

Meeting Minutes  
May 4th, 2022  
5 Auburn Street RFP Committee

Present:

Martin Kessel, 5 Auburn Street Committee Member  
Geoffrey Lewis, 5 Auburn Street Committee Member  
Mike Hickey, Select Board Member  
Jon Marshal, Deputy Town Administrator, Operations  
Andy Meyer, 5 Auburn Street Committee Member  
Amy Mistrot, 5 Auburn Street Committee Member

Location: Zoom

Andy Meyer, 5 Auburn Street RFP Committee Chair, convened the meeting at 6:01 with Martin Kessel, Geoffrey Lewis, and Amy Mistrot present for the RFP Committee, Jon Marshall as the Deputy Town Administrator, Operations, and Mike Hickey, Select Board member.

Meeting minutes from 3/24, 4/7, 4/27, and 4/30 had been submitted for review and approval. Martin Kessel noted that Beverly Rich's name had been misspelled in one citing on the 4/30 minutes and asked for that correction as well as to make clear the location for each meeting. With those changes, Martin moved approval of the four sets of meeting minutes. The vote was seconded by Geoff Lewis. The 5 Auburn Street RFP meeting minutes form 3/24, 4/7, 4/27, and 4/30 were approved to be submitted for posting with the requested changes.

Andy Meyer reviewed the feedback from the 4/27 (Zoom) and 4/30 (in-person at 5 Auburn Street) public forums noting the common themes that the stakeholders in attendance want to preserve the façade of the building, maintain as much open space as possible, and protect the neighborhood from both any immediate development as well as future development. Also noted was the interest shared by Rosemary Driscoll, president of the adjacent church, who is looking for possible opportunities to work with a new owner given the shared property lines.

With Mike Hickey present, Andy asked for direction from the Select Board describing their interest for the RFP. Mike's perspective of the Board's position is that they are looking to eliminate cost and risk. The property has approximately \$60K in annual carrying costs from utilities and insurance. The building has been winterized as the boiler is not functional, which would be \$150K – minimally – to replace. Town Meeting authorization would be needed to confirm how any proceeds from a potential sale would be used to benefit the Town.

Mike excused himself from the meeting at 6:30 PM to attend another meeting.

The RFP committee discussed ways to condition the sale to protect the Town, specifically with performance condition. It was also discussed if Natick's historical preservation by-law would make sense to add an element to the RFP that would add desirability if an applicant would pursue this designation. The historical preservation by-law could allow a developer more density flexibility but would also come with restrictions to maintain the current building.

For the next meeting, the committee members will review the 2010 RFP. Geoff Lewis volunteered to use the 2010 RFP as a baseline document to make recommendations for a current RFP by developing evaluation criteria and submission requirements that reflect the stakeholders' and Select Board's stated interests. Specific examples of what Geoff will develop will be the requirements for site plans, drawings of new buildings or major changes, new structures, access, utility works, a narrative of the developer's implementation approach, the developer's availability of funds, their financial status, and the team – architect and civil engineer – that they would employ for the project.

The next meeting will be on Tuesday 5/24 at 7:30 via Zoom. Geoff will work on the draft RFP to send to the committee by 5/17 for preview before the 5/24 meeting.

The meeting was adjourned at 7:15 p.m

Minutes approved 5.24.22 - submitted by Amy Mistrot