



CITY COUNCIL MCINTYRE SUBCOMMITTEE MINUTES OF MARCH 30, 2021 MEETING

The McIntyre Subcommittee held the March 30, 2021 meeting via Zoom.

Chair Peter Whelan opened the meeting at 2:05 with a roll call.

Subcommittee Members Present via Zoom: Chair Peter Whelan and Councilors Councilor McEachern, John Tabor and Paige Trace.

City representatives present via Zoom: City Manager Karen Conard; City Attorney Robert Sullivan; Moderator Synthia Ravell; Stephanie Seacord and Legal Secretary Marian Steimke.

Also Present via Zoom: Mandy Reynolds of Principle Group (PG); Jeff McMenemy of Portsmouth Herald; Richard Downes; Councilor Cliff Lazenby; Jackie Cali-Pitts; John Ragonese; Bill Downey; *John Tabor*; Gerald Duffy.

Public comment:

As no one from the public wished to speak, Chair Whelan closed public comment at 2:06 p.m.

Chair Whelan and Attorney Sullivan discussed the process for approving minutes. Distribution of minutes will be via email to the Subcommittee. Minutes will be considered approved after 48 hours if there is no response. Attorney Sullivan said it needs to be clear if the Subcommittee wants to adopt that process, and it will then be made part of the record. Chair Whelan said he will come to the Legal Department to sign minutes.

Chair Whelan and Ms. Reynolds discussed a final draft forum scheduled for April 20, 2021 with planned office hours a day or two after that to ask questions on a finalized design.

Councilor Tabor asked what would be gained that you don't have now. Ms. Reynolds said it would give the public another round to tweak the drafts. She said we want to refine a subset of those to make those the featured schemes.

Councilor McEachern supported this. The tradeoff is to align our timeline. Even if it does not change anything, it is important to provide ample opportunity to the public. Even if we gain nothing more, it is still time well spent, he said.

Chair Whelan said we would like to have full City Council approval at the May 3rd Council meeting. He told Ms. Reynolds that is the goal or deadline. Ms. Reynolds asked if they will want the final draft schemes due by May 2nd. Chair Whelan said correct. Chair Whelan said the Subcommittee could have a meeting on the 29th. Then on May 4th, Chair Whelan said we could have a meeting with Redgate/Kane on the design.

Those present discussed the timelines and details involved with preparation and distribution of City Council packets. The emphasis was on making sure there was ample time for the public and Council to review any final proposed designs in time for presentation at either the May 3, 2021 City Council meeting, or at a special Council meeting that week, not going past May 5th, Chair Whelan stated. Ms. Reynolds will check on the designers' schedules at PG but estimated 10 days between final office hours (April 20th) and the final schemes being due. Discussion continued regarding timeframes to get the data into the packet and delivery to the Council on various days and times based on when the Council would meet to review the designs. Councilor McEachern wants to maximize the amount of time that the public and Council have to review the design.

Chair Whelan said then the day after approval we would have a meeting with Redgate/Kane to start that process. Attorney Sullivan agreed with that plan.

Councilor Tabor suggested images and captions could go into the packet, then Mr. Preston could give a detailed overview at the Council meeting.

Ms. Reynolds said there are few TBD items on the schedule still to be finalized.

Chair Whelan assumes GSA is still on track to vacate the building when they said they would.

Chair Whelan asked if there was anything else on process or timeline.

Councilor Tabor asked Ms. Reynolds about other outreach. Stephanie Seacord has been coordinating with Ms. Reynolds to get information onto the website. He asked about sending pdfs since the Miro board is tricky for some to use. They discussed processes further. Ms. Reynolds will put some thoughts on paper, she said. She talked about breakout rooms – one per scheme with designers in each. Chair Whelan said it was important to let everyone know this is the last public forum before the Council makes a decision.

Councilor Trace said it is important that residents feel like they are being heard and have enough time to speak and feel involved. She is fine if she does not get something in her packet until Friday as opposed to Thursday, as long as it is all made public.

Attorney Sullivan said once the Council makes its selection, the next day the Subcommittee speaks with Redgate/Kane. He said the last time talks were carried on for both sides by large Boston law firms. As of yet, Redgate/Kane has not identified any law firm that will do that for them. If we need a large law firm, he asked, who would we retain, and to think about that right now. At this time, if we use the pattern of the last negotiations, Attorney Sullivan said he will handle that. If it gets beyond his time capacity, then the City at that

time will get a large firm. But he suggests we start without any outside assistance.

Chair Whelan said that is a good plan. And we start where we left off.

Councilor McEachern said he is hopeful we can start off conversations without lawyers and go from there.

Councilor Tabor said the agreement we are under is that the lawsuit is on pause. We present “here is what the residents want to see on the site, which has great public value”. The spirit is we don’t immediately go back to high priced lawyers.

Chair Whelan said David Eaton is ready to come back on board to help with economics.

Chair Whelan said we did respond to the Redgate/Kane opinion editorial. Attorney Sullivan has sent a letter, which we can post on the website. It is a response to Ralph Cox and Michael Kane’s editorial.

Ms. Reynolds said the most pressing issue she had was schedule. She reminded all that the survey closes the next day and is hoping more people will respond.

Councilor Tabor asked Ms. Reynolds if she needed any help from the City. She said just continued communication from the City. Other than that they are all set.

Councilor McEachern moved to adjourn. Councilor Trace seconded. On a roll call 4-0 vote, the meeting adjourned at 2:35 p.m.

Date Signed: _____
Peter Whelan, Chair,
McIntyre Subcommittee

Minutes taken by
Marian Steimke, Legal Secretary