

Medway Redevelopment Authority
January 28, 2015
Medway Senior Center
76 Oakland Street
Medway, MA 02053

Members	Andy Rodenhiser	Ray Himmel	Michael Griffin	Doug Downing	Paul Yorkis
Attendance	X		X	X	X

ALSO PRESENT:

Stephanie Mercandetti, Director, Community & Economic Development

Vice Chairman, Michael Griffin opened the meeting at 7:16 pm.

There were no citizen comments.

Minutes:

January 14, 2015:

On a motion made by Paul Yorkis and seconded by Doug Downing, the Medway Redevelopment Authority (MRA) voted unanimously to approve the minutes from January 14, 2015 as amended. (Andy Rodenhiser did not vote)

Chairman Andy Rodenhiser arrived at 7:25 pm.

Mission Statement Review:

The MRA was provided with two options for the Mission Statement. The revisions came from suggestions from the last Redevelopment Authority meeting on January 14, 2015. There were two alternatives reviewed.

The MRA prefers how the (alternate one) mission statement reads:

- *The mission of the Medway Redevelopment Authority is to encourage reinvestment by means of development of underutilized areas that will lead to job creation, added housing opportunities, a mix of commercial and industrial uses*

an improved tax base and a better quality of life for all residents of Medway. The MRA will function as a catalyst in fostering public/private partnerships.

Vote on Mission Statement:

On a motion made by Doug Downing and seconded by Paul Yorkis, the Medway Redevelopment Authority voted unanimously to accept the mission Statement (alternate one) with the amendments.

Urban Renewal Plan:

The Medway Redevelopment Authority is in receipt of a draft of the Request for Proposal for the Urban Renewal Plan for the Oak Grove Park Area. It was recommended that page numbers be added to the document. The recent Request for Proposal for an Urban Renewal Plan for the Stoughton Redevelopment Authority was used simply as a template. There was a concern about the language in the last sentence within the scope of services which references the “development will benefit the low and moderate income households..... There was a recommendation to just put will benefit “residents”. The requirement of G.L. Chapter 121B will cover the issue of blighted areas. There was discussion to add language that we want the land developed for the highest and best use and not the word “blighted”.

Section 1.1.3 of the RFP was referenced in regards to the language “up to seven meeting”. The MRA does not think the number seven (meetings) is needed. There will be two meetings for public hearing, and at least four process meetings. There will also be meetings with the steering committee. The reasoning for adding a number of meetings was strictly for budgetary purposes. It needs to be communicated to the consultant that there is an expectation that they will be meeting with the steering committee separate. This needs to be clarified. The consultant will be driving the process. It was recommended to leave the meetings to be negotiated by the Medway Redevelopment Authority. This document will be revised for the next meeting on Monday February 9, 2015.

Section 3.0 relating to counsel was discussed. It was suggested that there may be benefits to having a different counsel than the town. The big problem is that there are no funds available for legal for the MRA. This is a question that may need to be addressed with Carol Wolfe.

The MRA would like the request for proposal to be sent as an electronic version. There was also an evaluation criteria sheet. This will be provided to the applicants.

The awarding will include a ranking and then the price will be reviewed.

The MRA was informed that the \$80,000 is currently in the Director of Community and Economic Development's budget. This money may need to be transferred to the Medway Redevelopment Authority (MRA). In terms of the contract with the consultant, the MRA does not want the Board of Selectmen to be on the contract, since the MRA is Independent, but the MRA is not comfortable entering a contract without insurance, if this is the case, then the town can enter into the contract. The MRA treasurer Doug Downing is the treasurer of the authority. There is an indemnification clause for the town, but the members want to know if this also includes them.

CIPC Update:

The Chairman informed the members that CIPC did not agree to fund the \$75,000.00 Since the Urban Renewal Plan is not in place. They would revisit this in the future.

Steering Committee:

Stephanie Mercandetti met with Member Ray Himmel and Board of Selectmen member John Foresto to discuss the steering committee. There were some names provided to member Himmel. The goal is to have a meeting convened the second week in February. There will be between 11-13 members on this steering committee.

Next Meeting:

The next meeting for the Medway Redevelopment Authority is scheduled for Monday, February 9, 2015 at 7:00 pm at the Medway Senior Center.

Adjourn:

On a motion made by Mike Griffin and seconded by Doug Downing, the Authority voted unanimously to adjourn the meeting.

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved March 18, 2015

