

Minutes of the Mystic Valley Development Commission

A meeting of the Mystic Valley Development Commission (MVDC) was held remotely on January 10, 2023, 11:00 A.M.

1. Roll Call

The Chair called the roll at 11:00:

Present: Gary Christenson, Malden Mayor; Breanna Lungo-Koehn, Medford Mayor; Colleen Mejia, Everett representative; Justin Quinn, Malden representative; and Ellen Brideau, Medford representative.

Also Present: Deborah Burke, OSPCD Director; Evan Spetrini, OSPCD Senior Planner and MVDC Project Manager; and John Preotle, Preotle Lane & Associates

Absent: Maura Healey, Governor and Carlo DeMaria, Everett Mayor

2. Approval of Minutes

- a. On a motion by Mr. Quinn and seconded by Ms. Brideau, the minutes from the September 26, 2022 meeting were approved:

Mayor Lungo-Koehn:	AYE
Mayor DeMaria:	ABSENT
Mayor Christenson:	AYE
Ms. Brideau:	AYE
Ms. Mejia:	AYE
Mr. Quinn:	AYE
Governor Healey	ABSENT

3. New Business

- a. *Vote* to approve Commercial Street Parcel Transfer to Malden Redevelopment Authority

Mr. Spetrini explained that as part of the Malden River Works Project, which is a redesign of the City's DPW yards to incorporate a public park along the river along with a number of climate resiliency elements to the site overall, it would make sense to include a leftover parcel from the Commercial Street re-straightening project in the early 2000's under the MRA's ownership. The leftover parcel is owned by the MVDC. Currently the parcel is just a lawn area between the DPW and the street itself. The design incorporates the use of the parcel primarily for River Works additional parking for the site and there is also a storm water retention area that feeds into a larger system on the site. Heading into construction, Malden is set to complete the design and have bid ready documents by end of year and hopefully start construction next year. We're looking for construction funding and grant opportunities. We would like to transfer ownership of this parcel to the Malden Redevelopment Authority which owns the rest of the DPW parcels to make the process much simpler as we would

be dealing with a single owner instead of multiple owners when looking into funding sources.

Mayor Lungo-Koehn asked if all the land is in Malden and Mr. Spetrini said yes.

Mr. Quinn asked who proposed the idea for converting the property over to a single owner for streamlining the process. Mr. Spetrini replied that the City of Malden did as they are in the midst of applying for grants and consolidating ownership would make the process less complicated. We also feel it is the best most productive use of this property.

John Preotle asked if the square footage was used in the PILOT Payment evaluation and Mr. Spetrini advised it was not.

Ms. Brideau asked if the parking was for the new DPW or for the path for use of the river. It would be for both.

On a motion by Mr. Quinn and seconded by Ms. Brideau, the Commission voted to approve the transfer of ownership of the parcel to the Malden Redevelopment Authority.

Mayor Lungo-Koehn:	AYE
Mayor DeMaria	ABSENT
Mayor Christenson:	AYE
Ms. Brideau:	AYE
Ms. Mejia:	AYE
Mr. Quinn:	AYE
Governor Healey	ABSENT

b. 2023 Legal Services

Mr. Spetrini explained the MVDC has been using the law firm of Foley Hoag for the past several years and that they have notified the MRA that they are no longer doing municipal work.

Ms. Burke advised that the Malden Redevelopment Authority (MRA), as project manager of the MVDC, recently issued a Request for Proposals through the City of Malden for legal services. As a result, KP Law was selected. It's likely we will have them under contract and will be able to use them for the MVDC. What we would like to know is if the MVDC would like to issue its own RFP for legal services or default to the MRA contract.

Mayor Lungo-Koehn advised she would like to check with the City of Medford procurement officers and if they think it's fine the MVDC can go with the MRA's legal services contract or do a full RFP. Ms. Burke advised that she will share the RFP with the City of Medford.

Ms. Megia advised that legal services are exempt from public procurement laws. The City of Everett also uses KP Law and they have advised on land use and real estate. KP Law has qualified attorneys.

Mayor Lungo-Koehn suggested we leave this decision on the table until the next meeting. She will discuss with her Chief of Staff who has done a lot of procurement work for an opinion. We'll leave on the table until the next meeting and then the committee can decide.

Mayor Lungo-Koehn asked if there are any timing issues with this decision based on how often the Commission meets. Mr. Spetrini advised he does not see anything coming up for legal issues in the next few months. He advised the MVDC has always worked off the MRA's contract in the past and doesn't see a problem working off the KP Law contract if the MVDC needed something addressed right away.

c. River's Edge Updates

Mr. Preotle explained that in general the past year has not been a great year in the real estate market. One of their tenants has a lot of staff working remotely and may want to sublet some of their space. Not a lot of tours for new tenants. The sales market is less active than it was. The same is going on in the greater Boston market.

Preotle, Lane Assoc. has been working with architects and planners on the next phase of the next buildings. The next building is an office lab building for which they came up with a concept with the Gensler firm about a year ago. General development plans include a commercial building and parking in that area. Mr. Preotle feels they should try to increase the density by including another apartment building. Apartment buildings have done well, especially during COVID. There would be a 1,000 space parking garage. What we're thinking is the residential building would abut River's Edge Drive. The proposal would need approvals for encroachment on the multi-use playing field. National Grid also has an easement. Utility would need access to their easement. Preotle is working with Gensler on design for residential building and will present in a formal way once design completed.

Mayor Lungo-Koehn asked how many stories the residential building would be. Mr. Preotle said the first couple of stories would be parking and the residential would be 6 or seven. MVDC zoning limitations is 10 stories or 120 feet. A taller building just didn't feel right in the context of the rest of the site, he said.

There would be no encroachment of wetlands. Approximately 15,000 – 18,000 sq. ft encroaches on the field.

Preotle would hope to get back to the MVDC within a month with a plan.

4. Adjournment

There being no further business, on a motion by Mr. Quinn and seconded by Ms. Mejia, the MVDC meeting adjourned at 11:35 A.M.

Mayor Lungo-Koehn:	AYE
Mayor DeMaria:	ABSENT
Mayor Christenson:	AYE
Ms. Brideau:	AYE
Ms. Mejia:	AYE
Mr. Quinn:	AYE
Governor Healey	ABSENT

Secretary