

MINUTES

Devens Jurisdiction Framework Committee
Wednesday, December 11, 2019 @ 3:00 PM
Vicksburg Conference Room, MassDevelopment, 33 Andrews Parkway, Devens

Members Present: Jannice Livingston, Robert Pontbriand and Alan Manoian (Ayer); Jim DeZutter, Bill Marshall and Peter Lowitt (Devens Enterprise Commission); Lucy Wallace, and Victor Normand (Harvard); Mike McGovern and Bryan Sawyer (Shirley); Robert Ruzzo, Jessica Strunkin and Edmund Starzec (MassDevelopment).

Others Present: Karen Davis (MassDevelopment), Chris Ryan and Paul Green (Harvard), Ruth Rhonemus (Ayer), Tim Hatch (Shirley), Cynthia Carter, John Katter and James Geller (Devens)

Call to Order: Meeting was called to order at 3:05 PM by Jessica Strunkin, co-chair.

Review of Minutes

Minutes from the November 13, 2019 were reviewed and amended to correct Lucy Wallace's statement in the 6th Stakeholder discussion portion, changing the phrasing from "it gave them too much power" to "it caused an imbalance" Motion was made to accept, seconded and approved as amended.

Ayer IT/Website Discussion

Robert Pontbriand stated that they have narrowed down a few domain names but due to Ayer's IT person being busy, this discussion will need to be moved to the January meeting agenda. Two domain names "devensfutures" and "devens2033" were suggested. Ed Starzec mentioned that he will ask MassDevelopment's GIS staff person to contact Ayer's IT person (Cindy) to discuss including an online version of a Devens map into the website.

6th Stakeholder Outreach Plan Update

Jessica Strunkin distributed a Statement of Interest form to the committee for review. The form would be used to get background and contact information from Devens residents and businesses expressing interest in being one of the three additional DJFC members from Devens. In general, it was felt that the content was good but formatting could be improved.

The vetting of candidates was discussed and it was decided that one representative from each stakeholder group would form an interview subcommittee. Jessica Strunkin (MassDevelopment), Victor Normand (Harvard), Peter Lowitt (DEC), Brian Sawyer (Shirley) and Alan Manoian (Ayer) volunteered to represent their respective stakeholder groups on the interview subcommittee.

It was decided that the due date for the candidate to submit the completed Statement of Interest would be January 15, 2020 and the decision of who the 6th stakeholders would be likely would be made in March.

Map Update

Mr. Starzec presented printed draft versions of a map. There was discussion regarding what the different colors meant and suggestions on how to improve clarity such as cross hatching over Federal conservation land, using different colors for residential vs. commercial properties, differentiating between MassDevelopment-owned municipal properties and those zoned for development. Robert Pontbriand expressed that it should start with a clear basic map with major landmarks and boundaries

that can be built upon with what the committee thinks needs to be added. Mr. Starzec also stated that the online version would have layers that could be clicked on.

List of Potential Scenarios and Questions

Mr. Pontbriand distributed copies of a draft recommendation for approaching scenarios and questions for review. The document was reviewed and well received. Mr. Pontbriand was thanked for the work he put into it.

Continued Discussion of Draft Consult RFQ

Discussion continued regarding determining the scope for a consultant RFP/RFQ. Some important elements included: managing open space, the need for a fact-based analysis; MassDevelopment winding down; and municipal operations and municipal finance impacts as it relates to all four scenarios; a transition period.

Mr. Lowitt stated that the committee's charge is to develop a process for a report but it seems like we are actually developing a report. Mr. Normand indicated that the DJFC is a long way from developing a report but it would be leading to a report.

Jannice Livingston suggested the need for a statement of work when developing the RFP/Q with intermittent reports during a specific time period. The scope could include some type of delivery of reports.

Mr. Starzec recommended the scope would be combined with public outreach. He would imagine that the consultant would be at meetings and public forums. Submittals could be required after forums, etc. gathering input.

Lucy Wallace advocated for starting with an RFQ rather than RFP, emphasizing public engagement and flesh out what the DJFC is looking for as far as municipal operations including current and incremental costs.

Brian Sawyer indicated the need for clarification regarding charge and role, identifying stakeholders, what the DJFC is looking to explore, how the consultant will be paid and once decided getting that in writing; how will the decision between potential consultants be determined. Would one group take on phase 1 and another group take on phase 2?

Mr. Lowitt felt as though there should be a Request for Ideas including a common set of facts then build on a list of things that need to be addressed.

Regarding the question of costs, etc. Bob Ruzzo referenced the February 2019 letter from Lauren Liss introducing the notion that MassDevelopment would be willing to retain and pay a fair portion of a consultant fee, also anticipated that the Memorandum of Agreement would be developed outlining the process. Mr. Ruzzo also expressed the need to review impacts as they relate to land use regulations and utilities, as well as look into other BRAC closures to determine if Devens is unique.

Mike McGovern stated the need for a consultant who specializes in redevelopment. He also felt that further discussion needs to be tabled until there is a consultant on board.

Mr. Starzec expressed the need for someone to work on municipal finance and municipal operations. Mr. Pontbriand indicated that before the next meeting he will have the operation finance portion for the scope of services.

New Business

Discussion of New Business was tabled to allow more time for public comment.

Items for the January 8 Meeting Agenda

- 6th Stakeholder Outreach
- Ayer IT/Website Discussion
- Consultant RFQ Discussion
- Map Update

Public Comment

Paul Green (Harvard) introduced himself as the clerk for the Harvard Devens Jurisdiction Committee. He encouraged continued collegiality and mentioned that there are seven things the citizens need from the DJFC. 1) To know who the stakeholders are, 2) What are the goals, 3) What the process is used here, i.e. consultants, 4) What is the decision making mechanism and suggested consensus. He encouraged the committee to read up on “principled negotiation”, 5) What is the cost sharing mechanism, 6) What is the final endorsement mechanism and 7) A plan for a plan (i.e., an implementation plan with a timeline).

Chris Ryan (Harvard) pointed out that he noticed multiple parties have different interpretations of the charge of the DJFC that should be looked into.

Cindy Carter (Devens resident) stated that she likes things the way that they are. She also commented that Devens is her forever home. She complimented the work of MassDevelopment in making Devens a desirable place to live, giving examples like the daylighting of Willow Brook.

Jim Geller (Devens) introduced himself as a stakeholder resident of Devens. It was not apparent to him what the DJFC was trying to do and questioned what would be presented to the legislature. Mr. Starzec stated that the goal would be that one preferred scenario would be presented to legislature.

Tim Hatch (Shirley) felt as though many of Mr. Green’s points have been addressed at previous meetings. He also suggested more public outreach and possibly recording the meetings.

Adjourn: Ms. Strunkin adjourned the meeting at 4:38 PM