

Ferdinand Redevelopment Commission RFPQ Committee Meeting Minutes

Date: May 27, 2026

Meeting: Request for Proposals/Qualifications Committee

Time: 5:30 p.m.

Location: Town Hall

Present were: Ken Sicard, Debbie Johnson, Tammy Miller and Sharon Bohnenkemper

Attending via Zoom were: Greg Martz and Josh Messmer with GM Development and Tom Pitman.

Ken, as chair of the committee, stated that this is a public meeting. There were no members of the public were present other than the local newspaper editor.

Ken Sicard and Debbie Johnson were appointed RFPQ committee members of the Ferdinand RDC. The purpose of this committee is to review the Request for Proposals/Qualifications submissions for a recommendation to the Town Council in reference to the Ironwood Development project.

Two companies submitted an RFPQ for review. Seufert Construction & Morley Group and Pleasant View Development Group.

Both Ken and Debbie reviewed the proposals for the utility infrastructure project intended to support the Ironwood development. It was noted that the infrastructure is public infrastructure and is critical to making the development feasible. The company chosen should have relevant experience, efficiency, and familiarity with the project.

The request for qualifications required respondents to address four key areas: (1) experience with similar public projects, (2) ability and capacity to perform the work, including reputation and references, (3) approach to development of the project, and (4) proposed fees during project scoping.

The Committee noted that both proposals were respectable and appreciated receiving more than one submission.

Ken stated that he would recommend Seufert Construction and Morley Group because of their status as a local contractor and its involvement with the related housing development which would likely create efficiencies for the project. There is value and savings in the fact that Seufert's would already be on site which would avoid the potential for additional mobilization costs. There is also the benefit of the contractor's familiarity with the project and the town.

After discussion, Debbie motioned to recommend Seufert Construction and Morley Group as the developer for the project through the BOT process, and that this recommendation be forwarded to the Town Council for final consideration. Ken seconded the motion which carried unanimously.

It was agreed that GM Development, who is managing the BOT (Build, Operate, Transfer) for the project, would notify both companies of the committee's decision.

The next step is the required public hearing before the Town Council. The public hearing will be held June 16, 2016, at 7:15 p.m. during the Town Council meeting. Tammy will submit the required notice to the newspaper.

Tammy will also send the RFPQ selection letter to the Town Council and the Ferdinand RDC so that there is a time stamp for audit purposes.

Tom Pitman was asked to draft the BOT agreement. He agreed to prepare the documents and submit them to all parties before the June 16th meeting for review.

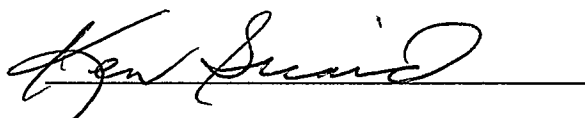
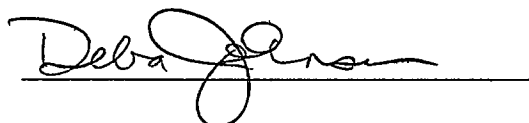
There being no other business for this meeting, Debbie motioned to adjourn. Ken seconded. The meeting was adjourned at 5:48 p.m.

Respectfully submitted,


Debra Johnson

Secretary

Ferdinand Redevelopment Commission


Ken Sicard, Chair
Debra Johnson, Secretary RDC