

Sailwinds Committee

Master Developer RFP Review

November 29, 2016

In attendance: Robbie Hanson, Pat Escher, George Hyde, Brandon Hesson, Mary Losty, Marshall Rickert, Odie Wheeler, Donald Sydnor, Sandra Tripp-Jones

Discussion about the draft RFP with recommended changes as indicated below;

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Page 16 –

- Eliminate residential
- density mention.
- Development criteria can be established internally, but the RFP will not include the weight and scoring, to ensure projects aren't being shaped to produce high scoring. The 'scoring' or weight process will be done internally while the RFP is out to developers.

Page 19 -

- Change the terminology "purchase agreement" to "MDA" or "Master Development Agreement" throughout the entire document to remain consistent. (ACTION ITEM: Mary Losty to review and determine the correct terminology to use based on other existing documents, so be sure Transfer Agreement, MDA and RFP are all consistent.)

Page 20 –

- Change "Cambridge County" to "Dorchester County"

Page 21

- At the advice of Rob Collison, we will eliminate any mention of "Protest"

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Wharf Redevelopment – should be removed everywhere from the RFP.

Discuss the creation of a subgroup to look at alternate locations for Governor's Hall.

Two reports exist – one is a general venue feasibility study, and it is believed that another one is specific to venue options within the city. The thinking about this group is that we could take a proactive approach to relocating the larger events before it became a problem.

Sub-committee was established: Donald Sydnor, Brandon Hesson, Mary Losty.

It will review the existing documents, qualify the information and report back to the larger Sailwinds Committee.

Redevelopment Project Manager position:

Existing staff and the committee may not be equipped to handle the Sailwinds project when it hits full stride. The existing Economic Development Director position would be repurposed to fund this position.

Essential job functions were developed from what we anticipate the project would require.

It would be a one-year, extendable contract, and it would be preferred that they would not be subject to city benefits, however, that may need to be addressed based on individual circumstances.

Physical abilities needs assessment to be added to the criteria.

DELTA report is due in January.

State meetings need to begin getting scheduled. The Lt. Governor may be the correct person to put together an interdepartmental group to aid the Sailwinds development.

Eastern Shore Delegation

Commerce, MDOT, MD planning...

In the first half of January, the group will target a meeting with the Governor's office first, and then the Eastern Shore Delegation.

Next meeting will be Dec. 13, MUC conference room.