

Resolution on “Request for Proposal Consultant for Land Development” dated June 17, 2024

Affordable and Workforce Housing Committee

Passed June 5, 2024

Whereas, the Town of Dryden has important decisions to make regarding development of land it owns directly north of the Town Hall, and is preparing to issue a Request for Proposals for consultants to create a plan for that land, and

Whereas, the site includes important wetlands and a historical site of significance to the community, and

Whereas, the 2022 Comprehensive Plan highlights the need for more housing in the town, especially affordable housing, and especially in areas currently served by water and sewer infrastructure,

Whereas, the need for additional recreational facilities has also been acknowledged by the Town Board, with the original concept for use of that land as for “a couple of ballfields,” and

Whereas, all these priorities can likely be addressed with a creative, comprehensive approach that seeks the optimal use of the available land, and

Whereas, the Dryden Recreation and Youth Commission (DRYC) and the Affordable and Workforce Housing Committee (AWHC) have respectfully been sharing drafts of a request for proposals for a consultant to develop comprehensive proposals for the land, and

Whereas, the DRYC has finalized a document entitled “Request for Proposal Consultant for Land Development” and dated June 17, 2024, to go to the Town Board for approval on June 13, 2024, and

Whereas, the AWHC has reviewed the DRYC’s final document, and found that a number of AWHC suggestions were accepted by the DRYC, but several very important suggestions were not, and

Whereas, the AWHC is concerned about the following two major points of disagreement with the DRYC’s RFP, as it had communicated earlier to the DRYC:

1. The "Multiuse Community and Recreation Center" should not be included in the list of goals:
 - It represents a qualitatively different project than the initial suggestion of a couple of ballfields;
 - It would be a major commitment of limited land and funds that has not been vetted with taxpayers or the public;
 - Any such major investment should be located more centrally within the Town in order to better serve taxpayers;
 - Asking the consultant to include a recreation center in their plans would “crowd out” housing, taking up land that would not work for ballfields but would work for housing;
 - Including housing would actually would generate income that could offset the costs of the ballfields and the required new road into the development.

2. The DRYC did not clarify that the Client Committee shall include one representative each from both the AWHC and the Conservation Board, and did not clarify that these representatives will be voting members of the Client Committee;

Now therefore be it

Resolved, that the Affordable and Workforce Housing Committee hereby urges the Dryden Town Board to revise the RFP as follows before releasing it to the public:

- Delete "Multiuse Community and Recreation Center" from the list of goals;
- Specify that the Client Committee shall include one representative from the AWHC and one representative from the Conservation Board, and that these representatives will be voting members of the Client Committee (sections 4.0 and 7.0 in proposed document);

And be it further

Resolved, that the Affordable and Workforce Housing Committee looks forward to working with all parties in the Town to turn this now-vacant land into a true community asset that will benefit residents and taxpayers for generations to come.