

TOWN OF ERVING

Request for Proposals (RFP) FY2022- 20220302- Former International Papermill Site Redevelopment

Addendum #1

Issued March 30, 2022

1. RFP Submission Deadline Change

The official deadline for submissions in response to this RFP has been changed to **Wednesday, April 20, 2022, at 3:00PM**. The remaining proposal requirements in Section 3 of the RFP remain the same.

2. Update Regarding Zoning

The proposed zoning amendment to add a Planned Unit Development (PUD) overlay district did not pass at the March 5, 2022, Special Town Meeting. Adjustments to the use table and multi-family definition may be considered for future Town Meetings. As discussed at the March 17, 2022, site visit, some community members have expressed concerns about the potential for large scale housing at the former IP mill site. Some misinformation has been disseminated throughout the Town which has further added confusion to community members understanding of the proposed zoning changes and the procurement process. The focus has been on stereotypes regarding affordable housing and accusations that a preferred use has already been preselected. The Town through the Select Board has continued to respond to public concerns with factual responses and has reiterated an openness to receive proposals from a range of proponents that complies with the programmatic goals outlined in the RFP.

3. To the Town's knowledge, has the property ever flooded?

In the time that the Town has owned the property it has not flooded. Some areas of the basement building, which housed water pumps are currently filled with water. Per a Tighe & Bond study regarding the potential for the property to flood, the report stated:

“Based on the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Insurance Study (FIS; community number 250116, effective July 5, 1982) and the Flood Insurance Rate Map (FIRM) for the Town of Erving (map panel 2501160012B, effective July 5, 1982), the limit of flooding from the Millers River associated with the 100-year design storm event along the project site ranges in elevation from approximately 238 feet to approximately 252 feet.”

4. Does the Town have details regarding the sizing of the new pump station and force sewer main?

Yes, please reference the attached document entitled “Basis of Design Memo” from Tighe & Bond.

5. Is MassDevelopment supportive of funding demolition at the site for non-commercial or industrial redevelopment uses?

As was discussed at the March 17, 2022 site visit the Town of Erving cannot speak on behalf of MassDevelopment. With that stated, MassDevelopment has supported the Town's efforts to redevelop the IP mill site through a previous Brownfields Cleanup Action grant and has now

tentatively award the Town a \$600,000 Site Readiness grant. The Town has not accepted the Site Readiness grant at this time because the future re-use of the site is undetermined and MassDevelopment has indicated a need for the Site Readiness funds to be used to support economic development projects. MassDevelopment has been hesitant to prescribe a specific guidance on how a potential residential proposal would be considered and has remained engaged in the RFP process with a commitment to review the Town's highest rated proposal for consideration in regards to the funding.

6. Is the Town supportive of improving pedestrian, transit, and bicycle connections from the site through MassWorks or other public infrastructure funding sources?

The Town of Erving has made a commitment towards improving multimodal transportation throughout the municipality utilizing programs Complete Streets and has had conceptual conversations with partners, including the Town of Montague, about potential pedestrian connections and improvements for this neighborhood. Those future improvements would likely be informed by the re-use of the property.

7. The timeframe for the RFP allows 25 business days to respond by the April 6 deadline. It is our understanding that a zoning change to allow multi-family development is to be voted on at Annual Town Meeting on May 11. Considering the uncertainty of having a clear zoning path for residential development (taking into account the vote on the PUD overlay) on the site, is it possible to extend the deadline for proposals until a zoning path can be identified?

The Erving Planning Board has scheduled a public hearing regarding the proposed zoning amendments, including the definition of multi-family, for April 14, 2022. The Select Board anticipates finalize the Town Meeting Warrant by the end of April 2022 for the May 11, 2022 Town Meeting. The Select Board has expressed an openness to consider a friendly 40-B if an affordable housing project is the preferred proposal.

8. Elements of the development schedule raise questions. For example, a Land Disposition Agreement is required to be executed within 30 days of "delivery of the Agreement." Which agreement does this refer to? Other aspects of the development timeline appear aggressive, is there flexibility in this?

Section 5 of the RFP discusses a goal of negotiating a Development Agreement within 90 days of the Select Board's decision to award the procurement. The draft Development Agreement is presented in Attachment D. The "preferred" implementation timeline describes a goal of finalizing a Land Disposition Agreement within 30 days of finalizing the broader Development Agreement. The preferences outlined in this section also discuss a benchmark of applying for a building permit within 6 months of finalizing the Development Agreement and completion of the project within 10 years of the agreement. The Select Board has discussed an understanding that the exact timelines and benchmarks will need to be negotiated with the most advantageous proposer with the understanding that the proposal must include reasonable timelines and clear benchmarks so that the Town can ensure reasonable progress on the development of the site.

9. Attendance at the March 7, 2022 Informational Session- Optional

- Alyssa Larose
- Julia Scannell
- Dan Pennessi

10. Attendance at the March 10, 2022 Site Visit

No attendees present.

11. Attendance at the March 17, 2022 Site Visit

- Alyssa Larose- Franklin County Regional Housing & Redevelopment Authority and Rural Development, Inc.
- Julia Scannell- The Community Builders, Inc.
- Wilson Darbin- The Community Builders, Inc.
- Ben Murphy- MassDevelopment
- Jack Dunphy
- Brad McCord- Bargmann Hendrie Archetype, Inc.

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