



## Edgartown Yellow House Committee Meeting Minutes

JULY 17, 2018

### I. CALL TO ORDER:

Chris Scott called to order the meeting of the Yellow House Committee at **3:35pm** on **Tuesday, July 17, 2018** at the **Edgartown Town Hall Meeting Room**.

### II. ROLL CALL:

The following persons were present:

<b>MEMBERS:</b>	CHRIS SCOTT	<b>OTHER:</b>	JULIET MULINARE
	GAIL CROTEAU		BRICQUE GARBER
	JIM SHANE		KAREN BURKE
	JIM CARTER		MICHAEL DONAROMA
	MJ LOOK		

### III. OPEN ISSUES:

1. Mr. Scott opened the meeting by stating the purpose of the meeting to be the initial review of proposals submitted in response to BOS-18-YH. Ms. Mulinare stated that there was only one proposal submitted, from Summer & Main LLC (Christopher Celeste) and that it appeared to be responsive but still needs to be fully reviewed by legal for confirmation. Ms. Mulinare distributed the proposal to the Committee members and members of the audience.
2. Mr. Scott stated that there would be a Q & A of the proposal with the Proposer at a meeting next week, in order to give the Committee and Legal a chance to read through the information. Mr. Scott asked Ms. Mulinare if the Evaluation of the proposal could happen at the same meeting as the Q & A. Ms. Mulinare said as long as it's on the agenda, it can happen, however, there might be questions that arise that legal will want time to review, in which case, the evaluation would need to wait.
3. Ms. Croteau stated that before the Q & A, she would like the Proposers to do a short presentation of the proposal. Mr. Christopher Celeste and Ms. Julia Celeste Tarka were both in attendance and had no objection to this request.
4. The Committee discussed the time and date of the next meeting and decided on Monday, July 23<sup>rd</sup>, 2018 at 3:00pm. An additional meeting to evaluate proposals will take place on Monday, July 30<sup>th</sup>, 2018, if it's needed.
5. Mr. Shane requested that legal provide notes on the lease terms proposed prior to the meeting, so the Committee can review any concerns held by Town counsel.
6. Mr. Scott thanked the Celeste's and their partners for coming in with a proposal and asked the proposers if they would like to give a short overview of their vision.
7. Mr. Celeste opened by stating the other members of the proposal team, Architect Dudley Cannada and General Contractor Gery Conover. Mr. Celeste said that he and his family were relative newcomers to the island, having only been here about 15 years; but in that time, he has always wondered about the potential for the rundown building on the corner of Summer St. and Main St. When this opportunity to work with the Town to rehabilitate the property became available, he was inspired,

however, he felt the exclusion of the small building on the property made the investment too risky and so he did not submit a proposal to the first RFP. He sees this project as investing in an asset for the Town, with the primary goals being to maximize that asset while also safeguarding the Linden Tree. His intention is to build a 100+ year building. He stated that there are some amendments to the lease as part of the proposal and he hopes to be able to work with the Town to establish a mutually beneficial, long-term partnership. He concluded by asking the Yellow House Committee and the Board of Selectmen to balance their responsibility of due diligence with an appropriate sense of urgency so that, should they be awarded the lease, they can work to have the building operational by the start of the 2019 season.

8. Mr. Scott thanked Mr. Celeste for his helpful summary and stated that everyone is eager to get this started. The Yellow House Committee will not waste time getting this on the Selectmen's agenda for a vote. Mr. Donaroma reiterated that this was the Selectmen's view as well.
9. The Committee reviewed three sets of meeting minutes: 4/10/18, 5/1/18, & 5/22/18. A motion was made, seconded and voted unanimously (5-0) to approve all three sets of minutes.

Mr. Scott adjourned the meeting at 4:35pm.

Minutes submitted by: Juliet Mulinare

MINUTES VOTED & APPROVED:

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Chris Scott, Chairman

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Date