

Minutes of the Mystic Valley Development Commission

A meeting of the Mystic Valley Development Commission (MVDC) was held June 20, 2019, 9:00 A.M. at 200 River's Edge Drive, Medford, Massachusetts.

1. Roll Call

In the absence of the Chair and Secretary, the Vice Chair called the roll:

Present: Stephanie Burke, Medford Mayor; Mark Rumley, Medford representative; Deborah Burke and John Savino, Malden representatives; and Tony Sousa, Everett Representative.

Also Present: John Preotle, Preotle Lane Associates; Evan Spetrini, MRA Senior Planner and MVDC Project Manager.

Absent: Carlo DeMaria, Everett Mayor and Gary Christenson, Malden Mayor

2. Approval of Minutes

- a. On a motion by John Savino and seconded by Mark Rumley, the minutes from the November 5, 2018 meeting were approved on a 5-0 vote. On a motion made by Tony Sousa and seconded by Mark Rumley, the executive session minutes from the November 5, 2018 meeting were approved on a 5-0 vote.

3. New Business

- a. MVDC Project Manager staff Evan Spetrini and Deborah Burke explained to the Commission members that the Army Corps of Engineers is looking for an affirmation vote of the Project Partnership Agreement by the three cities in regards to the Wetland Restoration Project along the banks of the Malden river in the city of Everett. Commission member Mark Rumley questioned whether this action would make the individual communities financially responsible for this project and also asked whether the individual cities needed to sign the agreement. Staff were uncertain; the matter was tabled to the next MVDC meeting.
- b. Update on Rivers Edge office and retail development.
 - Developer John Preotle appeared before the Commission to provide the update. Mr. Preotle advised that the tenant for 400 Rivers Edge Drive is doing interior fit out at the current time with its own contractor. Argero will occupy the entire building; occupancy is expected in September 2019. Mr. Preotle indicated that the building is on track for LEED certification at the Gold

Level. Agero is relocating from One Cabot Road and is expected to house some 500 employees in the Rivers Edge Drive location.

- Mr. Preotle talked about Free Range Market which is operating out of 325 River's Edge Drive. They offer quality products and are adding more prepared foods. They will be doing more marketing in ensuing weeks.
- The retail tenant at 175 River's Edge Drive is The Porch, a southern fare barbecue restaurant. There is a smoker on site. The couple of hundred seat restaurant will also include a gaming area; a private dining area; live entertainment and an outdoor patio. There will be an opening event in mid-July.
- Mr. Preotle says he is going to start the planning process for 500 Rivers Edge Drive, the final office building in Phase One. He said this building will require its own parking and will be larger than the other two office buildings and will possibly have a different façade than the existing two office buildings. Asked about the timeline for this building, Mr. Preotle indicated he would need a partner and a sizable tenant before he starts construction.
- Mr. Preotle also advised the Commission members that Rivers Edge has been host to many community meetings and functions including events by Mystic River Watershed Association, Youth Harbors, Mass. Municipal Association, Bread of Life, MATV art show and three regattas this year. He said he is thinking of launching a summer rowing camp in collaboration with Tufts University. The goal of all this is to "make it a place to be."

c. **Preotle Lane Environmental Cost Reimbursement**

Mr. Preotle submitted an invoice in the amount of \$113,828.78 for environmental work at the site and sought reimbursement of same from the Commission.

On a motion by Mr. Sousa and seconded by Mr. Rumley, the Commission approved the request on a 5-0 roll call vote.

d. **FY 2018 and FY 2019 surplus**

On a motion made by Mr. Rumley and seconded by Mr. Savino, the Commission voted to disburse the surplus payments to Medford \$1,419,676.12 and Malden \$169,359.18 on a 5-0 roll call vote.

e. **FY 20 Budget**

Because there were questions about environmental and engineering costs contained in the proposed FY 2020 budget, the Commission voted to table action on approving the budget on a 5-0 vote. Instead, the Commission on

a motion by Mr. Sousa and seconded by Mr. Rumley voted a 1/12th budget on a 5-0 vote.

f. **Vote on new officers**

On a motion by Mr. Sousa and seconded by Mr. Rumley, the Commission voted 5-0 to elect the following slate of officers: Mayor Burke, Chair; Mayor DeMaria, Vice Chair; and Mayor Christenson, Secretary/Treasurer.

g. **Tighe and Bond Correspondence**

The LSP for property at 359 Commercial Street in “draft” correspondence dated June 18, 2019 asked the Commission to release the entirety of the 359 Commercial Street, LLC bond. The matter was tabled so that it could be verified that the wells were installed at the site.

h. **Proposed Walking Loop**

The MVDC received a handout about a proposed walking/running loop around the Malden River by way of River’s Edge, Medford Street in Malden, and Wellington Station by Councillor at large Stephen Winslow of Malden. The Commission suggested that Councillor Winslow attend their next meeting to discuss.

4. Adjournment

There being no further business, on a motion by Tony Sousa, seconded by Mark Rumley, the MVDC meeting adjourned at 10:02 AM

AYES: Stephanie Burke, Mark Rumley, John Savino, Tony Sousa and Deborah Burke.

NAYS: None.

Roll Call Vote was unanimous.

Secretary