

MINUTES OF THE MYSTIC VALLEY DEVELOPMENT COMMISSION

A meeting of the Mystic Valley Development Commission (MVDC) was held in the first floor conference room at 200 River's Edge Drive (office building), Medford, MA on TUESDAY, JANUARY 10, 2017, at 11:45 A.M,

Roll Call

The Secretary has called the rolls:

Present: Stephanie Burke, Medford Mayor; Catherine Rollins, proxy for Mayor Carlo DeMaria (authorization letter provided); Tony Sousa, Everett representative; Gary Christenson, Malden Mayor; Mark Rumley; Medford representative; John Savino, Malden representative.

The meeting was convened at 11:45 A.M.

Old Business

Jeff Nangle, LSP for the MVDC gave an update the MVDC on the ACOE Malden River Ecosystem Restoration Project. Mr. Nangle informed the MVDC he is in talks with Wynn and the City of Everett and that the project area for the former GE Parcel is in the envision project area for the ACOE Project. As a result, Wynn will be paying for a sizable portion of what was part of the envisioned project area, and as a result, lowers the anticipated cost to the MVDC. Additionally, since the MVDC will need ownership of all parcels in the project area, and the former GE parcel would eventually be turned over to the City of Everett after the development, there is no concern for acquiring this parcel in fee simple as the City will own it and the MVDC is comprised of the City Everett ensuring site control. Mr. Nangle went on to say that shoreline of the Nation Grid site would need to be owned by the MVDC.

Tony Sousa asked if acquiring that land poses an issue. Mr. Nangle reminded the MVDC National Grid is currently in the mist of going through a Chapter 91 process and mitigation would need to be provided for the public to access the river and is optimistic this will not be an issue, and would be willing to work with the MVDC.

Mr. Nangle stated he is waiting on Everett's plans to incorporate into the ACOE project.

Mr. Sousa stated the work in Everett will commence in the spring and questioned the cost might be. Mr. Nangle estimated the cost would be in the millions and that the MVDC should plan to meet with Ngrid soon.

Nick Pernice gave an update the finances of the MVDC. In previous meetings Mr. Pernice stated the surplus funds from FY16, which amounted to approximately \$123K would not be dispersed in anticipation of paying off a Section 108 loan payment. The estimated surplus, still to be determined, for FY17 is approximately \$60K. The state plan budgeted that the FY 17 sec. 108 payment would be 189K, but including both interest and principle the amount is actually \$295,609. Similarly, only \$198K was budgeted for FY18, when 336,805 is needed to cover both

interest and principle. Mr. Pernice recommended the MVDC not disperse any excess operating funds until the Section 108 payments are made. Additionally, if the MVDC were to assess or vision plan; funds should not be encumbered until a \$270K Section 108 payment (there are 2 payments a year) due mid-January is made. Of note is that quarterly PILOT payment is not received until August which presents a cash flow circumstance; emphasizing the need to hold surplus until debts are paid and anticipated revenue from RE150 starts. Additionally, the new assessed value of 100 Rivers edge as of 1.1.17 is \$73,000,00.

Pat Herron from MyWRA gave a presentation on the 2 items; Risk Assessment and Vision Plan to the MVDC. Below is a synopsis of the presentation:

Goals & Outcomes

A Human Health Risk Assessment Study will establish whether the river is safe – or, if not, what must be done to clean it up. The goal of the study is to enhance Malden River recreation by developing a science- based, quantitative human health risk assessment that identifies safe recreational uses of the river by applying widely-accepted benchmarks and assessment techniques. The study will provide for a coherent planning process that integrates public access to the water – including fishing, boating, and swimming – with activities along the water’s edge. These efforts will encourage the public’s use of this resource, and ultimately help open up recreational open space along the Malden River. The outcomes during the term of the project include:

- Complete a human health risk characterization of recreation on the Malden River
- Identify sources and locations of sediment and water contamination that pose a risk to human health
- Identify opportunities for potential remediation of water, soil, and sediment pollution
- Improve understanding of Malden River conditions by existing and potential users
- Expand grassroots support for public access to the River

Budget

The total project will cost \$89,000. Funding sources include:

\$31,000 in-kind (committed by Gradient)

\$15,000 from Everett, Medford, Malden, via MVDC (proposed)

\$43,000 from private sources.

Additional in-kind services from MIT Center for Environmental Services and Friends of the Malden River.

Timeline

Kick Off: October 2016

Conduct Health Risk Assessment: November 2016 – May 2016 Engage and Educate

Community: January – December 2017 Final Report: June 2017

Working Group: Mystic River Watershed Association (project manager, fiscal agent); Gradient* (consultant); MIT Center for Environmental Services; Friends of Malden River

Stakeholders: City of Everett, Malden, Medford; DEP; Preotle, Lane and Associates

*Gradient Corporation, founded in 1985, is a national leader in health risk assessments.

The Malden River has been an industrial district for generations but, thanks to local leadership, is on its way to becoming a central open space amenity for all three cities. The improvements represented by River's Edge and the coming Rivergreen development by Wynn have set the bar high and are creating momentum for the transformation of the river as a whole. Significant physical and psychological barriers remain to public access however – these include disconnected paths, rail corridors, industrial uses, and contaminated soils. As land values increase, development pressure will continue to transform the banks of the Malden River. It is highly likely that a few remaining parcels within the City of Everett and land within the City of Malden will be redeveloped in the coming years, providing an opportunity to complete the greenway system and open the river up to the surrounding communities.

With a thoughtful planning process led by the three municipalities and relevant state agencies, this new development can help unlock access to the banks of the Malden River. Several plans have been completed including the Lower Mystic Corridor Strategy (2009) and MassDevelopment/ULI Study (2015), but none have produced an illustrative vision for a greenway network around the Malden River, nor have they scoped potential projects for implementation. This is especially important in light of the Gaming Commission Mitigation Fund, an engine of positive change in the communities affected by the Wynn Casino in the years ahead.

Goals & Outcomes

The Malden River Greenway Vision Plan will create a shared vision for the Malden River corridor and connect this area to the Mystic Greenways, a network of more than 20 miles of parks and paths from the Mystic Lakes to the Boston Harbor. The study will place the Malden River in this bigger picture context and focus on access from the surrounding neighborhoods to the river, along the river and across the river. The design consultant will document what is built or designed already (roughly 2/3 of waterfront property) and will propose new pathways and river overlooks to complete a seamless system of shared- use paths. Additional components include: locating a potential public boat house, boat landings, river overlooks and a pedestrian bridge across Malden River midway between the Medford Street bridge and the Route 16 bridge. The outcomes during the term of the project include:

- Develop a shared, illustrative vision plan and images for the Malden River Greenway
- Identify and scope discrete projects and seek funding sources for implementation
- Create design standards for riverfront park and path development
- Raise the visibility and increase public awareness of the Malden River
- Build a unified coalition of cities, nonprofits and community members

Budget

The total project cost is \$60,000*. Funding sources include:
\$30,000 from Everett, Medford, Malden, via MVDC (proposed)
\$30,000 from A Greener and Greater Boston (matching grant)

* Note: A Greener and Greater Boston has already committed \$20,000 to support the involvement of MyRWA in this and other projects along the Malden and Mystic Rivers.

Consultant Selection and Kick-Off: February 2017 Research, Design Development, Community Outreach: March – June 2017 Substantial Completion: June 2017
Final Deliverables: September 2017

Working Group: City of Everett, Malden, Medford; Mystic River Watershed Association (project manager, fiscal agent); A Greener Greater Boston (advisor); consultant (TBD); Friends of Malden River

Stakeholders: Preotle, Lane and Associates; Wynn Design and Development; DEP; DCR; MassDOT; citizens advisory group

Mayor Burke asked if any other similar studies have been done. Mr. Nagle stated human health assessments have been done on parts of the Malden River, but not the whole River.

A motion was made by Mayor Burke and seconded by Mark Rumley, and the Board voted 6-0-0 to provide matching funds for the Risk Assessment (item 1), but not the Vision Study (item 2), in the amount of \$15,000, to be made available in FY18, after the section 108 payment due in July is made.

VOTED: THAT the Mystic Valley Development Commission hereby be resolved that the Commission determined a funding match can be made from Commission funds for the following purposes: Item 1: Malden River Risk Assessment, \$15,000.

Item 1: The Malden River Risk Assessment is being coordinated by the Mystic River Watershed Association to determine the safety of the Malden River for canoeing, kayaking and rowing. This assessment is reviewing all past testing, conducting additional necessary testing and will be used to by the three communities to determine locations and policies for recreational boating along the Malden River. Total cost is \$80,000, additional funding provided by Rivers Edge Associates, Gradient Environmental and Mystic Environmental funds.

Deborah Burke, Ex. Dir of MRA spoke in regards to the Vision Plan. She mentioned the upcoming open space plan, pending assistance from Mass Development, and various plans that speak to the Malden River in terms of potential development. Mrs. Deborah Burke also mention casino mitigation funds for transportation planning projects that are available and due Feb. 1st a possible funding source.

Mayor Christenson asked when the results for the risk assessment would come in.

Pat Herron stated sometime in June or July.

Mrs. Deborah Burke questioned if the MVDC could apply for the mitigation funds and this would need to be looked into.

A motion was made by Mayor Burke and seconded by Mark Rumley, and the Board voted 6-0-0 to table the ask for \$30k to fund a Vision Plan.

Adjournment

Major Christenson asked for a motion to adjourn the meeting.

After due discussion and upon a motion made by Tony Sousa and seconded by Mayor Burk to the meeting was adjourned.

VOTED: To adjourn the meeting at 12:45 P.M.

A handwritten signature in cursive script, reading "Stephen M. Burke", is written over a horizontal line.

Secretary