rankings of the RFP response and how it met the RFP review criteria.

#### **5. Review and act up upon ranking proposal from Civico/Greenly Development**

The Committee discussed the ranking of the proposal submitted and determined that the RFP response was advantageous.

#### **6. Review and act upon next steps for the RFP process including but not limited to offering respondents an interview with the Committee**

On a motion by Ms. Lynch, seconded by Mr. Campaniello, on a roll call vote, Mr. Baldinger – yes, Ms. Lynch – yes, Mr. Campaniello – yes, Mr. Holland – yes, Mr. Cox – yes, Mr. DePalo – yes, the Committee voted 6-0 to move forward and bring the Civico/Greenly Development team in for an interview.

The Committee members will prepare and send in their questions before the interview. On a motion by Mr. Campaniello, seconded by Ms. Lynch, on a roll call vote, Mr. Baldinger – yes, Ms. Lynch – yes, Mr. Campaniello – yes, Mr. Holland – yes, Mr. Cox – yes, Mr. DePalo – yes, the Committee voted 6-0 to pull together interview questions and send to the Chair and allow the staff and consultants to send the compiled questions to the proponent prior to the interview.

#### **7. Other business**

None

#### **8. Schedule next meeting**

The Committee will schedule the interview with the RFP respondent for the week of March 1, 2021.

#### **9. Correspondence**

- a. Email to the Beal RFP Committee from Karin Holovnia, 19 Wesleyan Street, regarding Adaptive Reuse, dated September 27, 2020. – so noted.
- b. Email to the Beal RFP Committee from Kristen Las, Assistant Town Manager, regarding Beal School Repurpose, dated October 14, 2020. – so noted.

- c. Email to the Beal RFP Committee from Karin Holovnia, 19 Wesleyan Street, regarding Beal Reuse and Request Considerations, dated January 8, 2021. – so noted.
- d. Email to the Beal RFP Committee from James Nagengast, 15 Wesleyan Street, regarding Beal RFP Selection Process, dated January 8, 2021. – so noted.
- e. Email to the Beal RFP Committee from Suchit Patel, 18 Welseyean Street, regarding Beal RFP Selection, dated January 8, 2021. – so noted.
- f. Email to the Beal RFP Committee from Santhosh Ramankutty, 9 Wesleyan Street, regarding Beal RFP Selection, dated January 8, 2021.- so noted.
- g. Email to the Beal RFP Committee from Monzurul Chowdhury, 16 Wesleyan Street, regarding Beal development proposal, dated January 8, 2021. – so noted.
- h. Email to the Beal RFP Committee from Mike Peppersack, 29 Wesleyan Street, regarding Beal School, dated January 8, 2021. – so noted.

Mr. Campaniello disclosed to the Committee that as a resident of the area, he was approached to sign the neighborhood petition but did not.

#### **10. Adjourn**

On a motion by Mr. Campaniello, seconded by Mr. Cox, on a roll call vote, Mr. Baldinger – yes, Ms. Lynch – yes, Mr. Campaniello – yes, Mr. Holland – yes, Mr. Cox – yes, Mr. DePalo – yes, the Committee voted 6-0 to adjourn at 5:00pm.