

Medway Redevelopment Authority
Wednesday, February 27, 2018 at 6:00 pm
Sanford Hall Room
Medway Town Hall Street
155 Village
Medway, MA 02053

Members	Andy Rodenhiser	Rori Stumpf	Michael Griffin	Doug Downing	Paul Yorkis
Attendance	X	X	Remote Participation	X	X

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development
Mackenzie Leahy, Administrative Assistant
Amy Sutherland Recording Secretary

Member Downing opened the meeting of the Medway Redevelopment Authority to order at 6:13 pm

Mike Griffin is participating remotely.

New Business:

Review of Consultant Proposals for Zoning of Urban Renewal Area.:

The MRA was informed that the RFP was sent out. The proposal received was from Brovitz Community Planning and Design which is in association with Dodson & Flinker, Inc. MAPC declined to provide a submittal. The applicant has good credentials and experience.

The MRA wants to make sure that the selected firm does not want redundancy work that has already Been completed. The scope of services should be reviewed with the chosen firm. The timeframe presented is aggressive. The MRA wants to keep moving forward with this process. It was recommended to set up a meeting time with the possible consultant.

On a motion made by Paul Yorkis and seconded by Doug Downing, the MRA voted unanimously by roll call to set up a meeting with the applicants on March 15, 2018 with a time to be determined.

Roll Call Vote

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

Update form Meeting with Russ Burke BSC Group:

There was a meeting with Russ Burke from BSC Group. The MRA reviewed the letter dated January 29, 2018 from BSC Group which included the on-call planning and Urban Renewal Implementation Services. The packet also included a breakdown of the “Oak Grove Plan Task Orders”.

The tasks are broken down into three task orders with dollar amounts associated with each task.

*Task One: \$6,000.00

*Task Two: \$5,000.00

*Task Three: \$6,500.00

It was indicated that the estimated costs shall represent not to exceed amounts and shall not be amended without the mutual consent of the Medway Redevelopment Authority and the BSC Group.

The MRA are in receipt of an email from Town Administrator Michael Boynton regarding the importance of moving forward with the plan for the Oak Grove Plan and utilizing the services of BSC Group.

On a motion made by Paul Yorkis and seconded by Doug Downing, the MRA voted unanimously by roll call to authorize the signing of the contract for BSC in the amount of \$5,000 with the understanding that the sum of money is part of the \$17,500.00 indicated in the task breakdown sheet provided and that this is to not exceed the noted amount without mutual consent of the Medway Redevelopment Authority.

Roll Call Vote

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

The MRA would like to get a contract for the other tasks.

On a motion made by Paul Yorkis and seconded by Rori Stumpf, the MRA voted unanimously by roll call to authorize the signing of the contract by the Chairman of the Medway Redevelopment Authority.

Roll Call Vote

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

Redevelopment Authority Annual Report:

The Chairman will work on a draft of the Annual Report.

Minutes:

February 6, 2018:

On a motion made by Paul Yorkis and seconded by Rori Stumpf, the Medway Redevelopment Authority voted unanimously by Roll Call Vote to accept the minutes from February 6, 2018.

Roll Call Vote

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

The meeting was reconvened at 6:55 in the town hall conference room.

New Business:

The MRA was informed that there was a meeting with Town Counsel about the next steps regarding Land acquisition. Town Counsel suggested to move forward with the appraisal on each property. There was discussion about seeking a waiver for each parcel of similar size.

RFP for Appraisals:

The MRA discussed completing the appraisals within the Urban Renewal Plan.

On a motion made by Paul Yorkis and seconded by Rori Stumpf, the Medway Redevelopment Authority voted unanimously by Roll Call Vote to send out and RPF for the appraisal of the

remaining parcels for the Medway Redevelopment Authority.

Roll Call Vote

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

RFQ for Developers:

The MRA would like to reach out to the developers and larger commercial real estate firms.
RDA and owners within the urban renewal area.

On a motion made by Paul Yorkis and seconded by Rori Stumpf, the Medway Redevelopment Authority voted unanimously by Roll Call Vote to begin the RFQ.

Roll Call Vote

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

Transfer Land Town Owned Land:

On a motion made by Paul Yorkis and seconded by Rori Stumpf, the Medway Redevelopment Authority voted unanimously by Roll Call Vote to transfer the town land to the Medway Redevelopment Authority.

Roll Call Vote

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

Seeking Appraisal Waiver:

On a motion made by Paul Yorkis and seconded by Rori Stumpf, the Medway Redevelopment Authority voted unanimously by Roll Call Vote to seek a waiver for the appraisals.

Roll Call Vote

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

Letter to Stakeholders for Meeting:

On a motion made by Doug Downing and seconded by Rori Stumpf, the Medway Redevelopment Authority voted unanimously by Roll Call Vote to have a letter drafted to the stakeholders.

Roll Call Vote

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

The Chairman would like to enter into executive session since open session may have a detrimental effect on the negotiation position of the public body.

On a motion made by Doug Downing and seconded by Rori Stumpf, the MRA voted by rollcall vote to exit open session not to return but to enter into executive session for the purpose of considering the purchase, exchange, lease or value of real estate property in the Oak Grove Urban Renewal area if the Chair declares than an open meeting may have a detrimental effect on the negotiating position of the public body.

Roll Call Vote

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

Future Meeting:

- Thursday, March 15, 2018, at 6:30 pm.

Adjourn:

On a motion made by Doug Downing and seconded by Rori Stumpf, the Medway Redevelopment Authority voted unanimously to adjourn the meeting at 7:05 pm.

Respectfully Submitted,

Amy Sutherland

Meeting Secretary

Approved August 22, 2018