

High School Building Committee
 Revere High School Committee Room
 101 School Street
 Revere, MA 02151

Mayor Brian Arrigo- Chair	Susan Gravellese-Vice Chair		
Stacey Bronsdon-Rizzo	Donald Ciramella	Jennifer Hayes	Patrick Keefe
Dianne Kelly	John Perella	Michael Piccardi	Nicholas Rystrom
Carl Svendsen	Richard Viscay	Jerry Visconti	Brian Dakin
Linda Liporto	James Riefstahl	Jim Rogers	Lynn Stapleton
Robert Bell	Daniel Colli	Joe Drown	Dawn Guarriello

Meeting Minutes for October 7, 2021

A scheduled meeting of the High School Building Committee was held on October 7, 2021 at 5:30pm, online via Zoom Meeting format. Committee members and attendees present were:

<u>Voting Member</u>	<u>Present</u>	<u>Absent</u>	<u>Notes</u>
Brian Arrigo-Chair	X		
Stacey Bronsdon-Rizzo	X		
Donald Ciramella	X		
Susan Gravellese	X		
Jennifer Hayes		X	
Patrick Keefe		X	
Dianne Kelly	X		
John Perella	X		
Michael Piccardi	X		
Nicholas Rystrom		X	
Carl Svendsen	X		
Richard Viscay	X		
Gerry Visconti	X		
<u>Project Team Members</u>			
Brian Dakin	X		Leftfield-Project Manager
Linda Liporto		X	Leftfield-Project Manager
James Riefstahl		X	Leftfield - Project Director
Jim Rogers	X		Leftfield Owner
Lynn Stapleton	X		Leftfield-Project Executive
Robert Bell	X		Perkins Eastman-Principal-Educational Programming
Daniel Colli	X		Perkins Eastman-Principal-Project Manager
Joe Drown		X	Perkins Eastman-Principal In Charge
Dawn Guarriello	X		Perkins Eastman-Associate Principal-Designer
Ti Johnson	X		Warner Larson-Associate Principal
Sameer Bhoite	X		Warner Larson-Design Director
David Warner	X		Warner Larson-Owner

Attendees: Joseph Lewin, Amber Dakin, Nasara Nimaga-Warner Larson, Bob O'Brien-Director of Economic Development (City of Revere).

Meeting was called to order by Susan Gravellese at 5:34pm.

2– Vote to Approve Meeting Minutes

The vote to approve minutes for the meeting held on September 23, 2021 was approved. Motion was made by Stacey Bronsdon-Rizzo, Michael Piccardi 2nd the motion.

Roll Call:

<u>Voting Member</u>	<u>In Favor</u>	<u>Opposed</u>	<u>Absent</u>	<u>Abstained</u>
Brian Arrigo-Chair	X			
Stacey Bronsdon-Rizzo	X			
Donald Ciramella	X			
Susan Gravellese	X			
Jennifer Hayes			X	
Patrick Keefe			X	
Dianne Kelly	X			
John Perella	X			
Michael Piccardi	X			
Nicholas Rystrom			X	
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti	X			

3-Vote to Approve Invoices to Move Forward for Processing

Deferred to next scheduled meeting.

4– General Project & Schedule Update

4.1. Feasibility Study Schedule Update: Leftfield (Brian Dakin) presented. The presented schedule is showing February 2022 for the Selection of Preferred Option with a vote to submit the PSR (Preliminary Schematic Report). This schedule frees up time to focus on Public Outreach for the months of December 2021 and January 2022. This schedule is the showing the latest the city can submit the PSR and the PDP, which affects the Feasibility study timeline, the last day for the Feasibility study is October 26, 2022.

4.2. Revere Housing Authority Site Option Follow-Up. Leftfield (Brian Dakin) presented. The project has reached out to neighboring communities that have experience with housing redevelopment (East Boston and Chelsea). The project would like to set up a Q&A with those communities and the RHA. Leftfield also proposes a hiring of a legal consultant and a housing redevelopment consultant to help answer any questions the Project and/or RHA have. It is also noted the RHA will need to be an integral part of the process.

Stacey Bronsdon-Rizzo commented the project did a great job with answering the questions posted by the RHA.

4.3. Wonderland Appraisal Approval. Leftfield (Brian Dakin) and City of Revere (Bob O'Brien) presented. Leftfield noted the original plan for the Wonderland Site is 25.9 acres, leaving no room for commercial development or tax revenue. They are proposing an alternate site- Development Line 1- configuration showing 26.4 acres, using 3 whole parcels leaving 1 parcel for commercial development. The next option is labeled alternate site-Development Line 2-showing 13.9 acres leaving +/-20 acres for land development, but showing no fields for the school. Bob O'Brien presented for each of the options for this site. The first point is this a private property purchase, if there is no price agreed upon with the

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owner, the City would have to go through some kind of eminent domain process which prolongs the purchase. He noted that this site is larger than the Celebration Cinema site which was sold for \$50mil then resold for more money. The second note is acquisition costs are not reimbursable by MSBA. This site could potentially be more of a cost to the city compared to the Erricola Park and RHA options. It was noted that those sites do have a certain percentage of reimbursement for the land. He did not know the exact reimbursable amount but the argument point should be considered. The Wonderland site is a fairly significant cost to the city versus the other 2 sites.

Jim Rogers-If the cost is \$50mil does this option become a non-starter based on the appraisal perspective? Leftfield noted they were not told it was a non-starter it definitely is a difference from the other 2 options. Dianne Kelly noted spending the money for the appraisal will be a good option to spend to get the answers the City and the School needs to decide to choose this option. Brian Arrigo agreed with Dianne Kelly. Bob O'Brien noted that the appraisal would be a useful negotiating tool for future purchases.

Gerry Visconti-What is the difference between acquisition costs for Wonderland versus eminent domain? Wouldn't there be non-reimbursable costs for the other sites? Bob O'Brien answered noting even though there are no acquisition costs to go along with the other sites there are still non-reimbursable costs for both, for example for the RHA site there would redevelopment and relocation costs not reimbursable by the MSBA but could potentially be subsidized through other state funding. Leftfield agreed with Bob's explanation and re-stated that 100% of any acquisitioned land will not be reimbursed by the MSBA. Gerry questioned wouldn't the properties we are discussing to take for the existing site via eminent domain be the same as an acquisition and wouldn't that cost be 100% the City's responsibility? Leftfield clarified that yes the original 14 prospective properties would be 100% the City's responsibility, the cost to obtain those properties would estimate to be \$15mil, (reviewed assessed value + 15-20%). Gerry is requesting a breakdown of figures/costs for each of the site options. Leftfield responded the project will be running another pricing exercise to have updated figures for the committee within a month or so.

Joe Lewin-What the MSBA reimburses is not really based on what the city spends, it's based on their formula. So if you spend more you might not get more money. Leftfield noted there is a cap on certain costs. Perkins Eastman noted that most of the caps are not based on what they think you need but more based on spreading the money through the commonwealth. Dianne Kelly noted there are examples closer to Revere, Winthrop High School had a cap on the size of the auditorium so the Town of Winthrop decided to pay the extra out of pocket. Revere will need to make decisions on extra costs throughout the process. The part of the process we are focusing on right now is determining where the High School is going to be. Once this decision has been made we will then focus on the extras and all of these decisions will be up to this board.

Leftfield proposed a Budget Revision Request for the appraisal of Wonderland property in the amount of \$14,300.00.

The motion to approve the Wonderland appraisal cost as a reimbursable expense via Leftfield Contract Amendment #1 for a total value of \$14,300.00 which will be transferred via Budget Revision Request #2 was made. Dianne Kelly made the motion, Stacey Bronsdon-Rizzo 2nd the motion.

Roll Call:

<u>Voting Member</u>	<u>In Favor</u>	<u>Opposed</u>	<u>Absent</u>	<u>Abstained</u>
Brian Arrigo-Chair	X			
Stacey Bronsdon-Rizzo	X			
Donald Ciramella	X			

Susan Gravellese	X			
Jennifer Hayes			X	
Patrick Keefe			X	
Dianne Kelly	X			
John Perella	X			
Michael Piccardi	X			
Nicholas Rystrom			X	
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti	X			

4.4. Options Update. Perkins Eastman (Robert Bell) presented the current options. Erricola Park-1C.A and Erricola Park-1C.B stay within the current property constraints. Erricola Park-New 1D will take 14 houses to expand the building and fields. Wonderland site- 2A.B, Housing Authority-REV.3B.A and Housing Authority-New 3B.B were also briefly summarized. Perkins Eastman would like to recommend the removal of option Erricola Park- 1C.B (constrained significantly for a new building and access concerns) and Housing Authority-REV.3B.A (constrained significantly for a new building 50 years in future there is no campus). Leftfield noted the larger site for the RHA-New 3B.B plan is showing new housing on certain areas on the site.

Carl Svendsen-Where would the bulk parking go on plan Wonderland 2A.B Revised? There needs to be more parking/closer access to the fields for parents and grandparents to watch from their cars.

A motion to eliminate Wonderland 2A.B and Erricola Park 1C.B and to continue to study Wonderland 2A.B Revised. Stacey Bronsdon-Rizzo made the motion, Susan Gravellese 2nd the motion.

Roll Call:

<u>Voting Member</u>	<u>In Favor</u>	<u>Opposed</u>	<u>Absent</u>	<u>Abstained</u>
Brian Arrigo-Chair	X			
Stacey Bronsdon-Rizzo	X			
Donald Ciramella	X			
Susan Gravellese	X			
Jennifer Hayes			X	
Patrick Keefe			X	
Dianne Kelly	X			
John Perella	X			
Michael Piccardi	X			
Nicholas Rystrom			X	
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti	X			

5-SCHEDULE FOR UPDATES/OUTREACH FOR SCHOOL COMMITTEE, CITY COUNCIL, COMMUNITY FORMS

Leftfield suggested scheduling community forums in December and January. Dianne Kelly confirmed the meeting dates of the City Council and School Committee. Leftfield suggested the 13th of December would be a date to attend the City Council meeting and the first week in December, schedule a community meeting.

6-Public Comment

Marie Gnerre-26 Hyde Street-Mother lives at 38 East Mountain Ave-Happy to hear the site selection vote is moved to February due to lack transparency with the site selection and lack of community involvement. If Erricola Park is selected, please choose the option that isn't eminent domain. I find this option to be outrageous and disgusting and morally wrong. The current residents currently deal with traffic and congestion, noise, speeding. We live with numerous inconveniences and have suffered enough and eminent domain would make the matter worse.

Dennis Guarente-70 East Mountain Avenue-I urge every voting member to not consider taking people's homes, there are many elderly people in those homes.

7- Other Business/Discussions

There is no other business at this time.

8-Vote to Adjourn Meeting

Motion to adjourn made by Stacey Bronsdon-Rizzo, Dianne Kelly 2nd the motion. Meeting adjourned 6:57pm.

Roll Call:

<u>Voting Member</u>	<u>In Favor</u>	<u>Opposed</u>	<u>Absent</u>	<u>Abstained</u>
Brian Arrigo-Chair	X			
Stacey Bronsdon-Rizzo	X			
Donald Ciramella	X			
Susan Gravellese	X			
Jennifer Hayes			X	
Patrick Keefe			X	
Dianne Kelly	X			
John Perella	X			
Michael Piccardi	X			
Nicholas Rystrom			X	
Carl Svendsen	X			
Richard Viscay	X			
Gerry Visconti	X			