



## Edgartown Yellow House Committee Meeting Minutes

MAY 22, 2018

### **I. CALL TO ORDER:**

The meeting of the Yellow House Committee was called to order at **3:30pm** on **Tuesday, May 22, 2018** at the **Edgartown Town Hall Meeting Room**.

### **II. ROLL CALL:**

The following persons were present:

<b>MEMBERS:</b>	JIM CARTER	<b>OTHER:</b>	JULIET MULINARE
	GAIL CROTEAU		MICHAEL DONAROMA
	JIM SHANE		KAREN BURKE
	SAM SHERMAN		RON RAPPAPORT
	MJ LOOK		BRICQUE GARBER
	CAROL FLIGOR		

### **III. OPEN ISSUES:**

1. The Committee began with a discussion of the updated Comparative Criteria. Juliet explained the reasons for the addition of the "Overall Financial Benefit to Town" criterion: this allows the Town to evaluate the price offered for lease payments, as well as the construction budget as part of the technical proposal, instead of evaluating separately. Mr. Shane commented that the improvements to the inside of the building can be expensive but would not necessarily add value to the building; he expressed some reservations about the wording of this criterion.
2. Ms. Croteau suggested that a hired professional be brought on to assist with the review of financial information submitted by the proposers. She questioned whether anyone on the Committee was qualified to do this to the extent needed for a long-term lease of this nature. Mr. Donaroma stated that the Selectmen can handle this part of the review.
3. Mr. Shane pointed out an inconsistency between the two criteria regarding additions in the "L" and the overall financial benefit, noting that an addition would add overall value but is only deemed "advantageous" and not "highly advantageous". Ms. Croteau added that she did not like making an addition in the "L" not advantageous. Ms. Burke explained that the criterion regarding an addition in the "L" does not state that an addition is Not Advantageous, but that not including an addition is Highly Advantageous because it does not require an arborist to be hired.
4. The Committee discussed the updated site plans provided by legal as part of the lease.
5. The Committee decided that the "Key Development Considerations" should include the preservation of the Linden Tree, and wording was added to the final bullet point to indicate this.
6. The Committee discussed whether or not to include the comparative criterion regarding the addition. Mr. Shane, Ms. Croteau and Ms. Fligor all felt that this criterion forced them to give a rating they do not agree with. Ms. Burke, Mr.

- Rappaport and Mr. Donaroma all felt that the comparative criteria, as recommended by legal, should remain the same.
7. The Committee discussed the financial benefit to the town criterion again. Mr. Shane suggested that “monetary” be removed from the definition, and that work on the small building should also be excluded from “other improvements to the property”.
  8. Ms. Croteau suggested that Site Design and Management should be evaluated as two separate criteria and the Committee agreed.
  9. Mr. Sherman stated that compliance with the ADA should be stated. Ms. Burke responded that this is required by reference to all other applicable laws.
  10. The Committee discussed the option for residential on the first floor. Mr. Donaroma stated that the Selectmen do not want any type of residential on the first floor, including a Bed and Breakfast. The first floor should only be used for commercial, office or retail space.
  11. The Committee discussed the insurance requirements for the Developer. They opted to defer to the Selectmen. Ms. Burke will confer with the Town’s insurance agent and present information to the Selectmen at their next meeting.
  12. The Committee discussed the lease and whether the plans would become the property of the Town should the developer back out of the lease. Mr. Ben Hall, member of the audience, stated that any plans submitted would be copyrighted and would have to be assigned to the Town prior to any agreement.
  13. Mr. Scott, Chairman of the Yellow House Committee, joined the discussion at 4:40pm.
  14. Ms. Croteau stated that the site plan entitled “Option C” should be renamed “Dimensional Plan”.
  15. Mr. Hall pointed out a typo on page 6 and Mr. Scott asked that the record show that Mr. Hall participated in the drafting of the Yellow House RFP.
  16. The Committee discussed and set the important dates for the RFP, including its release on June 6, 2018.

Mr. Scott adjourned the meeting at 5:05pm.

Minutes submitted by: Juliet Mulinare

MINUTES VOTED & APPROVED:

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Chris Scott, Chairman

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Date