



CITY COUNCIL MCINTYRE SUBCOMMITTEE MINUTES OF MARCH 10, 2020 MEETING

The Subcommittee was called to order by Chair Peter Whelan at 1:05 PM. In attendance were Subcommittee members Councilor Peter Whelan, Councilor John Tabor (by telephone), Councilor Paige Trace, Councilor Deaglan McEachern, as well as City Manager Karen Conard, Deputy City Manager Nancy Colbert Puff and City Attorney Robert Sullivan.

Chair Peter Whelan immediately called for public comment. Bernie and Linda Mulligan of 18 Congress Street jointly addressed the Subcommittee. They strongly supported return of the Post Office to the downtown area, criticized actions of the prior City Council in submitting the application to the National Park Service as being ultra vires and spoke of the moral responsibility of the Council to meet the needs of the citizens.

At 1:15 PM, David Eaton arrived to the meeting. Also at 1:15 PM, on motion of Councilor Paige Trace, seconded by Councilor Deaglan McEachern, the Subcommittee went into non-public session by unanimous vote to discuss potential litigation regarding the McIntyre Project.

During the non-public session, the Subcommittee had a lengthy discussion with David Eaton and the City staff members present. The discussion centered primarily on the concept of “economic neutrality.” The meaning of that concept was examined in light of the following potentialities:

- Changes in the project and its finances over time;
- Viewpoint of the National Park Service;
- Effect of refinancing;
- “Reasonable profits”;

- Creation of additional public space;
- Application of the concept to the McIntyre building alone;
- Protection of the monument; and
- The Post Office.

Subcommittee determined by consensus to meet again with David Eaton after he has had an opportunity to consider the issues discussed at this meeting. Consensus also indicated after that discussion it would be appropriate to meet with representatives of Redgate/Kane.

On motion of Councilor Paige Trace, seconded by Councilor Deaglan McEachern, the Subcommittee voted to make a recommendation to the full City Council on March 16, 2020. The recommendation would be that the full Council endorse the concept of economic neutrality, as that term is defined by the Development Agreement between the parties, in further negotiations with Redgate/Kane concerning the McIntyre Project. The motion passed by unanimous vote.

At 2:20 PM, Councilor Paige Trace left the meeting. Discussion continued. On motion of Councilor Deaglan McEachern, seconded by Councilor Peter Whelan, the Subcommittee voted to request that Deputy City Manager Nancy Colbert Puff develop a schedule to guide future actions with regard to the renegotiation of McIntyre Project with Redgate/Kane. The motion passed by unanimous vote.

At 2:35 PM on motion of Councilor Deaglan McEachern, seconded by Councilor John Tabor, the non-public session and the meeting were adjourned by unanimous vote.

Minutes taken by Robert P. Sullivan, City Attorney
March 10, 2020