

**Medway Redevelopment Authority**  
**Wednesday, February 4, 2021 at 6:00 p.m.**  
**EXECUTIVE SESSION**  
**Zoom Meeting**

<b>Members</b>	<b>Andy Rodenhiser</b>	<b>Rori Stumpf</b>	<b>Mike Griffin</b>	<b>Doug Downing</b>	<b>Paul Yorkis</b>
<b>Attendance</b>	<b>Remote X</b>	<b>Remote X</b>	<b>Remote X</b>	<b>Remote X</b>	<b>Remote X</b>

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's Orders imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public was permitted at this meeting. All persons participate remotely. Public access was provided via Zoom.

**ALSO PRESENT (remotely):**

Barbara J. Saint Andre, Director Community & Economic Development  
Amy Sutherland, Recording Secretary

In Open Session, the MRA voted:

**On a motion made by Mike Griffin, seconded by Doug Downing, the MRA voted by roll call vote to enter executive session to consider the purchase, exchange, lease or value of real property in the Oak Grove Urban Renewal Area, including the New England Power Co. property, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, G.L. c. 30A, Section 21(a)(6), and the chair so declared, and will adjourn from executive session.**

**Roll Call Vote:**

<b>Doug Downing</b>	<b>aye</b>
<b>Michael Griffin</b>	<b>aye</b>
<b>Rori Stumpf</b>	<b>aye</b>
<b>Paul Yorkis</b>	<b>aye</b>
<b>Andy Rodenhiser</b>	<b>aye</b>

**PURCHASE OF NEW ENGLAND POWER CO. LAND:**

The MRA was made aware that New England Power Co. agreed to the proposed price for the MRA to purchase its land in Oak Grove, but made a counteroffer with respect to the terms of the MRA's offer. The closing for this property will be April 9, 2021. The deadline for signing a purchase and sale is March 5, 2021. This is because the title search performed for this property back in 2012 noted some clouds on the title. The seller's attorney has been forwarded this

information and the attorneys are working cooperatively to see if the title issues can be resolved. There is a condition in the Offer that this parcel could be taken by a friendly eminent domain if the title work is not resolved prior to the purchase and sale agreement date. If we need to take by eminent domain, there will be no need for a purchase and sale agreement. In addition, Ms. Saint Andre will discuss with Maggie Schmitt of DHCD the issue with the cloudy title and potential eminent domain. Another point that the Seller requested in the Offer was additional language with respect to any persons entering the property to inspect it must comply with COVID-19 requirements when on site.

**Offer to Purchase:**

**On motion made by Paul Yorkis and seconded by Doug Downing, the MRA voted by roll call vote that, in furtherance of the Oak Grove Area Urban Renewal Plan, the Chairman or Vice-Chairman of the Medway Redevelopment Authority, is authorized to execute an Offer to Purchase as presented, for the purchase of the following property:**

**A parcel of land, with all improvements thereon, located at Milford Street Medway, Massachusetts, being Medway Assessor's Parcel ID No. 99-295 and consisting of lots 403, 404, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 543, 544, 571, 572, 573, 574, 614, 615, 616, 617, 677, 678, 679, and 680 as shown on a plan of land recorded with the Norfolk County Registry of Deeds in Plan Book 1645, Page end consisting of approximately 41,600 square feet of land;**

**and to enter into a purchase and sale agreement for the amount of \$125,000.00, and such other terms and conditions as the Chairman or Vice-Chairman and Town Counsel deem to be in the best interests of the Authority, and further to consummate the purchase of the Premises, and to accept a deed on behalf of the Authority, and execute all other documents and agreements related to such purchase as deemed advisable by Town Counsel.**

**Roll Call Vote:**

<b>Doug Downing</b>	<b>aye</b>
<b>Michael Griffin</b>	<b>aye</b>
<b>Rori Stumpf</b>	<b>aye</b>
<b>Paul Yorkis</b>	<b>aye</b>
<b>Andy Rodenhiser</b>	<b>aye</b>

The Town has until March 25, 2021 to perform the inspection.

**On a motion made by Paul Yorkis, seconded by Rori Stumpf, the MRA voted unanimously to adjourn the meeting at 6:29 p.m.**

**Roll Call Vote:**

<b>Paul Yorkis</b>	<b>aye</b>
<b>Mike Griffin</b>	<b>aye</b>
<b>Rori Stumpf</b>	<b>aye</b>

**Doug Downing      aye**  
**Andy Rodenhiser      aye**

Respectfully Submitted

Amy Sutherland  
Recording Secretary

Edited by Barbara J. Saint Andre  
Director, Community and Economic Development