

**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**AUGUST 17, 2017**

The members of the Malden Redevelopment Authority met in Regular Meeting on August 17, 2017. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Robert Foley, Ms. Amanda Linehan, and Mr. Albert Spadafora. Mr. Michael Williams was absent.

The Chairman reported that this Regular Meeting was convened pursuant to a duly dated and signed NOTICE OF REGULAR MEETING which was mailed to each member in due time, form and manner as required by law. The Chairman read the original of the "Notice and Certificate" set forth below and the same was ordered spread upon the Minutes as follows:

**NOTICE OF REGULAR MEETING**

Notice is hereby given in accordance with Section 23A, Chapter 39 of the General Laws, that a Meeting of the Malden Redevelopment Authority will be held at 5:00 P.M., on Thursday, August 17, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 15<sup>th</sup> day of August, 2017.

s/ Deborah A. Burke  
Secretary

**CERTIFICATE AS TO SERVICE OF NOTICE OF REGULAR MEETING**

I, Deborah A. Burke, the duly appointed, qualified and acting Secretary of the Malden Redevelopment Authority, do hereby certify that on the 15<sup>th</sup> day of August, 2017:

1. I served a true copy of the foregoing NOTICE OF REGULAR MEETING on each and every member of the Malden Redevelopment Authority in the following manner: U.S. Mail;
2. I filed in the manner provided in Section 23A, Chapter 39 of the General Laws, with the Clerk of the City of Malden, Massachusetts, a NOTICE OF REGULAR MEETING of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 15<sup>th</sup> day of August, 2017.

s/ Deborah A. Burke  
Secretary

Upon a motion made by Mr. Spadafora, seconded by Ms. Linehan, the minutes of the Regular Meeting of July 18, 2017 were unanimously approved.

Under Bills and Communications the Executive Director and Board reviewed correspondence from U.S. Department of Housing and Urban Development dated July 26, 2017 regarding the 2017 HOME Monitoring Report. The Executive Director and HOME Director had a debrief call with HUD representatives who indicated that the “projects and files are well managed”. The Executive Director credited the work of outgoing HOME Director Dee Bireddy on her management and oversight of the program.

Under Report of the Executive Director the Executive Director and Board discussed Change Order No. 3 for the Jackson Street Parking Garage Repairs and Waterproofing – Phase 1 Project. The additional work performed by Chapman Waterproofing Company included the installation of a new garage floor drain and associated plumbing on the 4<sup>th</sup> floor of the garage. This work will alleviate significant puddling in that area. This was voted on under New Business.

The Executive Director and Board reviewed Change Order No. 6 for the Florence Street Parking Lot Improvements Project. This change order includes parking lot entrance modifications, repair of a damaged parking lot light pole foundation and landscape improvements and maintenance. This was voted on under New Business.

The Executive Director shared several news articles with the Board on various MRA-related topics/projects including articles related to the City’s Sign Design Review Committee revising the ordinance, the addition of a fully-accessible walkway at Coytemore Lea Park on Mountain Avenue, the Commercial Street Corridor study, and an article from Banker & Tradesman regarding the transformation of Malden Center with projects such as the 200 Exchange St. renovation and the mixed use development on the former city-owned site at 200 Pleasant St.

Under Old Business the Executive Director reviewed with the Board a letter that was sent to Mr. Kevin Tully, President Chief, of the Malden Emergency Center advising him that he must vacate the office and Jackson Suite located in the Jackson Street Parking Garage by Friday, Sept. 1, 2017. The Emergency Center will remain in operation using the bay area of the Jackson Street Parking Garage located on the Route 60 side of the building.

Board members advised the Executive Director that they would like to meet with the Mayor and his representative to discuss the proposed use of the Jackson Street Parking Garage for a Parking Department. This was voted on under New Business.

The Executive Director and Board discussed a \$4.5 million settlement that Laz Parking is expected to pay the MBTA for alleged theft by employees of Laz Parking. In correspondence dated August 16, 2017 addressed to the Executive Director, Mr. Marc Lutwack, Executive Vice President of Laz Parking, states that Laz acknowledges the theft by three “dishonest employees” at a limited number of MBTA parking lots. Once the loss was discovered and the employees allegedly responsible for the theft were identified, they were immediately terminated. Laz has accepted their share of the responsibility and has honored commitments made to fully reimburse the MBTA for any loss. Mr. Lutwack noted that Laz has been awarded several new municipal parking contracts since the incident was made public.

The Executive Director and Board reviewed a memo from Engineering Consultant Stephen O'Neill updating them on the Howard Park (formerly S. Broadway Park) Project. The contractor is completing the resealing a colored/stamped concrete panel; has hired a local landscaper to address the punch list associated with the lawn areas and further review and research is being discussed regarding "spider" cracks throughout the tennis courts. A suggested repair method will be recommended in the future.

The Executive Director advised the Board that she, HOME Director Dee Bireddy, and CDBG Director Nick Pernice have interviewed three candidates for the position of HOME Director and that second interviews may be considered. Ms. Bireddy has tendered her resignation effective Aug. 31, 2017.

The meeting then moved on to New Business in which the following resolutions were passed:

Upon a motion made by Mr. Spadafora, seconded by Mr. Foley, the following resolution was adopted:

**RESOLUTION 17-35**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 3 in the amount of \$4,327.00 (Four Thousand Three Hundred Twenty Seven Dollars and No Cents) to install a new garage floor drain and associated piping on the 4<sup>th</sup> floor at the north end of the Jackson Street Garage as part of the Jackson Street Parking Garage Repairs and Waterproofing Project. This change order is recommended by Hayner/Swanson, Inc., 3 Congress St., Nashua, NH 03062. The cost is within the project budget.

AYES: Mr. Spadafora, Mr. Foley, Ms. Linehan, Mr. Rotondi,

NAYS: None

Upon a motion made by Ms. Linehan, seconded by Mr. Foley, the following resolution was adopted:

**RESOLUTION 17-36**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 6 in the amount of \$8,935.00 (Eight Thousand Nine Hundred Thirty Five Dollars and No Cents) to make modifications to the parking lot entrance; repair a damaged light pole foundation; certain landscape improvements and perform a seasonal clean-up as part of the Florence Street Parking Lot Project. This change order is recommended by Meridian Associates, Inc., 500 Cummings Park, Suite 500, Beverly, MA 01915.

AYES: Ms. Linehan, Mr. Foley, Mr. Spadafora, Mr. Rotondi,

NAYS: None

Upon a motion made by Mr. Foley, seconded by Ms. Linehan the following resolution was adopted:

**RESOLUTION 17-37**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Mayor and his representative be invited to meet with the Malden Redevelopment Authority Board of Directors and Executive Director to discuss the proposed use of the Jackson Suites in the Jackson Street Parking Garage for a Parking Department.

AYES: Mr. Foley, Ms. Linehan, Mr. Rotondi, Mr. Spadafora

NAYS: None

There being no further business, the meeting was adjourned at 6:48 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, September 19, 2017 at 6:00 p.m.