

Country Club Rd Subcommittee Meeting

Meeting Minutes

Date	Monday, June 29, 2026
Time	8:00 AM
Location	Zoom (virtual meeting only)
Members Present	Sal Alfano (Chair), Ben Doyle, Adrienne Gil
Also Present	Stephanie Clarke (White + Burke), Evelyn Prim (Staff); Mike Miller (staff), Matt Jelacic (Staff), Debora, Phil Dodd
Public Comment	No members of the public offered comment
Call to Order	8:00 AM
Adjournment	Approx. 9:08 AM

Agenda Items and Summary

1. Call to order

The meeting was called to order at approximately 8:00am by the Chair.

2. Review and Approval of Agenda

No changes were proposed. The agenda was approved without objection.

3. Public Comment

No members of the public offered comment.

4. Deliberation of Revised Development Proposals (Chinburg vs. DEW)

The committee reviewed and compared the two finalist developers' revised proposals, covering unit mix and site design, financial feasibility, and remaining RFP criteria. Members discussed the trade-offs of each proposal, including density, recreational space, affordability, and financial risk.

Executive Session

Two motions were made to allow discussion of confidential developer financial information in executive session per 1 V.S.A. § 313 and § 317. Both passed unanimously.

Motion	Made By	Seconded By	Result
Find that premature public disclosure of confidential developer financial information would place the city or a party at substantial disadvantage	Sal Alfano	Ben Doyle	Passed (no objection)
Enter executive session to discuss confidential developer financial information	Sal Alfano	Ben Doyle	Passed (no objection)

The committee entered executive session at approximately 8:45 AM and resumed the open meeting at approximately 9:02 AM.

5. Other Business and 6. Schedule Next Meeting

The committee exited executive session by unanimous vote at approximately 9:02am. The committee then scheduled its next meeting for Friday, July 10, at 8:00 AM to review reference-check results and make a final developer selection ahead of the July 22 Council meeting. Members also agreed on an approach for dividing up reference calls for both developers, with Stephanie Clarke to assign specific references and circulate standard questions.

6. Adjournment

Chair Sal Alfano adjourned the meeting at approximately 9:08 AM.