

Medway Redevelopment Authority
September 30, 2015
Medway Senior Center
76 Oakland Street
Medway, MA 02053

| | | | | | |
|-------------------|------------------------|-------------------|----------------------------------|---------------------|--------------------|
| Members | Andy Rodenhiser | Ray Himmel | Michael Griffin | Doug Downing | Paul Yorkis |
| Attendance | X | X | PARTICIPATED REMOTELY | X | X |

ALSO PRESENT:

Stephanie Mercandetti, Director, Community & Economic Development

The Chairman called the meeting of the Medway Redevelopment Authority to order at 7:00 pm.

There were no citizen comments.

August 19, 2015:

On a motion made by Doug Downing, and seconded by Ray Himmel, the Authority voted unanimously to accept the minutes from August 19, 2015 with the amendments.

It was recommended to remove the last two sentences on page four regarding Trotter Drive.

Vice Chairman Griffin joined the meeting and participated remotely by telephone, due to geographic distance, at 7:05 pm.

Request for Proposals:

The Medway Redevelopment Authority was informed that three responses to the requests for proposals have been submitted. Members have been provided with the proposals and evaluation sheets. Each member will separately review and score the proposals, and provide their score sheets back to Stephanie Mercandetti by Wednesday, October 14, 2015. The MRA discussed who will be responsible for checking the references. Chairman Rodenhiser did make the MRA aware that Ms. Mercandetti was listed as a reference by one of the bidders so she should not contact the other references listed in that proposal. The MRA discussed having the Chairman call those references.

Reference Checks:

On a motion made by Paul Yorkis and seconded by Ray Himmel, the Medway Redevelopment Authority voted by roll call vote to have Stephanie Mercandetti conduct the reference checks for the bidders where she is not a reference and the Chairman contact the ones in the proposal where she is listed as a reference.

Roll Call Vote:

| | |
|-----------------|-----|
| Mike Griffin: | aye |
| Ray Himmel | aye |
| Paul Yorkis | aye |
| Doug Downing | aye |
| Andy Rodenhiser | aye |

Important Dates:

| | |
|----------------------------|-----------------------------|
| Deadline for score sheets: | Wednesday, October 14, 2015 |
| Interviews: | Wednesday, October 28, 2015 |

Vice Chairman Griffin will be picking up his package on Tuesday October 13, 2015. The timeframe for interviews will be about 30 to 45 minutes. The Medway Redevelopment Authority will then deliberate and make a recommendation.

Member Yorkis wanted to know if it is ok to write notes on his packet for interviewing of candidates.

Stephanie explained that she only wants the score sheets. In regards to writing on the documents for your own personal use, it is ok. She also explained that if the score sheets come back and two of the candidates stand out over the third, the MRA may not want to interview the third. The goal is to have the contract executed by the Board of Selectmen in November 2015.

Steering Committee:

Member Himmel informed the MRA that the letter seeking interest in the steering committee was sent out on August 24, 2015 to 17 residents. Once the evaluation process is complete, Ray will send out another letter about the next steps with a timeline.

House Bill H3361:

The Medway Redevelopment Authority was made aware that the House Bill H3361 had its second read in the Senate on September 24, 2015 and has been sent to Bills in Third Reading. Member Yorkis will provide the Authority on any updates.

Resources and funding:

Stephanie provided a spreadsheet of potential resources and funding incentives. This list was expanded from what was provided by Carol Wolfe. There are some grants, tax incentives, and zoning concepts such as 40R that could be applied to incentivize development. There are also some incentives for developers. Member Rodenhiser suggested that we may want to include the treasurer and town administrator and inform them of such opportunities. These are just some of the resources that the MRA and town together can bring to table to make the project cost more feasible.

It was recommended that the spreadsheet be shared with the Town Administrator for ranking on what is appealing from the town's perspective

Member Yorkis explained that at some point through this process, the MRA will be the owners of some of the land and will be awarded development rights, it would be helpful if the list could be specific in regards to what falls under the purview of the MRA and which does not.

Vice Chairman Griffin left discussion at 7:40 pm.

Exelon Proposed Project:

The Medway Redevelopment Authority would like the Exelon project placed on their next agenda for October 28, 2015. The meeting will begin at 6:00 pm with this as the first topic. It would be beneficial to have the liaison from the Board of Selectmen to be present. Stephanie will check to see if Selectmen Trindade is able to attend.

Insurance:

The Medway Redevelopment Authority was made aware that they are insured for a two year term.

Future Meeting Date: Wednesday, October 28, 2015 at 6:00 pm

Adjourn:

On a motion made by Ray Himmel and seconded by Doug Downing, the Medway Redevelopment Authority adjourned their meeting at 7:45 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved October 28, 2015