



TOWN OF SHREWSBURY

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The Board of Selectmen has established the Beal Early Childhood Center Reuse Committee to be comprised of seven (7) members. Individuals shall be appointed who, by reason of their current or prior background in such fields as construction, architecture, real estate, land use and development, engineering or other relevant experience, have special knowledge to assist in evaluating and recommending future uses of the property. The membership is comprised of the following:

1. One member of the Board of Selectmen or Designee, who shall chair such committee
2. One member of the Shrewsbury Housing Authority
3. One member of the Parks and Cemetery Commission or Designee
4. One member of the Beal Early Childhood Center Building Committee
5. The Division Manager of Public Buildings
6. Two members at large with one being appointed by the Board of Selectmen and one being appointed by Town Manager

Town staff members including but not limited to the Assistant Town Manager/Economic Development Coordinator, Town Planner, Town Engineer and the Superintendent of Public Facilities and Parks may be consulted by the Committee to inform their decisions.

The Committee has already undertaken a comprehensive analysis of potential reuses for the Beal Early Childhood Center property. The analyses should include future public uses as well as the potential benefits of disposing of the property.

The Committee's work included, but was not limited to the following:

- Review existing building plans, studies, conduct site tours, conduct appraisals and obtain other information as needed to inform themselves of property
- Review the Town's Master Plan and other documents related to the development goals of the Town Center
- Develop conceptual plans denoting each potential use option with an attendant cost/benefit analysis
- Identify resources required to carry out this charge
- Provide a final report and recommendation of the most appropriate reuse to the Board of Selectmen which includes a review of all alternatives considered

The Town of Shrewsbury is now moving into the next phase of the Beal Reuse process and will be issuing an RFP to developers for the disposition of the land. The Charge of the Beal Reuse Committee has been expanded to include the following:

- Attend approximately 3-4 meetings as part of the RFP process including but not limited to reviewing the draft RFP before it is issued and meeting in advance of receiving RFP responses to get acclimated to the review process.
- Thoroughly read and actively deliberate relative to proposals received by the Town from parties who are proposing to purchase and redevelop the historic Beal School site.
- Select applicants that will be interviewed.
- Attend all interviews.
- Maintain confidentiality as directed by the Town and as allowable by law.
- Vote on preferred proposal(s) meeting the requirements of the RFP to be brought to the Board of Selectmen for final review and selection. Provide a written report to the Board of Selectmen on the reasoning of the choices.

The Committee should ensure their approach incorporates robust input from the public, boards and committees and Town departments. All meetings are to be held in a public location, properly posted and open to the public in accordance with the Massachusetts Open Meeting Law. A majority of the membership of this committee, four (4) members, shall constitute a quorum.