

# THE INSTITUTE FOR ADVANCED STUDY

PRINCETON, NEW JERSEY 08540

## M I N U T E S

Special Committee on Land Development

February 22, 1983

New York, New York

Present: Messrs. Dilworth (Chairman), Forrestal, Woolf. Also Mr. Rowe, Mr. Weinstein, Mr. Elliott, Mrs. Labalme. Mr. Kessler joined the meeting later.

Minutes: Mr. Weinstein reported that the "Proposed Land Development Concept Plan" had been submitted to the Princeton Regional Planning Board and a meeting with the Board had been requested for early March or April. Mr. Weinstein then discussed the Concept Plan, explaining its maps and pointing out its coverage. Acceptance by the Planning Board of this concept plan would represent the first stage in a non-binding review by the Town and facilitate its acceptance of the site plan.

Mr. Elliott then addressed the question of choosing a developer and said the important criteria were: 1) are the economic terms satisfactory? 2) is the developer accepting of the active role the Institute for Advanced Study intends to play? 3) is the developer one with whom a good working relationship can be established, since so much of this cannot be written into a contract and must depend on good faith and mutual understanding?

Mr. Kessler joined the meeting and answered questions about his previous work and his interest in this project. He would be prepared to supervise it closely and to begin actual work in the spring of 1984. After he left, the Committee decided to consult the absent members of the Committee (Messrs. Hansmann, Petersen, and Taplin) and, with their approval, recommend to the Board of Trustees Kessler's retention as developer. It was agreed that Mr. Weinstein could present Mr. Kessler's name to the Planning Board as the "anticipated developer." This would strengthen the case of the Concept Plan by indicating the Institute's commitment to both the realization and the quality of the project. If the Concept Plan is approved, the site plan could be presented in the fall.