

Sailwinds Committee

Master Developer RFP Review

December 13

In attendance: Robbie Hanson, Pat Escher, Brandon Hesson, Mary Losty, Marshall Rickert, Jeremy Goldman, Victoria Jackson-Stanley.

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Mary Losty suggested multiple changes in terminology to bring MDA and RFP in line. Primarily, change "Purchase Agreement" to "Purchase and Master Development Agreements."

A few typographical errors determined in the first two pages of the RFP, and noted on page 8 in the red.

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Discussion concerning the second paragraph on Page 8, re: mention of the hospital property. Group agrees that the hospital can be mentioned, if only to provide some assurance that the other 17 acres has been considered and that future development could fit with Phase 1, which would be the development of the city's 10-acre property.

There was some discussion about the hospital timeline, and as it is understood at this time. Hospital dynamics discussed, but no clear timeline was discussed. "Foreseeable future" appears to be terminology that is acceptable to the committee.

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Page 9 – discussion of the word 'innovative' agreed to by committee, to account for ideas which may be outside of Waterfront 2020 plan based on evolving best practices since that report's publishing.

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Page 10 – discussion of park maintenance plan, approval by DPW. Committee sees no issue with section.

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Page 14 – some items removed because they are redundant to the MDA or relocated to other parts of the RFP.

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Page 17 – Development Scheme, new section, reviewed. 'Public access' added to reinforce the importance of it.

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Group moves on to Draft MDA:

Governor's Hall – Is the city going to demolish it, or does the city? The Committee agrees that MDA should mention demolition by the developer, but with a date of January 2, 2019, which would give the American Legion the opportunity to get construction done on the American Legion location on Route 50.

Group moves on to Exhibits:

Exhibit E: in the section with "permitted uses" with no page numbers. Pat wants to add "other uses that the city deems appropriate" in case something is proposed that we did not think about.

Dimensional Tables from the UDC are included, and Pat suggests we remove them from the MDA. Again, in case someone comes to the table with something unique, and the UDC allows for dimensions to be eliminated in certain instances... the tables should be removed.

Exhibit J: Riverwalk specifications to be removed from the exhibits and possibly retooled in the "definitions" portion of the MDA.

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Brief first discussion re: broker and whether we want to use one. Discussion introduced for ongoing review, but put on hold due to time and to be discussed at the next meeting.