

Tholozan Project Timeline

(Sept. 2022 - Mar. 2023)

TGSNA Development Committee Summary Report

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Date: March 13, 2023

Will Liberman, WJL Companies owner and project developer owns the commercial property at 4155/63 Beck, which was a former pharma manufacturing facility. Mr. Liberman is proposing to build 13 single-family homes with tuck-under garages on a portion of his industrial site. This will require rezoning from commercial to residential. Mr. Liberman requested a letter of support from TGSNA.

- Sept. 2022 - Mr. Liberman holds a project presentation with residents adjacent to the proposed project for their input. Residents came back with several concerns.
- Oct. 2022 - Will Liberman, WJL Companies owner and project developer presented at the TGSNA General Meeting where they answered all questions and concerns raised by the Tholozan residents.
- Dec. 2022 - Developer requests a quick decision after the first of the year regarding a letter of support.
- Jan. 2022 - A paper vote to support/not support the project is conducted at the Dev Committee meeting. Committee members who are also TGSNA board members typically abstain from voting unless there is a tie.
 - a. 3 votes to support the project without conditions
 - b. 5 votes to reject the project outright
 - c. 5 votes to support the project with conditions
 - d. Tie vote is broken with votes to support with conditions giving a new vote count of 3/5/7
- Jan. 2023 - One committee member requested to change their previous vote from support with conditions to reject outright. The Committee voted to accept the change creating a new vote count of 3/6/6, another tie. Discussion is tabled so that the TGSNA board can be consulted. (The board's view is that going forward, votes should not be allowed to change after cast. No other election process allows this.)
- Feb. 2023 - Mr. Liberman requests a decision on supporting/not supporting the

project. Mr. Liberman is informed that due to scheduling conflicts, the next scheduled meeting cannot occur until Mar 28. Mr. Liberman states this is too long (it's already been 5 months) and asks that a special meeting be called. A meeting was scheduled for Feb. 16. The Committee suggests that Mr. Liberman present the Dev Committee with 2 or 3 options to move forward. Mr. Liberman did so:

- a. Develop the entire site (not just a portion as originally proposed) as residential with conditions from residents.
- b. Develop the western half as industrial and the eastern half as residential (this portion faces the current residents).
- c. Sell the property to the highest bidder.

Questions were contentious at the meeting; the developer was present via phone for the meeting. After committee deliberation, a motion was made to accept option c - sell the property. The motion did not pass.

Greg Michaud, a Dev Committee member, volunteered to form an independent ad hoc committee of abutting property owners to negotiate a different development scenario with Mr. Liberman, which the committee voted in favor of.

- Mar. 2023 - There have been no updates from Mr. Michaud or Mr. Liberman. It is up to Mr. Liberman to decide whether to continue engaging with the local residents. He can choose to pursue his residential project without a letter of support or sell his property.

Note: There is no legal requirement for any developer to request a letter of support or to engage with residents. Of course, this is a scenario that we all desire. To achieve this, however, requires discussion and compromise by all parties involved.