

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
AUGUST 11, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on August 11, 2015. The Vice Chairman called the meeting to order, and on a roll call the following answered present: Ms. Diana Jeong, Ms. Amanda Linehan, Mr. Robert Rotondi, and Mr. Albert Spadafora. Mr. Foley was absent

The Vice 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 Vice 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, August 11, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 7th day of August, 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 7th day of August, 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 7th day of August, 2015.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Robert Rotondi, seconded by Mr. Albert Spadafora, the minutes of the Regular Meeting of July 21, 2015 were unanimously approved.

Under Bills and Communications the Executive Director discussed correspondence that was sent to David Mohler, MPO Chair, Boston Region Metropolitan Planning Organization requesting that the MassDOT Project Selection Advisory Committee meet with the chief executives of Malden, Revere and Saugus along with other key stakeholders to discuss a path to resolving traffic issues for a section of Route 1 from Copeland Circle at the northern end of the Northeast Expressway in Revere to the junction of Route 99 at the Saugus/Malden line. They would like to meet before the 2016-2020 State Transportation Improvement Plan is adopted.

The next two items of correspondence the Executive Director discussed with the Board were the Funding Approval Agreements from the Office of U.S. Department of Housing and Community Development for the Community Development Block Grant (CDBG) and HOME Programs. The MRA as the sub-recipient to the City of Malden manages the federal CDBG and HOME grants.

Under Report of the Executive Director, Deborah Burke discussed a memorandum from former Director of Community Development Beth Rosa regarding responses to the Request For Proposals for Landscape Architect and Design Services. Ms. Rosa states there were nine responses which were reviewed by an internal selection committee. Interviews were held and the committee recommended that contracts be executed with Shadley Associates, P.C., CBA Landscape Architects, LLC and Spurr, Weston and Sampson Design Studio. These were voted on under New Business.

The Executive Director then discussed a memorandum from HOME Director Dee Bireddy. With the current debate in Congress regarding threatened HOME Program funding cuts, the Boston HUD office asked Malden and other communities to share success stories in their respective communities about the use of HOME funds. Ms. Bireddy submitted a one-pager on the transformation of a former rooming house on Cedar Street into a group home for developmentally delayed adults which was partially funded with HOME funds. It is hoped success stories such as this will help maintain funding for the HOME Program.

The Executive Director showed the Board photos of new signage that has been installed at all of the parking garages and surface lots run by the MRA through its parking consultant, Laz Parking. The signage replaces worn, inconsistent signage and is part of an effort to "brand" public parking in Malden with the tagline "P" Malden.

The Executive Director shared news clips in which the MRA was mentioned including the groundbreaking for the new police station at 800 Eastern Ave. held on August 4. There was also an article on the groundbreaking for Coytemore Lea Park, Malden's first all-inclusive playground. The playground will be funded with state PARC funds and CDBG funds.

The meeting moved onto Old Business. The Executive Director who sits on the Advisory Committee to the Municipal Building Committee updated the Board on the new police station construction project. The groundbreaking was held on August 4. Additionally, she advised the Board about weekly meetings with the Jefferson Apartment Group which is redeveloping the 200 Pleasant Street site. She said that most recently she has coordinated meetings with the

developer, planning and building staff to discuss zoning/permitting. During the reconstruction of the 200 Pleasant Street site all offices will be moved to temporary locations. She advised the Board that she is working with an architect to revise layout of the MRA site office at 176 Pearl Street to also include all MRA personnel currently at 200 Pleasant Street.

The Executive Director updated the Board on the timeline for completion of South Broadway Park. Work should be substantially complete by mid-September. The eight-acre park has undergone a substantial renovation that includes synthetic turf field, landscaping, dug outs, tot lot and four MIAA-sanctioned tennis courts.

The Executive Director informed the Board that the contractor on the Callahan Park renovations still has yet to return to the site to complete punch list items. The MRA oversaw this construction project for the City. The improvements were funded under the City's Capital Improvement Program.

The Executive Director updated the Board on the Florence Street parking lot. Work started this week. The fence is being replaced along the rear property line. The goal is to complete all work before October 1 so that the lot can be open for short term parking.

The Executive Director updated the Board on various personnel matters. The Executive Director informed the Board that she and Board Member Amanda Linehan interviewed eight candidates for the Director of Community Development position which became vacant upon the resignation of Beth Rosa. Their recommendation is that the position of Director of Community Development be offered to Ellie Muter who most recently worked with the CDBG Program in Brookline. Additionally, Ms. Muter is completing her master's degree in urban policy and planning at Tufts University and plans to take the professional planner's exam in May 2016. She also has some experience with the development of housing production plans and is familiar with HUD software ("IDIS") used for tracking and funding CDBG activities. This was voted on under New Business.

The Executive Director advised the Board that Ms. Muter was one of two candidates invited back for a second interview. She informed the Board that she offered the other candidate, Nicolas Pernice, who most recently served as a member of the Mystic Valley Development Commission, a position as a grants administrator and program manager of the Mystic Valley Development Commission which oversees River's Edge. Mr. Pernice has a solid financial background, is knowledgeable about CDBG rules, regulations and its software, and has grants writing experience. He will assume the position on September 8.

The Executive Director previewed the new MRA website which went online on August 6. She informed the Board she has received many positive comments on the new website which is user friendly and makes items easier to find, lists meeting agendas and minutes, has links to forms required by HUD, profiles work and activities performed by the MRA, and also has links to all MRA programs including the Parking Program.

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

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

RESOLUTION 15-68

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 Shadley Associates, P.C. of Lexington for landscape design 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: Mr. Spadafora, Ms. Linehan, Mr. Rotondi, Ms. Jeong

NAYS: None

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

RESOLUTION 15-69

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 CBA Landscape Architects, LLC of Cambridge for landscape design 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: Mr. Spadafora, Ms. Linehan, Mr. Rotondi, Ms. Jeong

NAYS: None

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

RESOLUTION 15-70

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 Spurr, Weston and Sampson Design Studio of Boston for landscape design 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: Mr. Spadafora, Ms. Linehan, Mr. Rotondi, Ms. Jeong

NAYS: None

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

RESOLUTION 15-71

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to hire a new Director of Community Development.

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

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, September 15, 2015 at 5:30 p.m.