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Summary of Meeting of Representatives of Eastern Federal Corporation and Village Plaza Merchants

On the morning of Dec. 18, 2002, representatives of Eastern Federal met with Village Plaza merchants at Red Hot & Blue restaurant. The meeting began at 9 a.m. and ended at 11:30. Aaron Nelson of the Chamber of Commerce participated and Rosemary Waldorf facilitated the discussion. The topic was Eastern Federal's proposal to replace its existing theater complex with a new, state-of-the-art theater complex on the same site.

The group agreed on basic ground rules for discussion. The meeting was explicitly described as an information-sharing session, not an arbitration session. The objectives were to receive information from Eastern Federal, and hear concerns and questions from area merchants, and to get answers to those questions.

Bill Wilson and Richard Gurlitz made presentations on behalf of Eastern Federal. They reviewed the latest site plan for the proposal and a revised analysis of parking inventory and usage. Mr. Gurlitz agreed to make written copies of this parking analysis available to meeting participants. A variety of questions on the site plan and parking were asked by Village Plaza merchants and answered by Eastern Federal representatives.

With the consent of all participants, the meeting became more than an information-sharing session. As the parties discussed issues, they sometimes sought agreement on how those issues should be addressed. Below is the list of issues raised by Village Plaza merchants, along with the responses Eastern Federal representatives agreed to as of Dec. 18:

- Reduce the project's size by reducing the number of screens and seats. After discussion, the merchants agreed that 11 screens were acceptable but asked that the number of seats be reduced. ***Eastern Federal agreed to consider reducing the number of seats.***
- Drop Phase II of the project. ***Eastern Federal agreed to consider eliminating Phase II.***
- Locate the theater entrance near the ABC store. ***Eastern Federal agreed to look at this possibility, but maintained firmly and at some length that the currently proposed box office location was better for traffic flow and drop-off.***
- Retain arrangement with Ginn properties that allows Village Plaza employees to park on Eastern Federal property. ***Eastern Federal agreed to retain this arrangement.***
- Include on the new theater plan a utility drive that would go behind the Village Plaza complex and terminate in a curb cut onto Franklin Street. ***Eastern Federal agreed to include this on their plan, but explicitly stated that they could not control decision-making on the curb-cut question, that they would not let their project be contingent on this, and they would not let their project be delayed by this consideration.***
- Manage construction so that a maximum amount of parking spaces would be available at all times. ***Eastern Federal committed to maintaining the existing***

number of parking spaces and cross-property circulation during construction, as much as possible.

Two other issues raised by merchants were discussed: the possibility of a parking deck and reconfiguration of the Whole Foods parking lot. After discussion, the group agreed that these issues were not relevant to the proposal at hand.

Participants discussed the possibility of meeting again, after Eastern Federal had considered these requests and before the Jan. 13 Town Council meeting, when Eastern Federal's proposal will again be reviewed by Council. Aaron Nelson was to be responsible for arranging any follow-up meeting. There was some discussion of Village Plaza merchants attending the Jan. 13 meeting and speaking in favor of the theater project, but no conclusions were reached.

Summary prepared by Rosemary Waldorf.