

Minutes of the Mystic Valley Development Commission

A meeting of the Mystic Valley Development Commission (MVDC) was held virtually on Microsoft Teams on Wednesday, April 15, 2026, at 4:00 P.M.

Roll Call

The Chair called the roll at 4:02 P.M.

Present: Gary Christenson, Malden Mayor; Breanna Lungo-Koehn, Medford Mayor; Robertt VanCampen, Everett Mayor; Justin Quinn, Malden representative; and Jared Yagjian, Medford representative.

Also Present: Alex Pratt, OSPCD Director; Deborah Burke, Project Manager; Elena Eimert, OSPCD Senior Planner.

Monica Lamboy, Everett representative and Governor Maura Healey were absent.

Approval of Minutes

On a motion by Mayor Lungo-Koehn and seconded by Mr. Quinn, the minutes from the October 15, 2025 meeting were approved as amended:

Mayor Christenson: AYE

Mayor Lungo-Koehn: AYE

Mayor VanCampen: AYE

Mr. Yagjian: AYE

Ms. Lamboy: ABSENT

Mr. Quinn: AYE

Governor Healey: ABSENT

New Business

Discussion and vote to elect officers for FY26 (remaining term)

Following the mayoral transition in Everett, the MVDC has no current Treasurer. The Commission should discuss and vote in, at minimum, a Treasurer for the remainder of the fiscal year, so that invoices received since January 2026 can be processed for payment. See MVDC

Bylaws for description of Officer roles.

As of election June 2025, Mayor Christenson is serving as Chair and Mayor Lungo-Koehn as Vice Chair. The role of Secretary/Treasurer is vacant following the mayoral transition in Everett.

Following discussion, a slate was established

Mayor Lungo-Koehn, Chair

Mayor VanCampen, Vice Chair

Mayor Christenson, Treasurer.

On a motion by Mayor Lungo-Koehn and seconded by Justin Quinn, Mayor VanCampen is voted as Vice Chair and Mayor Christenson as Treasurer for the remainder of FY26.

Mayor Christenson: AYE

Mayor Lungo-Koehn: AYE

Mayor VanCampen: AYE

Mr. Yagjian: AYE

Ms. Lamboy: ABSENT

Mr. Quinn: AYE

Governor Healey: ABSENT

On a motion by Mayor VanCampen and seconded by Justin Quinn, Mayor Lungo-Koehn is voted as Chair for the remainder of FY26.

Mayor Christenson: AYE

Mayor Lungo-Koehn: AYE

Mayor VanCampen: AYE

Mr. Yagjian: AYE

Ms. Lamboy: ABSENT

Mr. Quinn: AYE

Governor Healey: ABSENT

Review scope and vote on extension of Gentle Giant Rowing Club contract

Senior Planner Elena Eimert updated the Commission that, following staff research, it was confirmed that the current contract with Gentle Giant Rowing was approved for a four year term expiring at the end of June 2026 - see the Meeting Minutes from September 26, 2022, included in the Meeting Packet.

Scope as prepared includes clean-ups that are covered under the current contract (March to June 2026). Staff have requested from the organization an updated scope that reflects the fiscal year, with the intention that this contract be evaluated for extension at the June 2026 meeting and factored into the annual budget process. No action required at this time.

600 River's Edge - project update

Project representatives are present at the meeting to offer an update on the permitted 600 River's Edge project.

John Preotle, of Preotle, Lane & Associates, provides an update on the project and identifies key team members - Gensler as design architect, Shadley Associates on landscape design. Mr. Preotle provided an overview of infrastructure activity that has occurred to date.

Construction was halted in early 2026 due to uncertainty related to rent control ballot initiative. A new equity partner had to be found. This occurred in spring 2026 and closing occurred on March 31. Building permits have been obtained as of April 2016.

Construction expected to span two years. Occupancy will be phased, starting in 18 to 21 months

Member Jared Yagjian asks for unit mix, Mr. Preotle shares the permitted project has 224 units total and he can follow up with unit mix.

Old Business

Memorandum of Understanding Related to Payments to MVDC In Lieu of Real Estate Taxes

Senior Planner Elena Eimert shares that since the last meeting of MVDC, held in October 2025, the Medford City Council voted to approve the Memorandum of Understanding (MOU) included in the Meeting Packet. The MOU outlines a sunset period of surplus payments to be paid to Malden for the properties (100 and 200 River's Edge) that are located within MVDC on affected property owned by the City of Medford and have reached the expiration of their 15-year PILOT payment term.

b. River's Edge Signage

John Preotle of Preotle, Lane & Associates shared with the group about the ongoing to effort to create design guidance for signage within River's Edge.

Mr. Preotle shared that the intent is to enhance signage for commercial properties interior to the site, ensuring cohesion, and to create visibility on Commercial Street.

Mr. Preotle is working with a consultant team and has plans to bring a future meeting.

Adjournment

Prior to adjournment, staff request the Commission discuss a date and time for the June 2026 meeting, at which the budget must be reviewed and approved. There is discussion. Consensus is reached for a meeting on June 15, 2026, at 12pm.

There being no further business, on a motion by Mayor Lungo-Koehn, seconded by Mayor VanCampen, a motion was made to adjourn:

Mayor Christenson: AYE

Mayor Lungo-Koehn: AYE

Mayor VanCampen: AYE

Mr. Yagjian: AYE

Ms. Lamboy: ABSENT

Mr. Quinn: AYE

Governor Healey: ABSENT

Meeting adjourned at 4:27pm.

Meeting minutes approved on XX/XX/2026.

Secretary