

**STATUS UPDATE**  
On the City of Red Bank planning process  
For the  
Old Red Bank Middle School property  
(By Don McKenzie, 2/2/22)

- During the February 1, 2022, Work Session of the Red Bank Commission, City Manager Martin Granum unveiled his proposed framework for a comprehensive planning process for the future of the old middle school site at 3715 Dayton Boulevard.

- The first public draft of his framework can be viewed on pages 3-7 of the [meeting agenda](#) packet.

- Mr. Granum showed a [Powerpoint presentation](#) based on his written framework.

- Estimated original timeline (subject to much modification):

Phase 1	February 2022	Issue Request for Qualifications to consultants.
	April	Deadline for responses from applicants.
	June	Consultant selected, based on competency and \$.
Phase 2	June – Sept.	Discovery process by consultants.
	Sept. – Nov.	Listening and public engagement process.
	Nov. 2022 – Jan 2023	Development of multiple concept options.
	Jan. – Feb.	Distillation into a <b>single preferred option</b> .
	Feb. – April	Issue Request for Proposals to developers/contractors.
Phase 3	April – July	Select developer/contractor team.
Phase 4	July 2023 – Dec. 2024	Developer/contractor planning, design, permitting.
Phase 5	Dec. 2024 – 2026	Project execution to completion.

- Significant discussion about prospect of the Commission creating a Citizen Advisory Committee (CAC). Granum advised creating a CAC would be a “best practice” for a project of this scale. His recommended process would be to take applications from interested residents, then select a group of 7-12 members to function at-large, instead of representing any individual commissioners. The CAC would provide process oversight and liaison functions to the town’s residents. The logistics of how a CAC would operate are not determined.

- Granum estimated at least 9 occasions for significant Commission updates and/or decisions.

- Much discussion about the **scope** of the process:

- *Commissioner Phillips*: Is this process simply razor-focused on the 12-acre old school site, or will it consider a broader context, such as the central business district?

- *Granum*: minimally would include downtown core, larger than just the 12 acres. This process will be so thorough it will shape a larger strategic plan/vision for the city.

- *Mayor Berry*: Sounds like the cart before the horse, for a small process to shape a bigger process. May be wiser to do a larger city-wide strategic assessment first, such as updating the outdated 2035 plan.

- *Granum*: Agreed it would be a “best practice” to step back and do a larger assessment of the City’s needs and vision, before launching the specific process for the 12 acres. A larger planning process for the City, such as a reboot of the 2035 plan, could be integrated into his proposed framework, but would stretch out the total timeline by about 6-12 months.
  
- *Granum* agreed to provide an **alternative process and timeline** that incorporates a large strategic planning process, as an option for the Commission.
  
- Commissioner Dalton asked about the City’s noncompliant status with the National Park Service regarding the land swap.
  - *Granum* described the noncompliant status as a “sword of Damocles” hanging over the City’s head. The City likely will never be competitive for another NPS or TDEC grant until it resolves the land swap obligations.
  - A parks master plan may be needed to decide how best to satisfy the NPS.
  
- Next Steps:
  - Expect *Granum* to produce an alternative framework for the next (Feb. 15) meetings of the Commission, for consideration.
  - As I understand the procedures, the Commission could not vote on its preferred framework until the following (March 1) meeting.