

Medway Redevelopment Authority
Wednesday, February 21, 2017 at 6:30 pm
Medway Town Hall
Town Administrator's Conference Room
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Ray Himmel	Michael Griffin	Doug Downing	Paul Yorkis
Attendance	X		X	X	X

ALSO PRESENT:

Stephanie Mercandetti, Director, Community & Economic Development

Chairman Rodenhiser called the meeting of the Medway Redevelopment Authority to order at 6:30pm.

Member Mike Griffin called in and participated remotely.

There were no comments from the public.

Oak Grove Urban Renewal Plan

Review of the revised draft URP:

The members are in receipt of revised draft of the Urban Renewal Plan. Members reviewed and discussed the latest draft including the changes incorporated since the last version. Michael Griffin inquired whether the plan should include a fiscal impact analysis. Chairman Rodenhiser stated that a fiscal impact analysis was part of the economic feasibility study completed in 2012 and some felt it was understated. The economic feasibility study will be attached as an appendix to the Plan. Ninigret Partners also reviewed the 2012 market feasibility and will update as necessary which will also be attached to the Plan. This draft Plan has been provided to the MA Department of Housing and Community Development for a cursory review to make sure all of the required components are there.

On a motion made by Doug Downing and seconded by Michael Griffin, the MRA voted by Roll Call vote to approve the revised draft of the Oak Grove Urban Renewal Plan.

Roll Call Vote:

Mike Griffin	aye
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	nay

Chairman Rodenhiser would prefer to see unanimous support for the Urban Renewal Plan and asked Paul Yorkis why he voted in opposition. Paul Yorkis shared his concerns about the work of the consultant and specifically mentioned that he was not in favor of the consultant logos on the cover as he felt it was advertising for them. Paul Yorkis would like to see the logos removed.

On a motion made by Paul Yorkis and seconded by Doug Downing, the MRA voted by Roll Call vote to have the logos removed from the cover page of the Urban Renewal Plan.

Roll Call Vote:

Mike Griffin	aye
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	aye

On a motion made by Paul Yorkis and seconded by Doug Downing, the MRA voted by Roll Call vote to reconsider the previous vote on the Oak Grove Urban Renewal Plan.

Roll Call Vote:

Mike Griffin	aye
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	aye

On a motion made by Doug Downing and seconded by Paul Yorkis, the MRA voted by Roll Call vote to approve the revised draft of the Oak Grove Urban Renewal Plan as amended this evening.

Roll Call Vote:

Mike Griffin	aye
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	aye

Outreach/public comment:

Doug Downing spoke about getting the message out about the Plan and the concept for redevelopment of the area. He spoke about getting out to the Senior Center, Library, and other places around Town to provide an opportunity for the public to provide input.

Stephanie Mercandetti noted that the Plan is on the Town's website and provide instructions on how to submit public comment. She also spoke with Mary Becotte, Director of Communications, about distributing the information through the Town's newsletter, *Medway Matters*, and the Town's social media accounts.

Timing for local approvals:

Stephanie Mercandetti stated that there are three steps as part of the local approval process for the Oak Grove Urban Renewal Plan.

The first step would be for the MRA to take a vote on the Urban Renewal area meeting eligibility criteria and a vote to recommend the Urban Renewal Plan. These votes should take place next month.

The second step would be for the Planning and Economic Development Board to take a vote that the Urban Renewal Plan is consistent with the Town's Master Plan. It is anticipated that this vote will be on the agenda of the Board's Tuesday, March 28, 2017 meeting.

The third and final local step is the public hearing held by the Board of Selectmen. The Selectmen would also take a vote to approve the Urban Renewal Plan. The targeted date for the public hearing is Monday, April 3, 2017. At least one week in advance of this date will be a notice of the public hearing printed in the Milford Daily News.

There is no requirement for approval by Town Meeting. Following the three local approvals noted above, the Oak Grove Urban Renewal Plan is then submitted to the MA Department of Housing and Community Development for their review and approval. The MA Department of Housing and Community Development has two months to review and issue approval.

The MRA discussed how to handle the presentations before the Planning and Economic Development Board and the Board of Selectmen. The MRA would like the BSC Group present for the public hearing to assist in answering any questions.

BSC Invoice:

On a motion made by Michael Griffin and seconded by Doug Downing, the MRA voted by Roll Call vote to approve payment to BSC Group for the invoice totaling \$12,220.49.

Roll Call Vote:

Mike Griffin	aye
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	aye

Any Other Business

Annual Report Submission:

Stephanie Mercandetti informed the MRA that it is that time of year again for annual reports to be due. She provided last year's reports. She will draft this year's reports and send to the MRA for feedback.

2017 MRA Meeting Dates:

Members reviewed and the proposed meeting dates for calendar year 2017. The dates shown for March and September could potentially change due to scheduling conflicts.

On a motion made by Paul Yorkis and seconded by Doug Downing, the MRA voted by Roll Call vote to approve the 2017 meeting dates.

Roll Call Vote:

Mike Griffin	aye
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	aye

Correspondence:

We received notification from the MA Department of Housing and Community Development that they have approved our latest waiver request with respect to the appraisals for some of the bottle cap lots.

Minutes:

On a motion made by Paul Yorkis and seconded by Doug Downing, the MRA voted by Roll Call vote to approved the minutes for the December 7, 2016 meeting.

Roll Call Vote:

Mike Griffin	abstain
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	aye

Next Meeting:

The next meeting is scheduled for March 22, 2017; however, this meeting may change based on scheduling.

Adjournment:

On a motion made by Paul Yorkis and seconded by Michael Griffin, the MRA voted by Roll Call vote to adjourn the meeting.

Roll Call Vote:

Mike Griffin	aye
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	aye

The meeting was adjourned at 7:36p.m.

Respectfully Submitted,

Stephanie Mercandetti
Director, Community & Economic Development