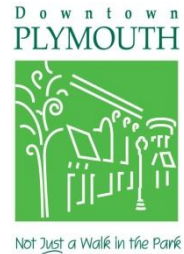


Tuesday, January 24, 2017 Subcommittee Meeting Minutes



**CITY OF PLYMOUTH
DOWNTOWN DEVELOPMENT AUTHORITY
SAXTON'S RFP COMMITTEE MEETING MINUTES
PLYMOUTH CITY HALL**
Tuesday, January 24, 2017, 1 p.m.



CITY OF PLYMOUTH
DOWNTOWN DEVELOPMENT AUTHORITY
Saxton's RFP Subcommittee

Tuesday, January 24, 2017
Special Meeting Minutes

Meeting called to order at 1 p.m. by DDA Vice Chairperson Jason Smith.

1. ROLL CALL

MEMBERS PRESENT:

Dan Dwyer, Mayor
Oliver Wolcott, DDA Chairperson
Jason Smith, DDA Vice Chairperson
Jim Mulhern, Planning Commission
Mike Devine, Zoning Board of Appeals

2. Citizen Comments:

Resident Patrick Kehoe said that he had questions about the potential public/private development project. Kehoe asked about funding, if paid parking was essential to each plan, and which entity would be in charge of maintenance of the property moving forward. Kehoe said that it is essential to keep the residential characteristics on Maple Street and to properly address the structures within the Historic District on the proposed development site.

Property owner Mark Wira said that property he owns is included on the proposed developments. Wira asked that each developer address this issue during their presentations.

Resident Bill Lincoln said that he has many of the same concerns as resident Patrick Kehoe relating to how the potential development would be paid for and maintained.

Tuesday, January 24, 2017 Subcommittee Meeting Minutes

3. Sub-committee comments: NONE

4. Union Street 1 p.m.

Union Street Development presented their proposal to the subcommittee.

Union Street Development was interviewed by the subcommittee.

The subcommittee formulated an evaluation.

5. DevMar 3 p.m.

DevMar Development presented their proposal to the subcommittee.

DevMar Development was interviewed by the subcommittee.

The subcommittee formulated an evaluation.

6. Harmonie Park 5 p.m.

Harmonie Park Development presented their proposal to the subcommittee.

Harmonie Park Development was interviewed by the subcommittee.

The subcommittee formulated an evaluation.

7. Subcommittee discussion

City Planner Sally Elmiger tallied the evaluation results and provided those results to the subcommittee. The subcommittee decided to move forward with discussions concerning the potential Union Street and Harmonie Park developments.

Union Street Development - Evaluation Form Rankings

City of Plymouth

January 24, 2017

Question	Ranking Scores of Sub-Committee Members					TOTAL	Average Ranking by Question
	A	B	C	D	E		
Q1. How the concept/vision achieves goals in RFP?	4	5	5	5	5	24	4.80
Q2. How the building is compatible with downtown, Kellogg Park, historic structures, residential properties?	4	5	5	5	5	24	4.80
Q3. How will the concept energize the street, attract people to downtown, be a gateway, catalyze additional development?	4	5	5	5	4	23	4.60
Q4. Is project viable? Is concept flexible? Are modifications possible?	3	4	4	4	4	19	3.80
Q5. Most successful public/ private partnerships? Include parking deck?	3	3	4	3	4	17	3.40
Q6 Breadth of project team? Parking deck consultant?	4	4	5	5	5	23	4.60
Q7. Other projects with public engagement? Engagement over requirements?	3	4	5	3	4	19	3.80
Q8. How public/private partnership will work?	3	3	4	4	3	17	3.40
Total	28	33	37	34	34	33.2	4.15
Average Ranking by Sub-Committee Member	3.50	4.13	4.63	4.25	4.25		4.15

DevMar Development - Evaluation Form Rankings

City of Plymouth

January 24, 2017

Question	Ranking Scores of Sub-Committee Members					TOTAL	Average Ranking by Question
	A	B	C	D	E		
Q1. How the concept/vision achieves goals in RFP?	3	4	2	3	4	16	3.20
Q2. How the building is compatible with downtown, Kellogg Park, historic structures, residential properties?	3	4	1	3	3	14	2.80
Q3. How will the concept energize the street, attract people to downtown, be a gateway, catalyze additional development?	3	4	2	3	4	16	3.20
Q4. Is project viable? Is concept flexible? Are modifications possible?	4	4	3	3	5	19	3.80
Q5. Most successful public/ private partnerships? Include parking deck?	4	4	3	4	4	19	3.80
Q6 Breadth of project team? Parking deck consultant?	3	4	2	3	4	16	3.20
Q7. Other projects with public engagement? Engagement over requirements?	3	3	3	3	2	14	2.80
Q8. How public/private partnership will work?	4	3	3	3	5	18	3.60
Total	27	30	19	25	31	26.4	3.30
Average Ranking by Sub-Committee Member	3.38	3.75	2.38	3.13	3.88		3.30

Harmonie Park - Evaluation Form Rankings

City of Plymouth

January 24, 2017

Question	Ranking Scores of Sub-Committee Members					TOTAL	Average Ranking by Question
	A	B	C	D	E		
Q1. How the concept/vision achieves goals in RFP?	3	4	4.5	3	5	20	3.90
Q2. How the building is compatible with downtown, Kellogg Park, historic structures, residential properties?	4	4	4	3	4	19	3.80
Q3. How will the concept energize the street, attract people to downtown, be a gateway, catalyze additional development?	4	4	5	5	5	23	4.60
Q4. Is project viable? Is concept flexible? Are modifications possible?	5	4	3	4	5	21	4.20
Q5. Most successful public/ private partnerships? Include parking deck?	5	5	5	5	5	25	5.00
Q6 Breadth of project team? Parking deck consultant?	5	4	5	5	5	24	4.80
Q7. Other projects with public engagement? Engagement over requirements?	5	4	5	3	5	22	4.40
Q8. How public/private partnership will work?	5	4	4	4	5	22	4.40
Total	36	33	35.5	32	39	35.1	4.39
Average Ranking by Sub-Committee Member	4.50	4.13	4.44	4.00	4.88		4.39

Summary - Evaluation Form Rankings

City of Plymouth

January 24, 2017

Question	Average Ranking Scores		
	Union Street	DevMar	Harmonie Park
Q1. How the concept/vision achieves goals in RFP?	4.80	3.20	3.90
Q2. How the building is compatible with downtown, Kellogg Park, historic structures, residential properties?	4.80	2.80	3.80
Q3. How will the concept energize the street, attract people to downtown, be a gateway, catalyze additional development?	4.60	3.20	4.60
Q4. Is project viable? Is concept flexible? Are modifications possible?	3.80	3.80	4.20
Q5. Most successful public/ private partnerships? Include parking deck?	3.40	3.80	5.00
Q6 Breadth of project team? Parking deck consultant?	4.60	3.20	4.80
Q7. Other projects with public engagement? Engagement over requirements?	3.80	2.80	4.40
Q8. How public/private partnership will work?	3.40	3.60	4.40
TOTAL Ranking	33.20	26.40	35.10
Average Ranking by Question	4.15	3.30	4.39