



Edgartown Yellow House Committee Meeting Minutes

MARCH 20, 2018

I. CALL TO ORDER:

Chris Scott called to order the meeting of the Yellow House Committee at **3:30pm** on **Tuesday, March 20, 2018** at the **Edgartown Town Hall Meeting Room**.

II. ROLL CALL:

The following persons were present:

MEMBERS:	CHRIS SCOTT	OTHER:	JULIET MULINARE
	CAROL FLIGOR		BRICQUE GARBER
	MJ LOOK		KAREN BURKE
	SAM SHERMAN		RON RAPPAPORT
			MICHAEL DONAROMA

III. OPEN ISSUES:

1. Mr. Scott opened the meeting by conveying information from the Selectmen's announcement from the previous day, stating the Town's decision to re-issue the Yellow House RFP.
2. Mr. Donaroma outlined the changes to the RFP that are being considered: (1) The small building, previously slated to be a new downtown Police substation based on the first RFP round, will be included as part of the leased area for this round of bidding; (2) This RFP will include verbiage discouraging any construction that advances the footprint of the building towards Main St. and mandating the use of an arborist for construction on certain areas of the property; (3) The Town will be encouraging proposals that offer commercial retail spaces instead of residential units, for a couple of reasons: retail increases the commercial vitality of the area and residential units require parking spaces, thus limiting the number of public parking spaces that would be made available with the new parking lot.
3. Mr. Rappaport stated that the plans involving the foundation (namely, adding a basement) had an economic impact on the previously selected proposer. The re-issue of the RFP is not because the selected proposer did not want to proceed, it's the because the proposal changed too substantially from the one originally accepted. He added that in order to streamline the process this time, there are some technical elements of the RFP that will be modified. For example, this time the RFP will not include a Memorandum of Intent with a negotiation period; the Lease itself will be attached. There will also be a clause about the financing allowing the selected proposer to assign the lease to a bank loan. Mr. Rappaport anticipated a two week time frame for his office to make these changes to the RFP.
4. Mr. Scott suggested that a diagram be included with this RFP that specifically shows the areas where construction would not affect the tree, as well as the areas where building would require the presence of an arborist. Mr. Rappaport agreed that this would be helpful information to include.
5. Mr. Scott stated that there would need to be some room for negotiation with the lease.

6. Ms. Look asked for clarification on where any expansion of the existing footprint could happen and stated the need for something that shows the exact areas of concern.
7. Mr. Scott mentioned that even though the RFP states the house must retain its original orientation, it does not explicitly state that the house cannot be moved.
8. Mr. Sherman asked about the plan for the parking lots and whether the two lots would be combined. Mr. Donaroma said this has not been determined yet but considerations for the new parking lot include efficient trash pick-up and service deliveries. Ms. Fligor commented that she would like to see the parking lot as a one-way loop.
9. Ms. Fligor also commented that she is horrified at the way the building currently looks and feels that something should be done prior to this summer season. Mr. Donaroma said that Town Administrator Pam Dolby is pursuing different options for fixing up the exterior of the building before summer.
10. The Committee briefly discussed the time frame needed for the selected developer to attain all necessary approvals. Ms. Garber said the turnaround for the Historic District Commission approval is about a month.
11. Mr. Geno Courtney, member of the audience, asked whether a lease longer than 30 years would be considered. Mr. Rappaport said he would take a look at that possibility; Ms. Burke stated that a Town meeting vote would be the first step towards making this happen.
12. Mr. Hall, member of the audience and previous owner of the property, asked how the arborist issue was being dealt with. Mr. Scott explained that this was addressed at the beginning of the meeting, but that the Committee intends to work with an arborist to denote areas where construction can happen, and areas where the consultation of an arborist would be necessary. Mr. Hall asked if the Town would be using the same arborist as was previously used and whether the Town's position has changed since 2013. Mr. Rappaport stated that the same arborist is being used and the Town's position has not changed.
13. Ms. Julia Celeste, member of the audience, asked for confirmation that the small building would now be included in the RFP as part of the possible leased area. Mr. Donaroma confirmed that it would. Mr. Scott noted that the small building could potentially be re-oriented or even moved to another location on the property.
14. Mr. Hall stated that any modification to the small building would have to be approved; when that building was built, it was positioned exactly in line with the front of the Yellow House and cannot be moved closer to Summer St. Mr. Hall also commented on the sewer lines that feed the building.
15. Mr. Sherman stated that it would be helpful to the applicants if the RFP provided as much information as possible up front regarding the process, requirements and needed approvals.

Mr. Scott adjourned the meeting at 4:30pm.

Minutes submitted by: Juliet Mulinare

MINUTES VOTED & APPROVED:

Chris Scott, Chairman

Date