



RMILD

**READING MUNICIPAL
LIGHT DEPARTMENT**

**BOARD OF COMMISSIONERS &
CITIZENS' ADVISORY BOARD
JOINT REGULAR SESSION MEETING**

TUESDAY APRIL 30, 2024



Town of Reading Meeting Posting with Agenda

Board - Committee - Commission - Council:

RMLD Board of Commissioners

Date: 2024-04-30

Time: 7:00 PM

Building: Reading Municipal Light Building

Location: Winfred Spurr Audio Visual Room

Address: 230 Ash Street

Agenda:

Purpose: General Business

Meeting Called By: David Talbot, Chair

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.

Topics of Discussion:

ON MARCH 29, 2023, GOVERNOR HEALEY SIGNED INTO LAW A SUPPLEMENTAL BUDGET BILL WHICH, AMONG OTHER THINGS, EXTENDS THE TEMPORARY PROVISIONS PERTAINING TO THE OPEN MEETING LAW TO MARCH 31, 2025.

FOR REMOTE AND/OR PUBLIC PARTICIPATION

Please email rmldevents@RMLD.com. Please include your full name, address, and phone number. Comments and questions will be monitored during the meeting.

This meeting will be held in person, remotely on zoom, and streamed live on RCTV and YouTube: <https://www.youtube.com/c/RCTVStudios/videos?view=57>.

Join Zoom Meeting

<https://rmld.zoom.us/j/84915033439?from=addon>

Meeting ID: 849 1503 3439

One tap mobile

+13126266799,,86900260203# US (Chicago)

+16469313860,,86900260203# US

Dial by your location

- +1 929 205 6099 US (New York)

Find your local number: <https://rmld.zoom.us/j/kc5UK8UyMZ>



Town of Reading Meeting Posting with Agenda

1. Call Meeting to Order – D. Talbot, Chair (Board of Commissioners) and V. Soni, Chair (Citizens' Advisory Board)

Code of Conduct: The RMLD Board of Commissioners recognizes the importance of hearing public comment, at the discretion of the Chair, on items on the official agenda. Once recognized by the Chair, all persons addressing the Board shall state their name and address prior to speaking. It the role of the Chair to maintain order in all public comment or ensuing discussion.

2. Public Comment – D. Talbot, Chair
 - Citizens' Advisory Board
 - Liaisons to the RMLD Board
 - Public Comment
3. Approval of Citizens' Advisory Board Meeting Minutes (attachment 1) –V. Soni, Chair

Suggested Motion: Move that the RMLD Citizens' Advisory Board approve the December 13, 2023, open session meeting minutes, as presented, on the recommendation of the General Manager and the Board Secretary.

4. Ash Street Campus Update and discussion of MOU and RMLD partial contribution for conceptual design services (attachment 2) - Andrew, MacNichol, Community Development Director, Town of Reading

Citizens' Advisory Board Suggested Motion: Move that the Citizens' Advisory Board, on the recommendation of the General Manager, approve up to \$50,000 of payments from "below the line" net income funds to the Town of Reading, specifically for partial contribution for conceptual design services of be Eastern Gateway Project that includes the RMLD 230 Ash Street campus. Execution of an MOU between RMLD and the Town of Reading is a prerequisite of any payment to the Town of Reading for this purpose.

Board of Commissioners Suggested Motion: Move that the Board of Commissioners, on the recommendation of the General Manager and contingent on the recommendation of the Citizens Advisory Board, approve up to \$50,000 of payments from "below the line" net income funds to the Town of Reading, specifically for partial contribution for conceptual design services of be Eastern Gateway Project that includes the RMLD 230 Ash Street campus. Execution of an MOU between RMLD and the Town of Reading is a prerequisite of any payment to the Town of Reading for this purpose.

5. Establishment and Appointment of Strategic Power Supply and Load Management Committee – D. Talbot, Chair.

Establishment and Appointment of Strategic Power Supply and Load Management Committee

Board of Commissioners Suggested Motion: Move that the RMLD Board of Commissioner's establish the RMLD Strategic Power Supply and Load Management Committee and appoint Robert Coulter, Pamela Daskalakis and one Citizens' Advisory Board member (as appointed by the Citizens' Advisory Board).

Appointment of Citizens' Advisory Board Representative

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.



Town of Reading Meeting Posting with Agenda

Citizens’ Advisory Board Suggested Motion: Move that the Citizens’ Advisory Board appoint _____ to serve on the RMLD Strategic Power Supply and Load Management Committee.

- Scheduling – D. Talbot, Chair (Board of Commissioners) and V. Soni, Chair (Citizens’ Advisory Board)

BOARD OF COMMISSIONERS MEETING SCHEDULE

Date	Time	Location	CAB Coverage
Tuesday April 30, 2024	7:00 PM	RMLD AV Room	Joint
Thursday May 23, 2024	7:00 PM	RMLD AV Room	Joint
Wednesday June 5, 2024	7:00 PM	RMLD AV Room	Joint
Thursday June 20, 2024	7:30 PM	RMLD AV Room	Soni

CITIZENS' ADVISORY BOARD MEETING SCHEDULE

Date	Time	Location	BoC Coverage
Tuesday April 30, 2024,	7:00 PM	RMLD AV Room	Joint
Thursday May 23, 2024	7:00 PM	RMLD AV Room	Joint
Wednesday June 5, 2024	7:00 PM	RMLD AV Room	Joint
Thursday June 20, 2024	5:30 PM	RMLD AV Room	Pacino

2024 WARRANT SCHEDULE

	AP	PAYROLL	CAB Coverage
May	Pacino	Porter	Coulter
June	Daskalakis	Coulter	Pacino
July	Porter	Talbot	Daskalakis
August	Coulter	Pacino	Porter
September	Talbot	Daskalakis	Coulter
October	Pacino	Porter	Talbot
November	Daskalakis	Coulter	Pacino
December	Porter	Talbot	Daskalakis

- Executive Session – D. Talbot, Chair (Board of Commissioners) and V. Soni, Chair (Citizens’ Advisory Board)

Board of Commissioners Suggested Motion: Move that the RMLD Board of Commissioners go into Executive Session pursuant to Massachusetts G.L. c.164 section 47D, exemption from public records and open meeting requirements in certain instances, to discuss trade secrets or confidential, competitively-sensitive or other proprietary information provided relative to Carbon Capture Fuel Cells, for the approval and release of executive session minutes, and return to regular session, for the sole purpose of adjournment. Note: Roll call vote required.

Citizens’ Advisory Board Suggested Motion: Move that the RMLD Citizens’ Advisory

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.



Town of Reading Meeting Posting with Agenda

Board go into Executive Session pursuant to Massachusetts G.L. c.164 section 47D, exemption from public records and open meeting requirements in certain instances, to discuss trade secrets or confidential, competitively-sensitive or other proprietary information provided relative to Carbon Capture Fuel Cells, for the approval and release of executive session minutes, and return to regular session, for the sole purpose of adjournment. Note: Roll call vote required.

8. Adjournment – D. Talbot, Chair (Board of Commissioners) and V. Soni, Chair (Citizens' Advisory Board)

Board of Commissioners Suggested Motion: Move that the Board of Commissioners adjourn regular session. Note: Roll call vote required.

Citizens' Advisory Board Suggested Motion: Move that the Board of Commissioners adjourn regular session. Note: Roll call vote required.

ATTACHMENT 1
APPROVAL OF MEETING MINUTES

ATTACHMENT 2

**ASH STREET CAMPUS UPDATE AND
DISCUSSION OF MOU AND
RMLD PARTIAL CONTRIBUTION FOR
CONCEPTUAL DESIGN SERVICES**



Ash Street Campus Development

*Update to the
RMLD Board of Commissioners
and Citizens Advisory Board*

17 April 2024

RMLD Ash Street Campus Context



*reliable, low cost, and non-carbon
in the context of 2X load growth*

2

Town of Reading interested in alternate use of RMLD Ash St campus

- As part of a larger vision to repurpose sites on both sides of MBTA
- Mixed use given close proximity to Reading center and MBTA rail
- Adjacent to residential areas
- Discussion extend back over 2 decades

RMLD is hosted several public forums (Sep 2022 most recent)

RMLD has shared openness to relocating if:

- Suitable alternative is available
- Economics do not unfairly favor rate payor groups across service territory

Operations building (218 Ash) needs renovation or rebuild

- Storage of stock spread across several sites (not time efficient)
- Garage challenged to handle larger trucks
- No provisions for team quarters during storm coverage
- Ash, Bolton, Main intersection a know traffic challenge (especially for trucks)

Station One is a historic building that needs investment before reuse

236 Ash less effective layout for RMLD team

Other three Ash Street Campus owners open to selling to RMLD

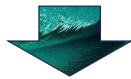
- One owner prefers to stay somewhere on campus

Town of Reading / RMLD Teamwork

RMLD and Town planning have been working to make progress

Recognition that are many stakeholders and goals not fully aligned

Recognition that Town and RMLD must collaborate and make progress



Town secured \$100,000 grant to create area (both sides of MBTA rail) concepts

RMLD open to contribute \$50,000 to append \$100,000 grant and have input on concept designs (total \$150,000 for area concepts)

Town to issue RFP to select vendor to create drawings based on public input

RMLD to have voice on vendor and resultant concept drawings

3

Preliminary Ash Street Development Milestones ^{DRAFT}

Hold outside public event	3Q 2023
Share Ash Street Campus concepts	3Q 2024
Confirm Ash Campus partners	4Q 2024
Finalize Ash Campus design	1Q 2025
Transfer property ownership	4Q 2025
Reconfigure Ash and Main intersection	3Q 2026
Complete permitting	1Q 2026
Start 218 - 232 construction	2Q 2027
Move RMLD into new building(s)	2Q 2029
Open new 230 – 232 complex	1Q 2030



⁴ Note: numerous details to be defined and executed to support these milestones

Thank You



MEMORANDUM OF UNDERSTANDING

**TOWN OF READING
AND
READING MUNICIPAL LIGHT DEPARTMENT**

This Memorandum of Understanding (“MOU”) is entered into this ___ day of _____, 2024 by and between the Town of Reading (“Town”) and the Reading Municipal Light Department, (“RMLD”), (collectively, “Parties”), with respect to a ~~grant of money~~ cost sharing arrangement for ~~(“Grant”) towards~~ the Eastern Gateway Project (“Project”). [Note to RMLD: We revised the terms consistent with RMLD’s authority. RMLD does not have authority to provide grants but can make voluntary payments to the Town from below the line funds or can reimburse the Town for costs for RMLD-related expenses. RMLD will need to account for the payment of the funds in accordance with DPU requirements.]

- 1. PURPOSE.** The Town and the RMLD wish to enter into this MOU to define the framework and conditions under which RMLD will provide funds to ~~the Grant to~~ the Town ~~by the RMLD will be administered and expended~~ in connection with the Project.
- 2. DESIGNATED REPRESENTATIVES.** For purposes of this agreement, all written communication between the Parties shall be delivered to the following representatives. The designated representative for each party is:

Town of Reading
By:

Reading Municipal Light Department ~~Board of Commissioners~~ General Manager
By:

With a copy to:

Reading Municipal Light Department Board of Commissioners

By:

Chair

3. SCOPE OF GRANT.

- a. The intention of this section is to define the duties and responsibilities for both the Town and the RMLD ~~with regard to~~ regarding the RMLD's provision of, and the Town's acceptance and expenditure of RMLD the Grant funds from the RMLD to the Town for the Project.
- b. The RMLD commits to ~~granting~~ providing a total of fifty-thousand dollars (\$50,000.00) ("RMLD Cost Share") to the Town over the course of the Eastern Gateway Project. The RMLD Cost Share Grant will be dispersed to the Town periodically throughout the duration of the Project upon RMLD's receipt of invoices from the Town pertaining to Project expenditures relating to RMLD.
- c. The purpose of the ~~Grant-RMLD Cost Share~~ is to partially fund the ~~Eastern Gateway Project vis-à-vis the RMLD main office and buildings located at 230 Ash Street, Reading, MA ("RMLD Campus") currently under RMLD's custody and control.~~ The Project consists of designing and planning redevelopment scenarios at the Town of Reading's Eastern Gateway District. The Project goals are to obtain planning alternatives for the redevelopment of the Eastern Gateway District, primarily the area situated immediately adjacent to the ~~Reading Municipal Light Department RMLD~~ and One General Way. The Project includes zoning, transportation, and development planning concepts for ~~Reading Municipal Light Department RMLD~~ and One General Way, as well as exhibits for ~~a the potential consolidation or relocation of the Reading Municipal Light Department RMLD Campus ("Consolidation Visioning").~~
- d. Specifically, the ~~Grant-RMLD Cost Share~~ will be devoted to payment for consulting services in connection with the RMLD Reading Municipal Light Department Campus Consolidation Visioning, in which a consultant may be asked to:
- (i) Perform RMLD alternative massing studies, under two scenarios: (1) the RMLD Campus remains stays at its current location within the Eastern Gateway District and (2) RMLD relocates the RMLD Campus in whole or in part to a location outside of the leaves the Eastern Gateway District and frees up the RMLD Campus for additional redevelopment potential.
 - (ii) Review of RMLD materials related to employee and operational growth projections and spatial needs of a newly constructed RMLD campus. [NTD: "Operational" growth is intended to refer to RMLD's needs to

store and maintain vehicles and equipment, and install infrastructure on RMLD property rather than growth of its customer base.]

- (iii) Create architectural schematic designs for the consolidation of the Reading Municipal Light Department's RMLD eCampus, including logistical and transportation planning with adjacent properties.

Deliverables may include: full architectural schematic designs of a new RMLD campus and building; narratives explaining the redevelopment potential under both scenarios described above; and recommendations to RMLD regarding the marketing of leftover, re-developable land areas to attract developer interest and potential sale of vacant properties and land.

All funding ~~given~~ provided to Town by RMLD under this MOU ~~Grant~~ wishall be used towards the Project, unless otherwise agreed to by the Parties in writing.

- 4. TERM.** This MOU shall be effective as of the date hereinabove written and shall remain in effect until either party notifies the other, in writing at least thirty (30) days in advance, that such party intends to terminate the MOU. The Parties shall consult on the conditions of the termination, including the date on which the termination shall take effect.

5. MISCELLANEOUS

- a. No Obligation. Nothing in this MOU obligates RMLD to provide additional funding for the Project, or to accept any proposed plans or otherwise to take any action to consolidate or relocate the RMLD Campus. RMLD's implementation of any Project plan and/or consolidation or relocation of the RMLD Campus shall be subject to a separate MOU. [Note to RMLD: A separate MOU is required to ensure that RMLD is compensated for the relocation of its offices. Pursuant to G.L. c. 40, § 15A, RMLD would declare the property surplus and it would be transferred to the Town for sale. RMLD would not be entitled to any proceeds from the sale without an MOU and/or approval by Town Meeting.]

- a.b. Entirety of Agreement; Amendments and Termination. This MOU represents the entire agreement between the Parties with respect to the RMLD Cost Share. No modification or termination of this MOU agreement shall be effective unless in writing signed by an authorized representative of both Parties and approved as required by law.

~~b. Amendments. This MOU may be amended by the written request of a Party and with the consent of the other Party as needed for the success of this agreement. Any proposed amendment of this MOU shall be submitted by one party to the other party at least five (5) business days prior to formal discussion or negotiation of the issue. Any agreed upon amendment of this MOU shall be set forth in writing and signed by the authorized representative for each Party in order to become effective.~~

c. No Assignment. This MOU shall not be assignable but shall bind and inure to the benefit of the Parties hereto and their respective successors.

d. Governing Law. This MOU and the rights and obligations of the Parties shall be interpreted, construed, and enforced in accordance with the laws of the Commonwealth of Massachusetts.

e. Authority. By execution of this MOU, the Parties represent that they are duly authorized and empowered to enter into this MOU and to perform all duties and responsibilities established by this MOU.

f. Counterparts. This MOU may be executed in duplicate parts, each of which shall be an original, but all of which shall together constitute one and the same instrument.

IN WITNESS THEREOF, the Parties have signed this Memorandum of Understanding on the date first written above.

Town of Reading,

Reading Municipal Light Department,
~~Board of Commissioners,~~

Date: _____

Date: _____