

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
APRIL 16, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on April 16, 2019. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Rotondi, and Mr. Albert Spadafora. Ms. Amanda Linehan arrived at 5:25 p.m. Mr. Robert Foley 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 Tuesday, April 16, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 11th day of April 2019.

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 11th day of April, 2019:

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 11th day of April, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Rotondi, the minutes of the Regular Meeting of March 19, 2019 were unanimously approved.

There was no correspondence under Bills and Communications.

Under Report of the Executive Director, Deborah Burke and the Board reviewed the Parking Program Update from operator SP Plus dated April 16, 2019. The report provided an update on the work that has been done to date in the garages and lots. Updates included financial statements, maintenance, staffing, equipment challenges and solutions. The Executive Director informed the Board if they have any questions regarding the report they should contact her and she will obtain additional information.

The Executive Director shared with the Board a flyer which notified parkers in the CBD Garage that the garage would remain open while investigation and concrete work on the ramp from the 1st level to the 2nd level was performed on Friday, Saturday and Sunday, April 5-7.

The Executive Director updated the Board on community outreach efforts promoting the Malden Redevelopment Authority's lead paint abatement program. An informational flyer was direct mailed to homeowners on eight streets in the grant target area. The Malden Housing Authority direct mailed the flyer to 315 Section 8 landlords. Banners were installed in the Central Business District (CBD) and Jackson Street Parking Garage (JSPG) promoting the lead paint abatement program.

The Executive Director and Board reviewed a contract with Metro Housing Boston, 1411 Tremont St., Boston to perform inspections and re-inspections for approximately 70 HOME-assisted rental units. These inspections are required by the Department of Housing and Urban Development (HUD). This was voted under New Business.

The Executive Director and Board reviewed a memorandum from HOME Director James Barnes recommending the Executive Director execute a contract with Cloudburst Group, 8400 Corporate Drive, Landover, MD. Cloudburst Group responded to a Request for Proposals advertising for Consulting Services for the Five Year Consolidated Plan. The plan, which is required by HUD, highlights priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources. Each entitlement community will contribute equally to fund this contract. This was voted under New Business.

The Executive Director and Board reviewed correspondence regarding the Community Development Block Grant (CDBG) and the North Suburban Consortium HOME program entitlement amounts for the 2019 Program Year (July 1, 2019 to June 30, 2020). The City of Malden's CDBG grant increased from current year of \$1,344,212 to \$1,349,916. The HOME program grant decreased from current year \$2,134,115 to \$1,887,035. The MRA manages the CDBG and HOME programs on behalf of the City.

The Executive Director and Board reviewed Change Order No. 1 for additional electric conduit work for the Coytemore Lea Park Project. This was voted under News Business.

The Executive Director and Board reviewed correspondence from CDBG Director Alex Pratt regarding plans for National Community Development Week which is being celebrated April 22-26. This is an opportunity for each community receiving CDBG and HOME funds to highlight the successes of their program and acknowledge how these federal funds are used.

The Executive Director also distributed to the Board various news articles that mentioned interesting projects or activities carried out by the MRA staff.

Under Old Business, the Executive Director updated the Board on the Coytemore Lea, Forestdale, and Maplewood Parks Project. The Coytemore Lea Park improvements began on Friday, April 12 and are expected to be completed by the end of May. Additional electrical work is being added to the contract. The ball field and playground will be substantially completed by mid-April at Forestdale Park. Netting for the ball field will also be installed soon. Park improvements at Maplewood Park are expected to be complete by the end of April.

The Executive Director informed the Board that Lark Jurev Palermo, President and CEO of Habitat for Humanity Greater Boston, informed her that they received approximately 50 applications from persons interested in owning the two single-family homes Habitat's building on previously owned MRA land at 964 & 968 Main Street. The deadline to submit an application was April 8. All eligible applicants will be entered into a lottery. Ms. Jurev Palermo also advised Ms. Burke that they are on target to close on MRA-owned property located at 974-1000 Main St. by June 7.

The Executive Director and Board reviewed a Lease Agreement by and between the City of Malden and Malden Fire Department (MFD) for approximately 2,600 square feet of space on the ground floor of the Jackson Street Parking Garage. The space will be used for the fire department's training and maintenance division and will allow MFD to conduct drills and trainings on the premises. This was voted under New Business.

The meeting then moved on to New Business in which the following resolution was passed:

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

RESOLUTION 19-08

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with Metro Housing Boston, 1411 Tremont Street, Boston to perform inspections and re-inspections for approximately 70 HOME-assisted rental units. Each initial inspection will be reimbursed at a cost of \$75.00 per unit and each re-inspection at a cost of \$50.00. Total fee for professional services shall not exceed \$7,000.

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

NAYS: None

ABSTAINED: Mr. Williams

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

RESOLUTION 19-09

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with The Cloudburst Group, 8400 Corporate Drive, Suite 550, Landover, MD for consulting services to assist the Malden Redevelopment Authority in preparing the HUD-required 2020-2025 Consolidated Plan. Price not to exceed \$45,000.

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

NAYS: None

ABSTAINED: Mr. Williams

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

RESOLUTION 19-10

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 1 in the amount of Three Thousand Three Hundred Dollars and No Cents (\$3,300.00) for additional electrical work for the Coytemore Lea Park, Forestdale Park & Maplewood Park Improvements project. This work will take place at Coytemore Lea Park. There are funds in the current project budget to cover this request.

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

NAYS: None

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

RESOLUTION 19-11

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a lease agreement with the City of Malden and the Malden Fire Department, One Sprague Street, to occupy approximately 2,600 square feet of space on the ground floor of the Jackson Street Garage, 7 Jackson Street, Malden, for its training and maintenance division.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:04 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, May 21, 2019 at 5:30 p.m.