



TOWN OF SHREWSBURY

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

BEAL RFP COMMITTEE MINUTES March 2, 2021

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. 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 [1-773-257-3912] and enter the following pin: [926 725 207#]. Please mute your device until the Chair of the Beal RFP Committee addresses your agenda item and opens the meeting to public comment.

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

Also Present: Kristen Las, Assistant Town Manager, Bernard Cahill, Town Planner, Claire O'Neill, MassDevelopment, Kathryn Madden, Madden Planning, John Tremontozzi, Landwise Advisors, Rowen McAllister, Assistant Town Planner

1. Call To Order

Mr. DePalo called the meeting to order at 4:30pm and read the remote meeting script verbatim.

2. Approval of Beal Reuse Committee Minutes of February 4, 2021

On a motion by Ms. Lynch, seconded by Mr. Holland, 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 February 4, 2021.

3. Interview Respondents to Request for Proposals

a. Civico/Greenly Development – 3:45pm

The Civico/Greenly Development Team introduced themselves to the Beal RFP Committee. Taylor Bearden of Civico Development facilitated the presentation to the Committee. The proponents discussed other projects that are in their pipeline that are similar to what they are

proposing for the Beal School site. Civico Development began in 2014 specializing in residential mixed use development and is highly active in Worcester and the Worcester area. The proponents walked through the proposed use of the Beal School site, potential tenants for the mixed-use component of the project, and the plan for marketing and community involvement.

The Beal RFP Committee members proceeded with questions on the presentation, and followed up on questions that had been issued prior to the interview.

4. Deliberations on the interview

Committee members discussed their initial reactions to the interview and presentation of the proponent. The Committee members noted that the presentation was well done and the team seemed very well organized, and appeared to work well together.

5. Review and act to make a recommendation on next steps in the process

The Committee discussed tabling the recommendation until they receive a copy of the presentation and written responses to the questions provided to the Civico/Greenly Development team prior the interview before they discuss next steps. The Committee will request that the applicant provide the written responses to the questions and a copy of their presentation by the end of the day on Tuesday, March 9, 2021. The Committee also discussed that staff would move forward in checking references now that the Committee is clear on the projects that are in their pipeline.

6. Other business

The Committee did not discuss any other business.

7. Schedule next meeting

The Committee set the next meeting date for Tuesday, March 16, 2021 at 4:30pm.

8. Correspondence

- a. Email to the Beal RFP Committee from Karin Holovnia, 19 Wesleyan Street, regarding Appreciation to the Board for Inclusion, dated February 10, 2021. – so noted
- b. Email to the Beal RFP Committee from Amanda Bernat, Senior Library Assistant for Shrewsbury Public Library, regarding Beal Reuse Committee Inquiry, dated February 12, 2021. – so noted

9. Adjourn

On a motion by Mr. Campaniello, seconded by Mr. Cox, on a roll call vote, Mr. Baldinger – yes, Mr. Lyons – yes, Ms. Lynch – yes, Mr. Campaniello – yes, Mr. Holland – yes, Mr. Cox – yes, Mr. DePalo – yes, the Committee unanimously voted to adjourn at 5:30pm.