

**Waterfront Development Advisory Committee  
Meeting Minutes  
October 17, 2005**

**Member Present:** Dana Lynch, Frank Torr, Steve Brewer, Pete Hamblett, Norm Fracassa, Earle Goodwin, Joyce El Kouarti, Wendy Scribner, Jack Mettee, Art Corte

**Absent:** Chris Wyskiel, Dean Trefethen

**Others:** Beth Thompson, Steve Stancel, Steve Bird, Mike Joyal, Jack Buckley, Barry Abramson, Marc Older

The meeting was called to order at 5:07 pm

**Item #1 Approval of the Minutes of September 26, 2005**

Frank Torr made the motion to approve the minutes of September 26, 2005  
Steve Brewer seconded the motion.  
Vote **U/A**

**Item #2 RFP Discussion**

Barry Abramson has reviewed the draft of the RFP and picked out major issues for the board to clarify. Many of these issues have to do with priorities for the site such as the mix of uses, the quality of design, and the waterfront park areas.

The committee also considered the benefits of either selling or leasing the land. With leasing, we would retain more control but it is not a desirable scenario with residential uses because it reduces the marketability. If there are enough controls up front, it would not be necessary to lease.

Since there is a strong possibility that this will be developed in phases, if the option were to sell the land, then it probably would be sold in phases.

Mr. Abramson told the committee that the primary economic engine is currently residential condominiums although a lot of things could happen during development that may change that engine.

The Charrette clearly speaks to the project as a mixed-use project. He will be interested in seeing what the market analysis comes up with. This analysis will be undertaken by each of the developers as part of their due diligence in submitting their proposal. We can push the mix that we want but at some point we may pay for it in terms of the success of the project or the price we get for the land, if the market dictates other uses.

There is some misconception that residential condominiums are not a public use but a private use. If the deal is structured properly, condominiums aren't necessarily negative.

We can adjust the price of the land depending on the mix of uses. The price paid will depend on what is built. Trade-offs will be made in the negotiation process.

The preference of Mr. Abramson is for performance-based criteria but we can put hard numbers to it. We don't know what the financial implications are of the different percentages of uses without the market analysis. This is an iterative process.

We will need a good attorney on board as we start negotiating.

There should be a pre-proposal conference. When the final proposals come in, they will come with dollars and cents with them which will help us in the negotiating phase.

The committee discussed the point system for rating the proposals that they had considered using and decided it is too difficult to do it this way.

Joyce El Kouarti made the motion to adjourn.

Art Corte seconded the motion.

Vote U/A

The meeting was adjourned at 7:05 PM.