

Town of Lunenburg Building Re-Use Committee

- Jamie Toale, Chair Present 
- Damon McQuaid, Vice-Chair Present _____
- Mark Erickson, Clerk Present 
- Dave MacDonald, Member Absent
- Ron Albert, Member Present 
- Rebecca Lantry, Member Absent
- Mike Mackin, Member Present (7:35) 

MINUTES

Monday September 19, 2016 6:30 P.M.
Town Hall, 17 Main St.
Lunenburg, MA 01462

1. CALL TO ORDER: 6:33
 - a. Also present Dave Marciello, Harald Scheid, Adam Birney
2. ANNOUNCEMENTS: None
3. PUBLIC COMMENT: None
4. MINUTES APPROVAL: 8/29/16 approved; Hold 8/15/16 and 9/13/16 for Dave MacDonald's approval
5. CURRENT BUSINESS
 - a. Review alternatives to ascertain appraised values
 - i. Mr. Toale provided some background: 4 responses to RFP, 1 immediately dismissed as too high, 1 withdrew, 2 presented to us. After presentations, we lacked confidence we would get what we need. MGL requires that we know the value of a property before we put it on the market, so we know we're not selling it for less than its worth. Our intent is to use monies from sold properties to help pay for repurposing as Town offices the TC Passios building (AKA, Plan A). We also heard from Harald Scheid for his Village Center vision (Plan B).
 - ii. What do we have to do to enter a bidding process to ascertain the value of these properties? Question: Do we know assessed value of these properties? Mr. Scheid said that because they are exempt, we don't have it readily available. He explained the process he would have to go through to get it. TM explained that if we have a baseline appraised/assessed value, we can establish whatever value criteria we want for the RFP. He spoke about a master plan process. Mr. Birney voiced caution about moving too fast if we don't really need to. Note: We had started a review of the master plan but that was the night Carl had his health incident. Damon said that the existing masterplan was largely written by Marion Benson and MRPC. End result of this part of the discussion: An assessed value would satisfy the MGL requirement and allow us to put out an RFP(s). We could weight our criteria to say a proposal addressing multiple properties would be of more value than any individual RFP.

- iii. Who writes the RFP? Adam and/or David. There are many examples we could borrow from. The RFP process would require that we have a certified purchasing agent. The earliest David could be certified is end of October. Harald will pull the assessed value together using cost to construct, depreciation, land value, etc. This committee will help assemble the RFP(s) and evaluation process with coaching and assistance from Adam and David.
 - iv. If we want help from Harald, he would have to check with ethics board to ensure no conflict of interest. (He is a contractor doing work for the town.)
 - b. Further discuss Harald Scheid's proposal (Plan B)
 - i. What's the absorption rate/build out time? We're looking at housing that doesn't currently exist (i.e., upscale senior housing). Urban experience in a rural setting would be very attractive and "sell like hotcakes."
 - ii. Lunenburg Village Corporation would run the enterprise and do marketing. They would work to make sure tenants are appropriate and attractive to the town.
 - iii. Jamie asked is it too early to begin socializing this. Mark suggested there's no reason not to move forward with a charrette. David cautioned that if Harald is the face of Plan B, it may add to the conflict of interest. Harald clarified that he's not coming into this as an entrepreneur, but does consider having a role in the LVC.
 - iv. We discussed who would own the property. Harald said the LVC would own it (for profit) and mentioned downtown Devens as an example. Devens Enterprise Corporation is a quasi-public agency.
 - v. We agreed further discussion is required to fully understand this option.
6. NEW BUSINESS
- a. Discuss Historical Society request for parking
 - i. Jamie met with the Historical Society and mentioned our work. He suggested they consider using Town Hall in some fashion. Their response was a formal vote that they are not interested in Town Hall and that they want parking rights in perpetuity.
 - ii. Discussion turned to making it a condition of the RFP to make sure they have however many spaces they require.
 - iii. Consider that anything we do with the old Primary School include public parking.
7. MEETING SCHEDULE
- a. When can the preliminary work on the RFP be complete? Adam will send a sample for us to work with; he needs 3 weeks.
 - b. Harald can also complete the assessment by then.
 - c. Next meeting: Oct 17, 6:30
 - d. Then Nov 21, 6:30
8. BOARD COMMENT: None
9. PUBLIC COMMENT: None
10. ADJOURNMENT: Motion to adjourn MSA 8:00