

4H Special Committee Minutes

April 7, 2021

7pm via Zoom

1. Welcome: *All residents are welcome to attend committee meetings, and meetings are open to the public.*
2. Attending Committee members: Chris Bruch, Nicole Mason, Joe Rubin, Sarah Smith, Ellen Cornelius Ericson, and Barney Rush. Also attending: Todd Hoffman and Bob Dalrymple, Esq.
3. Discussion: Committee members reviewed various matters with Bob Dalrymple, counsel to the Town on the prospective sale of the 4 – H property. Matters discussed included rights the Town may have over the sale, including the lease and MOU between the Town and the 4 – H Council and possible Town rights over roads that may be proposed by a developer. We also discussed the need for our own title report. In addition, Mr. Dalrymple stated that he had told Mr. Sheriden of CBRE of the Town’s interest in meeting with all parties interested in bidding for the site; and Mr. Dalrymple briefed the Committee on 4 – H’s interest in having a quick sale of the property. The Committee also deliberated on the various possible bidders who may be interested in the property.
4. The following action items were agreed to:
 1. Posting the MOU and the lease between the Town and the 4 – H Council on the Town website, with the statement that the Town would like to meet with prospective bidders;
 2. Counsel will provide the table setting out the Town’s rights. Upon our review, we may ask for this to be incorporated into a more formal memo that we can rely upon.
 3. Counsel will be asked to review, and revise or augment, as appropriate, the memo from Dedun Ingram on possible development pathways, particularly distinguishing between the MPDU and Cluster Optional Methods.
 4. Counsel to request a title search from a national firm.
 5. Counsel to provide the lease and the MOU between 4-H and TOCC to CBRE on Thursday, requesting that these documents be added to the data room if they are not yet there; and re-emphasizing the value of prospective bidders to meet with the Town.
 6. “Walk about” to see the back yards of adjacent residents to be held Saturday, April 10th. Town Manager to gain permission from the residents.
 7. Town Manager to create a TOCC data room with relevant documents.
 8. Town Manager to receive an update from 4 - H on the NDA and access to 4-H's data room and will appraise us of their response.
 9. Joe Rubin will calculate the potential value of development of the site.
5. Meeting adjourned at 9 pm.