

WEYMOUTH REDEVELOPMENT AUTHORITY

November 30, 2015

7PM

Town Hall – Kelly Room

75 Middle Street

MINUTES

Members Present: George Berg, Chairman
Vincent Mina
Mike Wilcox

Members Absent: Joe Curran
Steven McCloskey

Also Present: Jim Clarke, Executive Director
Eric Schneider, Principal Planner
James Lampke, Attorney

Chairman Berg called the meeting to order at 7:06PM.

MINUTES

Mr. Wilcox made a MOTION to table the minutes of the 10/8/15 and 11/12/15, meetings as they were distributed at the meeting and members needed a chance to review them prior to voting, and was SECONDED by Mr. Mina and UNANIMOUSLY VOTED.

WEYMOUTH LANDING RFP REVIEW

Chairman Berg opened the discussion. He confirmed that the package outlining the rules for RFP review that were distributed to each member by Jim Clarke had been received by all members in attendance.

Chairman Berg stated that members are allowed to consider the price proposals as part of their review. He then asked if members had any concerns/questions/changes since the last review.

Mr. Wilcox stated that he had some slight scoring changes. He was very impressed with the STV proposal, however, with the price review both BETA and EBI moved up. Mr. Mina stated that he had made no significant changes to his scoring. Chairman Berg stated that his initial scoring stands.

Mr. Clarke clarified that he took all of the proposals, put the information onto one sheet and this is what was distributed to the members. He cautioned members that the prices are broken out in different ways.

Chairman Berg let members know that they are not obligated to select the lowest number but rather consider the collective package. He thanked Mr. Clarke and asked members if they had questions.

Mr. Wilcox stated that everything was very straightforward. Chairman Berg stated that it was clear and concise. Mr. Clarke stated that BETA and Pare price proposals were where he

anticipated the numbers to be. He asked the two visitors to the meeting who they were. They were representatives from EBI and Lucas Environmental.

Mr. Clarke discussed four different approaches in regards to funding: 1. Authority could ask the town to cover the full cost through CPA funds or other options; 2. Authority could fund it 100% using authority and Town funds; 3. Authority could fund several tasks but not the whole amount; 4. Authority could fund several tasks and apply for more Town funding.

There was discussion on how the project would move forward in terms of doing the project and it gets done, or begin with first steps and then be able to make better decisions as things move along.

Mr. Mina stated that it is difficult to replace the funds and he does not want to deplete the funds. Over 50 %, he would not vote for that.

Mr. Wilcox stated that he would be more aggressive than Mr. Mina. He stated that this project is long overdue and would opt for getting started with some Authority funds with a cap on Authority funds to be expended and then ask the town for the rest.

Chairman Berg reminded the members that this is a requirement that is not going away and needs to be done. He feels that being more proactive is better and now there is an opportunity to move it to a more desirable location. He does not think the Authority should be funding this. He further stated that knowledge is lacking in terms of what the cost is and that from a cost standpoint the Authority needs to know what they are talking about before asking for funding. His approach would be to identify issues, come up with a plan, and not deplete Authority funds.

Chairman Berg suggested that the members consider the price proposals, narrow in, and talk to the firms.

Mr. Clarke recommended that the members move forward to choose a firm and then he will instruct his staff to work out the details.

Chairman Berg stated that scope and price is how the decision should be made.

Mr. Clarke stated that the Authority's decision will serve to let him know that this is the firm to have a conversation with.

At this time, Chairman Berg invited the members to go through their rankings.

Chairman Berg rated Pare at Number 1 and EBI at Number 2.

Mr. Wilcox rated BETA at Number 1 and EBI at Number 2.

Mr. Mina rated EBI at Number 1 and BETA at Number 2.

Chairman Berg noted that EBI was on the top two of all three numbers.

A MOTION was made by Mr. Wilcox for Chairman Berg to authorize the Department of Planning and Community Development to open discussion with EBI in regards to the daylighting and design of the smelt run and to instruct staff to enter discussions with EBI based on the revised scope and funding and seconded by Mr. Mina and UNANIMOUSLY VOTED.

OTHER BUSINESS

There was a bill from the Cecil Group in the amount of \$210.00 that was submitted for payment.

A MOTION was made by Mr. Wilcox to pay the bill in the amount of \$210.00 to the Cecil Group and seconded by Mr. Mina and UNANIMOUSLY VOTED.

Chairman Berg recognized Mike Richardi, member of the Weymouth Braintree Regional Recreation Commission. He stated that he is trying to get work done on the fish gate and culvert to allow the smelt to get up to the pond. He is talking to the Army Corps of Engineers about a complete study of the area that could include the daylighting. Chairman Berg thanked him for the information.

A MOTION was made by Mr. Wilcox and seconded by Mr. Mina to enter into Executive Session to discuss the Pine Grove Affordable Housing and UNANIMOUSLY VOTED by roll call:

Mike Wilcox Yes
Vincent Mina Yes
George Berg Yes

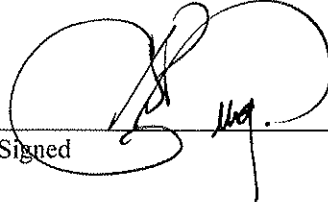
A MOTION was made by Mr. Mina to come out of Executive Session and seconded by Mr. Wilcox and UNANIMOUSLY VOTED.

ADJOURNMENT

A MOTION to adjourn the meeting at 8:05AM was made by Mr. Mina and seconded by Mr. Wilcox and UNANIMOUSLY VOTED.

Respectfully submitted,

Julie S. Burt
Recording Secretary

Signed 

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Date