

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
APRIL 21, 2016

The members of the Malden Redevelopment Authority met in Regular Meeting on April 21, 2016. The Chairman called the meeting to order, and on a roll call the following answered present: Ms. Amanda Linehan, Mr. Robert Rotondi, and Mr. Albert Spadafora and Mr. Michael Williams. 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 5:30 P.M., on Tuesday, April 21, 2016 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 19th day of April, 2016.

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 19th day of April, 2016:

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 19th day of April, 2016.

s/ Deborah A. Burke
Secretary

Upon a motion made by, Albert Spadafora, seconded by Michael Williams, the minutes of the Regular Meeting of March 15, 2016 were unanimously approved.

The Executive Director requested that the Chair recognize Chris Candura of Laz Parking who attended at her request to provide an overview of matters related to its management of the off-street Parking Program for and on behalf of the Malden Redevelopment Authority. Laz provides a written monthly update of activities and this was the Laz manager's opportunity to participate in a more in-depth Question and Answer session with the Board members. Items discussed included: Phase One of the Capital Improvements Project at the Jackson Street Garage; a discussion of the impacts, if any, with the executed parking agreement signed with the new owner of the former Bank of America Operations Center at 200 Exchange St., and the lighting retrofit projects at Malden Towers and CBD Garages.

Under Bills and Communications, the Executive Director and the Board reviewed a letter from the U.S. Department of Housing and Urban Development, Office of Community Planning and Development dated April 8, 2016 regarding the Community Development Block Grant Program Monitoring. HUD will be monitoring the Financial Management, Public Services and Rehab and Section 108 Program for the last fiscal year. The monitoring will take place between May 9-12.

The meeting moved on to the Report of the Executive Director. The Executive Director shared with the Board the Mayor's proposed FY 2017 Community Development Block Grant Budget. The Executive Director explained that the budget is before the City Council's Finance Committee for review and action. She attended the Finance Committee meeting on Tuesday, April 19 and has been called to attend the Finance meeting on April 26. She will update the Board as the budget discussion progresses.

The Executive Director distributed copies of the Single Audit Reports Pursuant to OMB Circular A-133 and North Suburban Consortium Single Audit Reports and Schedules Pursuant to OMB Circular A-133 to the Board. She advised the Board that the audits have been posted to the Federal Audit Clearinghouse.

The Executive Director advised the Board that the MRA advertised for appraisal services through a Request For Proposals in February. Responses were due on March 18. There were three (3) responses which were vetted by an internal review committee. A recommendation has been made to enter into contracts with A.M. Appraisal Associates, Inc., 405 Waltham St., Suite 169, Lexington and Foster Appraisal & Consulting Co., Inc., 100 Erdman Way, Leominster, MA each for a term of five (5) years. These contracts were voted on under New Business.

The Executive Director advised the Board that the MRA advertised for environmental engineering services through a Request For Proposals in February. Responses were due on March 18. There were three (3) responses which were vetted by an internal review committee. A recommendation has been made to enter into a contract with Nangle Consulting Associates, Inc., 45 Dan Road, Suite 115, Canton, MA for a term of five (5) years. This was voted on under New Business.

The Executive Director discussed proposed change orders for the Florence Street Parking Lot Improvements Project. She explained to the Board that Change Order No. 4 is for the increase in

the total estimated contract price resulting from actual quantities for work performed under the various unit price items for costs incurred by Charles Contracting Co., Inc. This was voted under New Business.

The Executive Director then discussed Change Order No. 5 for the substitution of a preferred LED luminaire and pole; modifications to the fencing near the Heritage dumpster, and an additional paving mobilization charge resulting from the phased construction of the parking lot. This was voted under New Business.

The Executive Director and Board discussed the MassNAHRO 2016 Annual Conference and Exhibition being held in North Falmouth, MA on May 22-25. Board Member Robert Rotondi serves on MassNAHRO's Scholarship Committee. The Executive Director requested authorization from the Board for Mr. Rotondi to attend the conference. This was voted on under New Business.

The Executive Director shared articles in the news promoting projects on which the MRA is actively working. The Executive Director spoke to the City Council about the Boston Baseball Field of Dreams, a project that the MRA has worked on since its inception for many years alongside the City Administration. The City Council is concerned about the amount of time that has gone by and has asked Mr. Bok to present a new business plan no later than the end of May at which time they expressed an interest in pursuing a different redevelopment option. The Executive Director also participated in a groundbreaking ceremony for the Point at 180 Project. The Point at 180 is an 86-unit residential project being built at 180 Eastern Ave. The Director also shared with the Board photos of billboards displayed at the Oak Grove MBTA station promoting the MRA's Lead Paint Abatement Program.

The meeting moved on to Old Business. The Executive Director informed the Board that Berkeley Investments is supposed to close on the 200 Exchange Street property on Friday, April 15. She will keep the Board updated on this project as it proceeds.

Construction has started on the Pearl Street Playground Project. New basketball hoops will be added along with new wood fiber under the tot lot. This project is slated for completion by the first week of June.

The Executive Director told the Board that former McFadden Manor, 341 Forest St., which is being purchased by Volunteers of America (VOA) is due to close shortly. This assisted living facility will include some affordable units. The Director is having weekly conversations with VOA in an effort to keep the project on track.

The Executive Director informed the Board that the signs for Howard Park and Rotondi Field are in the general contractor's possession. A flagpole with up lighting and three video surveillance cameras will also be installed at Howard Park.

She also advised that there is a small amount of paving work behind the backstop at Callahan Park that is scheduled to be completed soon under so-called "Punch List".

The meeting moved onto New Business in which the following resolutions were passed:

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. Williams, the following resolution was adopted:

RESOLUTION 16-13

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Board member Robert Rotondi is hereby authorized to attend the MassNAHRO Annual Conference being held on May 22-24, 2016 at the Sea Crest Hotel, 350 Quaker Road, North Falmouth, MA.

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

NAYS: None

ABSTAINED: Mr. Rotondi

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

RESOLUTION 16-14

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 4 for the Florence Street Parking Lot Improvements Project in the amount of \$12,334.00 (Twelve Thousand Three Hundred Thirty Four Dollars and No Cents) for the increase in the Total Estimated Contract Price resulting from actual quantities for work performed under the various unit price items for costs incurred by Charles Contracting Co., Inc.

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

NAYS: None

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

RESOLUTION 16-15

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 5 for the Florence Street Parking Lot Improvements Project for work performed by Charles Contracting Co., Inc. in the amount of \$6,225.00 (Six Thousand Two Hundred Twenty Five Dollars and No Cents) for the substitution of a preferred LED luminaire and pole; modifications to the fencing at the southwest corner of the parking lot near the Heritage dumpster enclosure; and an additional paving mobilization charge resulting from the phased construction of the parking lot. This Change Order has been recommended by Meridian Associates and will be paid for from the project budget.

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

NAYS: None

Upon a motion made by Mr. Rotondi, seconded by Mr. Williams, the following resolution was adopted:

RESOLUTION 16-16

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with A.M. Appraisal Associates, Inc., 405 Waltham Street, Suite 169, Lexington, MA for appraisal services for a term of five (5) years; April 21, 2016 – April 20, 2021 at a rate of \$175.00 per hour.

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

NAYS: None

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

RESOLUTION 16-17

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract for environmental engineering services with Nangle Consulting Associates, Inc., 45 Dan Road, Suite 115, Canton, MA for a term of five (5) years; April 21, 2016 – April 20, 2021 at a rate of \$150.00 per hour.

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

NAYS: None

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

RESOLUTION 16-18

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with Foster Appraisal and Consulting Co., Inc., 100 Erdman Way, Leominster, MA for appraisal services for a term of five (5) years; April 21, 2016 – April 20, 2021 at a rate ranging from \$180.00 and \$200.00 per hour.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:50 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, May 17, 2016.