

**Call to Order**

The meeting was called to order at 1:00 p.m. in Memorial Hall at Memorial Hall Library. Present were: Tom Childs, Jeremy Cyrier, Chair George Fantini, Vice-Chair Suzanne Korschun, Joyce Losick-Yang, Planning Director Paul Materazzo, and Clerk Lais Washington; also present were: Associate Planner Tony Collins, Director of Business, Arts and Culture Ann Ormond, Theresa Peznola, Senior Planner Lisa Schwarz, Town Clerk and Chief Strategy Officer Austin Simko, and McCall/Almy Team members: Lauren Donahue and Danielle Donovan.

**Minutes**

On a motion by Mr. Childs seconded by Mr. Materazzo, the Council voted to approve the August 9<sup>th</sup> and August 12<sup>th</sup> minutes by unanimous vote.

**Oral Presentations from Proposers**

Mr. Fantini gave a brief introduction about the process leading up to the Town Yard Selection Committee's evaluation of Proposer responses to the Historic Mill District RFP. Four finalists were chosen whose one-hour interviews were conducted at this meeting and continued the following day. Final ratings based on their clarifications along with rankings will be discussed and assigned, resulting in the Committee's recommendation to the Town Manager and Select Board.

**Procopio Companies:** CEO Michael Procopio introduced their team and gave a presentation which showed revised plans based on the Committee's public review session of their proposal. Time for Q&A was given following the presentation.

**Deliberation on Final Rating for CPP:** The Selection Committee noted the plan revisions, and the clarifications from the presentation resulted in final ratings as reflected on page 2.

*A motion was made by Ms. Losick-Yang seconded by Ms. Korschun to change the Community Spaces/Spaces (c-i) to Highly Advantageous based on the presentation received today and the clarifications that were made. The motion passed by 5-2 roll-call vote.*

*A motion was made by Ms. Losick-Yang seconded by Mr. Childs to change the Community Spaces/Public Access (c-ii) to Advantageous. The motion passed by 6-1 roll-call vote.*

**Trinity Financial:** Vice President of Development Dan Drazen introduced their Team, gave a brief recap of their project highlights and emphasized their experience with similar projects involving MBTA transit. Principal James Keefe expressed appreciation for the opportunity to present their proposal and possibly develop the site. Other Team members spoke about their thoughts for the site with respect to art integration, LEED certification and added green spaces as some examples. Time for Q&A was given following the presentation.

**Deliberation on Final Rating for CPP:** Each item of the CPP was reviewed resulting in final ratings as reflected on page 2. The clarifications presented resulted in the Committee's unanimous agreement to change Environmental Responsibility (e) to Highly Advantageous.

**Minco Development:** President Louis Minicucci gave a brief overview of the various types of development their company does and has done, primarily residential and mixed-use more recently, including LEED-certified and transit-oriented developments. Mr. Minicucci introduced his Team who responded to the Selection Committee questions from the public review session

and highlighted some of their unique features proposed for the site. Time for Q&A was given following the presentation.

*Deliberation on Final Rating for CPP:* to be done at tomorrow’s meeting.

**Adjournment**

The meeting was adjourned at 4:30 p.m.

Documents:

Procopio Companies Team distributed supporting materials to Selection Committee members reflecting revised proposal plans.

Trinity Financial distributed a chart to the Selection Committee which responded to questions posed during the public review session of their proposal.

Minco Development distributed a document to the Selection Committee addressing the questions which were posed during the public review session of their proposal, along with supporting documentation and suggested revisions to their plan.

Proposer	Procopio Companies <i>*(revised)</i>	Trinity Financial <i>*(revised)</i>
<b>Selection Criteria: Conceptual Program and Plan (RFP p. 25-28)</b>		
<b>Provision of Community Planning Objectives (a-e)</b>		
a) Neighborhood Context and Character of Development	Advantageous	Advantageous
b) Linkages, Networks and Circulation		
i) Pedestrian & Bicycle Experience, Connectivity to Surrounding areas and Accessibility to MBTA Station	Highly Advantageous	Highly Advantageous
ii) Traffic Circulation	Highly Advantageous	Highly Advantageous
c) Community Spaces:		
i) Spaces	*Highly Advantageous	Not Advantageous
ii) Public Access	*Advantageous	Advantageous
d) Product Type	Highly Advantageous	Not Advantageous
e) Environmental Responsibility	Advantageous	*Highly Advantageous
<b>Adherence To Design Objectives (f-g)</b>		
f) Adherence to all dimensional, design and other requirements of HMD Zoning By-Law	Highly Advantageous	Advantageous
g) Adherence to HMD design guidelines for rail corridor	Advantageous	Advantageous
Overall Composite Rating (a-g)	*Advantageous (Comments were incorporated and clarifications made)	Not Advantageous (Product Type did not change)