

**MINUTES OF THE  
REDEVELOPMENT AUTHORITY  
November 12, 2015**

**Present:** George Berg, Chairman  
Mike Wilcox  
Steve McCloskey  
Joseph Curran

**Absent:** Vincent Mina

**Also Present:** Jim Clarke, Director of Planning  
Eric Schneider,  
Dennis Falcione  
Lee Hultin, Recording Secretary

Chairman Berg called the November 15, 2015 meeting to order at 7:00 pm at the Town Hall, Kelly Room, 75 Middle Street, Weymouth, Ma.

**APPROVAL OF PRIOR MINUTES:**

Chairman Berg stated that they did not have the minutes yet from the last meeting as Jim Clarke is still reviewing them.

**WEYMOUTH LANDING DEVELOPMENT PROJECT REVIEW**

Chairman Berg stated that the committee members have reviewed the non-cost proposals based on hours and have scored them all on the score sheet. Once the committee chooses a vendor they will open the cost envelope and go from there. He then asked all members to state who was their number #1 recommendation.

Mike Wilcox stated he chose STV's proposal as he was impressed with their experience.

Steve McCloskey stated he scored it based on experience in similar projects in the proposal and chose STV.

Chairman Berg stated that STV was his top choice and the second one was only 3 points away.

Joe Curran said he was familiar with 4 out of 5 of them and felt that all 4 were all qualified so he didn't feel one was more superior than the other. Pare was the lowest.

Steve stated that Pare scored the lowest for him as well.

Chairman Berg said that his concern with STV was that they had significantly more hours budgeted than some of the other proposals.

Jim Clarke gave some staff comments. He had asked Jim McGrath, the assistant Town Engineer review these proposals as well and he scored them as follows.

1 <sup>st</sup>	EBI
2 <sup>nd</sup>	BETA
3 <sup>rd</sup>	Pare
4 <sup>th</sup>	STV
5 <sup>th</sup>	Vertex

Jim and Eric had Vertex at the bottom as well. They had STV lower than the committee, they felt BETA had a good proposal and were stronger on the smelt run. Pare had done work for the town before and Mike Rangione would be good with the foundation work. EBI worked in Quincy with Town Brook but his concern with them was their proposal didn't have GEO technical on staff and kept saying some item would be additional costs.

Chairman Berg said STV had a realistic time frame. As STV is at the top of the list Jim Clarke will get the price proposal for the committee to review.

It was asked if they can see all the price proposals because they have no way of judging if it would be in the ball park. The committee would like to see all the numbers in order to make a responsible decision as the proposals were all pretty much the same. How do they know the value? One proposal has twice the number of hours than two of the others.

**OTHER BUSINESS:**

Attorney Jim Lampke stated that in Pine Grove the Redevelopment Authority acquired a good deal of property, made buildable lots and sold them off and put in an infrastructure. Many of the paper streets were abandoned by the Redevelopment Authority and we filed a statement of abandonment for them. When you abandon an easement it goes back to the owners which are the abutters. Recently an issue came up on Campbell Street when some of the easements were included when they shouldn't have been. He is reviewing the takings and the abandonments to see what has happened. There may need to be a release of interest.

Liberty Street was built in the 1950's and the town's intent was to abandon the south side of the street and we may have abandoned the north side as well. If this happened we may need to "undo" the abandonments with a "release of interest" from the owners.

Joe Curran made a motion to authorize the staff to proceed with their research on the abandonment issue on the north side of Campbell Street and to resolve the matter amicably if it is a simple matter and was seconded by Steve McCloskey. Motion voted unanimously.

**Back to the review of the Weymouth Landing Development Project**

Jim Clarke proceeded to open the bid proposal for STV and distributed it to all the committee members.

Chairman Berg stated that he believes the cost of \$199,436.00 is far beyond their available funds.

Jim Clarke suggested that since it is broken down into tasks perhaps STD will sign a contract based on tasks. Chairman Berg said that once you start with STD you will need to finish with them and the project will not be completed.

Jim said the procedure for selection is to review the proposals based on qualifications and then based on the budget. It is not the lowest bidder it is based on the most qualified that we can afford.

Steve McCloskey said he believes seeing the numbers would help put it into perspective.

Joe Curran said shouldn't we have a budget first and not let the proposals drive the budget. The numbers are very important as he had four that were all well qualified and now you should see the numbers.

Chairman Berg stated that since we don't have the money based on the first proposal then we can't sign a contract with them. The committee can't afford this proposal and would like to move onto the next one.

Chairman Berg asked if there was a legal reason they can't look at the other budgets. Jim Clarke said he was uncertain on reviewing all prices and would review the issue with Jim Lampke. Attorney Jim Lampke will look into this and will get back to the board.

The committee could disqualify STV based on price and move onto the next proposal. Attorney Lampke said you could look at the proposal and negotiate to reduce the scope.

It would be more than 50% to reduce the scope to get to a cost that they can afford and there is concern about changing all the bids.

Jim Clarke said he was thinking he could get some funding from additional sources to help break it out into tasks. Chairman Berg believes this would be irresponsible and wants the project to be complete. If all other bids are similar we may need to decide if we can even afford to do the project.

Mike Wilcox made a motion to take this under advisement and wait for a legal opinion for Attorney Jim Lampke and was seconded by Steve McCloskey.

**VOTED UNANIMOUSLY**

Jim Clarke distributed 2 emails he received from Mike Riccardi who is a member of the Braintree/Weymouth Regional Recreation Conservation Commission. These were distributed to the members for their review.

**EXECUTIVE SESSION:**

Joe Curran made a motion to go into Executive Session to discuss the sale/lease disposition of value of real property and strategy relative to litigation and that the chair declare that an open session would have detrimental effect on the negotiating and litigation position of the authority

and to comply with the attorney client privilege and to seek legal advice for the Pine Grove Project and to resume open session at the conclusion of executive session and was seconded by Mike Wilcox.

**Roll Call:**

George Berg – Yes                      Joe Curran – Yes  
Steven McCloskey – Yes              Mike Wilcox – Yes

**VOTED UNANIMOUSLY**

A motion was made and seconded to close Executive Session and return to Open Session.

Roll Call:

George Berg – yes                      Steve McCloskey -yes  
Mike Wilcox – yes                      Joe Curran – yes

**VOTED UNANIMOUSLY**

The next meeting is scheduled for November 30, 2015 at 7:00 pm.

**ADJOURNMENT**

Joe Curran made a motion to adjourn at 9:15 pm and was seconded by Steve McCloskey.

**VOTED UNANIMOUSLY**

Respectfully submitted by,

Lee Hultin  
Recording Secretary

Approved by:

  
\_\_\_\_\_  
George Berg, Chairman

12.15.15  
\_\_\_\_\_  
Date