

Minutes of the Mystic Valley Development Commission

A meeting of the Mystic Valley Development Commission (MVDC) was held July 17, 2019, 9:00 A.M. at 200 River's Edge Drive, Medford, Massachusetts.

1. Roll Call

The Chair called the roll:

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

Also Present: Stephen Winslow, Malden City Councillor; Jeffrey Nangle, Nangle Consulting; Allan Foster, Foster Consulting; John Preotle, Preotle Lane Associates; Deborah Burke, MRA Executive Director; and Evan Spetrini, MRA Senior Planner and MVDC Project Manager.

Absent: Carlo DeMaria, Everett Mayor

2. Approval of Minutes

- a. On a motion by Tony Sousa and seconded by Mark Rumley, the minutes from the June 20, 2019 meeting were approved on a 5-0 vote – 9:04 AM.

3. New Business

a. Proposed Walking/Running Loop.

- Malden City Councillor, Steve Winslow, presented to Commission members an idea for a 5K running loop along Malden River through River's Edge, over the Route 16 Bridge, and along the Northern Strand trail in Everett. At this time, Councillor Winslow was only looking for an endorsement of the MVDC – no funding was requested.
- Councillor Winslow explained that the loop would not be good for larger events because the trails are too narrow but the Malden Running Club and other community groups would get a lot of use out of it. The only expenses would be to install signs and markers to identify the trail. Councillor Winslow said he would raise money for the signs as the idea is fleshed out more.

On a motion by Mayor Christenson and seconded by Mr. Rumley, an endorsement of the Proposed Walking/Running Loop was approved on a 5-0 vote, one absent – 9:12 AM.

b. Executive Session to consider Appraisals

On a motion by Mayor Christenson and seconded by Mr. Rumley, the Commission voted to take the meeting out of order and enter into Executive Session to consider Appraisals on a 5-0 roll call vote, one absent – 9:13 AM

On a motion by Mayor Burke and seconded by Mr. Sousa, the Commission voted to adjourn Executive Session on a 5-0 roll call vote, one absent – 9:35 AM

c. Update on Environmental and Engineering Expenses

- Mr. Nangle explained that due to the Developer's Agreement with Preotle Lane, the MVDC is responsible for reimbursing the developer for all environmental costs beyond \$800,000.
- All of the environmental expenses for the most recent commercial building, 400 River's Edge Drive, have been reimbursed and the only anticipated expenses moving forward will be in relation to the final office building at 500 River's Edge.
- The environmental budget for 500 RE has not been determined because the design of the building has yet to be completed. Mr. Nangle explained that the final design will greatly impact the remediation costs, especially with regard to an underground parking garage, which will require more soil removal.
- Mr. Nangle explained that there is no room left on site to store the contaminated soil so it must be moved off site, which will be much more expensive.
- The MVDC should work closely with Mr. Preotle to agree upon a design of the final office building that works within the MVDC's comfort for environmental remediation expenses.

d. 359 Commercial Street, LLC Bond and Environmental Expenses

- Mr. Nangle gave the background on environmental expense reimbursement related to the change of use at 359 Commercial Street, Malden to a daycare facility. The change of use triggered an additional regulatory requirement. The ground lease with Marc Gattineri for the property was amended to require the lessee to reimburse the MVDC for environmental expenses related to the additional regulatory requirements.
- Since 2016, the MVDC has paid approximately \$13,000 in reimbursable expenses with another \$13,000 expected for a recent installation of wells on the site.
- MVDC Project Manager staff suggested the reimbursements be coordinated with the release of the \$100,000 bond on the property.

- Mr. Nangle explained that as the LSP, he is required to make filings with DEP on the condition of the site. Historically, the site has been grouped together with Malden's DPW property across the street (owned by the MRA), so the filings had been made together. However, DEP recently split these two sites.
- Mayor Burke asked why the MVDC was paying for the filing costs for a property owned by the MRA. Mr. Nangle explained that it was because DEP had linked the sites, but now that they are separate, the costs will be split between the MRA and the MVDC for about \$3,500 each.

On a motion by Mr. Rumley and seconded by Mr. Savino, the Commission voted to table the release of the bond on a 4-0 roll call vote, two absent – 10:23 AM

e. Update on Army Corps Wetland Restoration

- Mr. Nangle explained that the project is still on hold as the Army Corps has requested an amended Project Partnership Agreement that includes the three individual cities as well as the MVDC.
- An amendment to the PPA reaffirming the cities' obligations if the MVDC should disband has been sent to the Army Corps. No action is needed until we receive a response from the Army Corps.

f. Update on FY18 and FY19 Expenses and Surplus Payments

- Mr. Spetrini presented changes to final FY18 and FY19 environmental expenses due to a double counting of an approximately \$178,000 environmental cost reimbursement to Preotle Lane. This was due to a tagging error where the cost was included in both the FY18 engineering line item and the FY19 environmental line item.
- The \$178,000 reimbursement was removed from the FY19 actuals resulting in additional surplus payments of approximately \$159,000 to Medford and \$19,000 to Malden for FY19

g. FY20 Budget

- There was concern among the commissioners about the revised actual expenses. Mr. Spetrini and Ms. Burke explained that the MVDC finances have been transferred into accounting software and are now managed by the MRA Comptroller. An additional line item of \$10,000 for an audit was added to the FY20 Budget, based on the MRA's own auditing expenses.
- The commissioners agreed to contact Roselli, Clark & Associates for a quote on auditing services. At Mayor Burke's suggestion, the commissioners agreed to audit FY18 and FY19 finances.

On a motion by Mayor Christenson and seconded by Mr. Rumley, the Commission voted to accept the FY20 Budget on a 4-0 roll call vote, two absent – 10:22 AM

On a motion by Mayor Christenson and seconded by Mr. Rumley, the Commission voted to disperse the additional FY19 surplus payments to Medford \$159,103.63 and Malden \$18,984.16 on a 4-0 roll call vote, two absent – 10:24 AM

4. Adjournment

There being no further business, on a motion by Mayor Christenson, seconded by Mark Rumley, the MVDC meeting adjourned at 10:26 AM

AYES: Mayor Burke, Mark Rumley, John Savino, and Mayor Christenson.

NAYS: None.

Roll Call Vote was unanimous.

Secretary