



## Building Committee Meeting Minutes

June 14, 2018

- Meeting began at 5:43 PM

### ROLL CALL

- In attendance: Matthew Gonzalves, Fred Lafayette, Richard Moskal, William Rooney, Steve Santos, Ellie Villano, Jodi Zepke
- Representative Petrolatti present as advisor to Building Committee (Will not have a vote)
- Excused Absence: Michael Szlosek

### PAST MINUTES

- Minutes from meeting on May 3, 2018 distributed and discussed. Using Kim from purchase department at UMass for advisor was discussed. Bill not comfortable to earmark \$20,000 for Kim when we still need OPM. Will be under consideration after OPM on board. No commitment at this time.
- Bill made a motion to approve minutes with second by Jodi. 5 YES votes. Steve and Matt abstained.

### REVIEW OF RFP FOR OPM

- Ellie spoke regarding RFP for OPM. She stated it went to council for review and changes. It must be advertised in central register. Then it can be put on website.
- Fred asked who and how many would be on review committee for OPM. Jodi stated she would like the 7 member building committee to interview. Concerned if interviews

happen during the day, some applicants may be working. Fred suggested interviewing after working hours. Ellie added that interviewing the OPM does not include non-voting members.

- Bill referred to 2nd line in legal document. It should say new construction. Matt said deadline needs to be added into document.
- Fred asked if OPM is responsible to Building Committee. Ellie responded YES. OPM will be helping and answering to a member of the building committee. Fred volunteered to be primary designee for OPM.
- Jodi questioned Ellie regarding when RFP for OPM will go out. Ellie will make changes and have it out by June 28, 2018. It will be advertised for 3 weeks. A vote was taken to accept and have RFP for OPM out by June 28<sup>th</sup>. In favor: 7 (unanimous) Opposed: 0

#### REVIEW OF RFP FOR PROPERTY

- Fred asked members to review packet on RFP for property.
- Bill referred to 2<sup>nd</sup> line of 1<sup>st</sup> page. Feels we shouldn't limit ourselves to property size. Should have language that states approximately 4+ acres. If less acreage comes in, it's not in compliance.
- Ellie shared that she was approached by Western Mass. They did carve out a piece of parcel and are willing to work with us. It is not on 1<sup>st</sup> Avenue. Fred wants to get best possible lot. NOT in favor of Parcel B. Ellie stated we can go through RFP or other route. Jodi asked if it was based on parcel of land or area. Said do whatever is less time. Ellie stated process takes 30 days regardless of what we do.
- Bill stated Parcel A on 1<sup>st</sup> Avenue not available to Town of Ludlow. Western Mass is carving out property at Parcel B. Fred quoted a letter from December 2017 that stated Parcel A would be available. Bill stated that there is no contradiction of letter. As of now, Parcel A is not available. Western Mass is using Parcel A and it will bring in jobs. They are willing to work with us on another parcel. Fred asked if we have exhausted all means to get Parcel A. Bill stated that other than eminent domain, Parcel A is not available even if we designated it as unique.
- Ellie told the committee a decision needed to be made. Are we going out for RFP or looking at this land? We could possibly send out RFP and discuss land with Western Mass.
- Fred doesn't believe Parcel B is good for new Senior Center. He is willing to fight for Parcel A. Stated that he has not received notification that Parcel A is unavailable. Bill responded that Western Mass would not get back to the committee that Parcel A is now unavailable.
- Representative Petrolati asked if we consider Parcel B, would it expedite the process? Ellie said it must be advertised for 30 days regardless. It's by law. Representative Petrolatti said we need to find out if Parcel A is truly off the table. Ellie stated that if A is

off the table, they will offer B. Bill stated Parcel B was originally a buffer. 90% certainty Parcel A is not available. Should confirm.

- Steve asked what % of jobs to land/building? Ellie responded by saying it boils down to the fact Western Mass offered Parcel B. She asked the committee if they want to have a conversation with Western Mass or go through RFP. Jodi asked if Ellie thought they would get responses if the committee went the RFP route. Bill agreed with Jodi's feeling that if we go RFP route, we would only get 1 response.
- Steve shared that Western Mass never really worked with us. He asked if we should limit ourselves and what Jodi wanted to do. Bill responded by stating prior to December 2017, Western Mass was mildly willing to work with us. They now have change of heart for 2 reasons. 1. Financial for Parcel (originally a buffer) 2. Representative Petrolatti had conversations with them
- Jodi asked if we should table RFP and meet with Eric from Western Mass to see if Parcel A is available. Then committee could make a decision. Ellie said we could table it. Jodi made motion to table RFP regarding property and set up meeting with Eric and Carol within a week or two. Bill seconded the motion. Vote was taken. In Favor: 7 (Unanimous) Opposed: 0. Motion passes.
- Jodi made motion to adjourn meeting at 7:10 PM. Bill seconded motion. All were in favor.

Minutes submitted by Diane Brouillard

*Diane M. Brouillard*

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2018 JUL 20 P 2:22  
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