

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JULY 21, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on July 21, 2015. The Chairman called the meeting to order, and on a roll call the following answered present: Ms. Diana Jeong, Ms. Amanda Linehan, Mr. Robert Rotondi, Mr. Albert Spadafora, and Mr. Robert Foley.

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 5:30 P.M., on Tuesday, July 21, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 17th day of July, 2015.

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 17th day of July, 2015:

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 17th day of July, 2015.

s/ Deborah A. Burke
Secretary

Upon a motion made by Ms. Diana Jeong, seconded by Mr. Albert Spadafora, the minutes of the Regular Meeting of June 16, 2015 were unanimously approved.

Under Bills and Communications the Executive Director shared a letter of thanks for work the Agency did on the renovations at Miller Park. The Authority worked with the Mayor and Councillor Neal Anderson to oversee \$500,000 in improvements to the park. The park is named after Mr. Robert D. Miller. Mr. Miller's widow and other family members attended a recent ribbon-cutting event. The improvement project was administered by MRA and funded with the City's Capital Improvement Program funds.

The next item discussed was a note from Mayor Gary Christenson to the Executive Director thanking her for her tireless efforts on the City Hall Redevelopment Project. The Executive Director advised the Board that the Agency has done a great deal of work on this exciting, transformative redevelopment project.

The meeting then moved on to the Report of the Executive Director. The Executive Director discussed the Request For Proposals that was advertised for civil engineering services. Contracts are on an as needed basis and have a five (5) year term. There were nine (9) responses received and all were ranked by an internal selection committee. The committee recommended awarding contracts with three firms which are: (1) Hayner/Swanson, Inc. of Nashua, NH, (2) Howard, Stein, Hudson of Boston, MA, and (3) Fay Spofford & Thorndike of Burlington. These contracts were voted under New Business.

The Executive Director discussed a request from the City Council for the MRA to contract with an appraiser to appraise property at 100 Hospital Road. The scope will be limited to what the value of the property would be under its current zoning. The Executive Director recommends this appraisal be done by The Foster Company. This was voted on under New Business.

MRA Comptroller Karen Bushee presented the parking budget for Fiscal Year 2016 to the Board. After reviewing the budget and having their questions answered, the Board voted on the budget under New Business. The Fiscal Year 2016 parking budget includes a rate increase for monthly parkers.

Ms. Bushee also presented the MRA budget for Fiscal Year 2016. After reviewing the budget and a question and answer period, the Board voted on the budget under New Business.

The Executive Director requested approval of the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated July 21, 2015. As part of the Agency's financial controls, two (2) signatures are required on all invoices to be paid. The changes are due to a recent change in personnel. This was voted on under New Business.

The Executive Director shared news articles with the Board that pertain to activities carried out by the Authority and its employees. There were articles relating to the downtown parking study, Comptroller Karen Bushee's son Brennan's successful wins on Jeopardy, the decision by the City to name the field at South Broadway Park in honor of the longtime contributions of Babe Ruth Coach and MRA Board Member Bob Rotondi, the recent Miller Park dedication, the Urban Land Institute's recent visit to Malden to study an area (lower Commercial St.) at the request of the MRA, and an article from Banker & Tradesman which discussed the "Wave of Redevelopment" in Malden.

The meeting moved on to New Business. The Executive Director informed the Board that she is currently negotiating the sale of the 974-1000 Main Street parcel. She will update the Board at the August board meeting about the status of the sale.

The Executive Director updated the Board on the Florence Street Parking Lot Improvements Project. Change Orders have been requested to cover changes associated with the delay in construction and for extra work removing trees and stumps in order to replace a fence along the rear property line shared with 157 Pleasant Street property. Work is expected to begin as early as next week. These Change Orders were voted on under New Business.

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

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

RESOLUTION 15-59

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute a contract for a five (5) year period with Hayner/Swanson, Inc., 3 Congress St., Nashua, NH 03062 for civil engineering services, technical advice and assistance, relative to certain projects to be carried out by the Authority in accordance with the Urban Renewal Plan as well as the City's Community Development Block Grant Program. Contract to be on an as needed basis with no guarantee minimum fee with an upset limit not to exceed \$500,000.

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

NAYS: None

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

RESOLUTION 15-60

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute a contract for a five (5) year period with Fay, Spofford & Thorndike, 5 Burlington Woods Drive, Burlington, MA 01803 for civil engineering services, technical advice and assistance, relative to certain projects to be carried out by the Authority in accordance with the Urban Renewal Plan as well as the City's Community Development Block Grant Program. Contract to be on an as needed basis with no guarantee minimum fee with an upset limit not to exceed \$500,000.

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

NAYS: None

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

RESOLUTION 15-61

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute a contract for a five (5) year period with Howard, Stein, Hudson, 11 Beacon St., Suite 2010, Boston, MA 02108 for civil engineering services, technical advice and assistance, relative to certain projects to be carried out by the Authority in accordance with the Urban Renewal Plan as well as the City's Community Development Block Grant Program. Contract to be on an as needed basis with no guarantee minimum fee with an upset limit no to exceed \$500,000.

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

NAYS: None

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

RESOLUTION 15-62

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute the changes in the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated July 21, 2015.

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

NAYS: None

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

RESOLUTION 15-63

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director's contracting of a limited appraisal of the 100 Hospital Road site at a price not to exceed \$9,000 (Nine Thousand Dollars and No Cents) to be completed by Allan Foster of The Foster Company, 100 Erdman Way, Leominster, MA 01453, is hereby ratified and confirmed.

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

NAYS: None

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

RESOLUTION 15-64

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 2 in the amount of \$26,747.00 (Twenty Six Thousand Seven Hundred Forty Seven Dollars and No Cents) from Charles Contracting Co., Inc., 75 Rosedale Road, Watertown, MA 02172 for an equitable adjustment to the contract price for the delay in start of construction, phased construction and temporary pavement markings for the Florence Street Parking Lot Improvements Contract. Meridian Associates recommends approval of Change Order No. 2.

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

NAYS: None

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

RESOLUTION 15-65

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 \$18,750.00 (Eighteen Thousand Seven Hundred Fifty Dollars and No Cents) from Charles Contracting Co., Inc., 75 Rosedale Road, Watertown, MA 02172 for extra work along rear (Southerly) lot line and on property at 157 Pleasant Street which includes removal of trees, butts and stumps in order to replace the fence for the property along 157 Pleasant Street at the rear of the Florence Street Parking Lot. Meridian Associates recommends approval of Change Order No. 3.

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

NAYS: None

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

RESOLUTION 15-66

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed budget for the Malden Redevelopment Authority for Fiscal Year 2016 as presented at the July 21, 2015 Board meeting.

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

NAYS: None

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

RESOLUTION 15-67

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed parking budget for Fiscal Year 2016 as presented at the July 21, 2015 Board meeting with a final decision pending on the effective date of rate increase.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:10 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, August 11, 2015 at 5:30 p.m.