

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
APRIL 27, 2017

The members of the Malden Redevelopment Authority met in Regular Meeting on April 27, 2017. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Robert Foley, and Mr. Michael Williams. Ms. Amanda Linehan arrived at 5:37 p.m. Mr. Spadafora 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 Thursday, April 27, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 25th day of April, 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 25th day of April, 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 25th day of April, 2017.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley, seconded by Mr. Williams, the minutes of the Regular Meeting of March 21, 2017 were unanimously approved.

Under Bills and Communications, the Executive Director reviewed with the Board correspondence dated March 27, 2017 from Attorney Anthony L. Dedousis representing a party who had bid via the Request For Proposals process on the 964-968 and 974-100 Main Street property owned by the MRA. The correspondence was in regards to the deposit.

The Executive Director then reviewed correspondence dated April 12, 2017 from Mayor Gary Christenson regarding his reappointment of Mr. Rotondi to the MRA Board; the matter will be on the docket for confirmation by the City Council at its regular meeting on May 9, 2017.

Under Report of the Executive Director, Deborah Burke provided an update to the Board of Directors on the status of the MRA's 2016 CDBG HUD Monitoring. The Executive Director provided each member of the Board with a copy of HUD correspondence dated March 27, 2017 which outlines the current status of the original findings. Several findings have been closed and MRA has responded to all but two of the findings that remain open; the MRA's Comptroller is working on gathering the required information from MRA archives in order provide an update to HUD by April 30, 2017.

The Executive Director provided each member of the Board with a copy of correspondence dated April 6, 2017 from HUD Department of Community Planning and Development to Mayor Gary Christenson which notifies approval of the City's request for loan guarantee assistance under Section 108 in the amount of \$2.4M for the Street Reconstruction Project. The City must execute the Funding Approval/Agreement after a resolution is voted by the Council that the City will assume liability for the loan should CDBG funding be cut from the Federal budget.

At the Executive Director's recommendation, the Board approved a resolution under New Business that would allow an amendment to the MRA Personnel Handbook. Amendment No. 3 outlines the Agency's Code of Conduct/Conflict of Interest policies and procedures as required per Federal regulations (2 CFR Part 200) and HUD's Notices of Funding Availability (NOFA).

Also at the Executive Director's recommendation, the Board approved a resolution under New Business to accept an offer in the amount of \$25,000 to settle a delinquent loan for property at 37-39 Forest Street.

The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for months of February and March 2017.

The Executive Director notified members of the Board of the Forestdale Park Ribbon Cutting Ceremony on Sunday, April 30, 2017 and gave a description of ADA-compliant upgrades completed at the park with CDBG funding.

The Executive Director shared several press articles with the Board on various MRA-related topics/projects including an article, for which Board Member Amanda Linehan was interviewed, on the uprise of Malden as the "next hot place to live."

Under Old Business, the Executive Director updated the Board on the status of the most recent 964-968 and 974-1000 Main Street Invitation to Bid for which two responses were received. The Executive Director has notified one of the bidders that the Agency will accept his offer subject to the execution of a purchase and sale agreement within 14 days.

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

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

RESOLUTION 17-07

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the Code of Conduct as Amendment No. 3 dated April 27, 2017 to the Personnel Handbook dated June 21, 2016 and an Amendment to the Policies and Procedures for federal programs administered by the Malden Redevelopment Authority.

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

NAYS: None

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

RESOLUTION 17-08

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to accept an offer from First American Title Insurance Company in the amount of \$25,000 (Twenty Five Thousand Dollars and No Cents) to settle a delinquent loan for property located at 37-39 Forest Street.

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

NAYS: None

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

RESOLUTION 17-09

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a Memorandum of Agreement with MassDevelopment for the development of a strategic plan to support economic opportunities in Malden's Lower Commercial Street Corridor.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:32 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, May 16, 2017.