

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
AUGUST 23, 2016

The members of the Malden Redevelopment Authority met in Regular Meeting on August 23, 2016. The Chairman called the meeting to order, and on a roll call the following answered present: Ms. Amanda Linehan, Mr. Robert Foley, Mr. Robert Rotondi, and Mr. Albert Spadafora. Mr. Michael Williams 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, August 23, 2016 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 18th day of August, 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 18th day of August, 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 18th day of August, 2016.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Rotondi, the minutes of the Regular Meeting of July 19, 2016 were unanimously approved.

The first item of correspondence was from Mark F. Sorbo, Director, U.S. Department of Housing and Urban Development, dated July 25, 2016 regarding Application of Grant #12154796 for Lead Based Paint Hazard Control Program which informed the MRA that its application was not selected for a grant award. The Executive Director has requested a debriefing and will update the Board once debriefing takes place.

The next item of correspondence was from the U.S Department of Housing and Urban Development dated August 16, 2016 regarding the timely submittal of the MRA's Quarterly Report for the period of April 1 – June 30, 2016. The Malden Redevelopment Authority which administers this lead paint abatement program received a green designation acknowledging that it is ahead of its target assessments.

The last item of correspondence was from the Massachusetts Gaming Commission dated August 4, 2016 regarding the Community Mitigation Grant Application. The Malden Redevelopment Authority was notified that it was awarded \$100,000 from the 2015/2016 Community Mitigation Fund Reserve which would help fund a portion of the salary for a senior planner, for a comprehensive marketing program to support Malden businesses and a citizens engagement program to promote employment opportunities for Malden citizens, over a three-year period.

Under the Report of Executive Director, Ms. Burke presented the Board with the Laz Parking Program Monthly Update for July 2016. The Executive Director advised the Board to read the report and advise her if they have any questions.

The Executive Director shared a brochure with the Board which featured a North Suburban Consortium (NSC) affordable housing project in Revere that was financed through the HOME Program. This project features 39 affordable units for households 55 years and older. The MRA administers the NSC program which consists of eight communities including Malden.

The Executive Director also showed the Board a flyer promoting a First Time Homebuyers workshop that is being sponsored by Medford Community Housing. This workshop will be held at the Malden Housing Authority, Linden Community Room – 64 Wescott St., Malden on September 10 and 17 from 12:00 p.m. – 4:30 p.m.

The Executive Director and Comptroller Karen Bushee presented the Malden Redevelopment Authority budget for Fiscal Year 2017. Ms. Bushee explained the budget in detail to the Board and answered questions concerning the budget for the Board. The budget was voted on under New Business.

The Executive Director and Comptroller Karen Bushee also presented the parking budget for Fiscal Year 2017. Ms. Bushee explained the budget in detail and she and the Executive Director answered any questions. This was voted on under New Business.

The Executive Director and Board discussed a request for a Certificate of Completion for a property owned by Leo J. and Anna Baron. This property was part of the Suffolk Square-Faulkner Urban Renewal Project Area. This was voted on under New Business.

The Executive Director shared articles with the Board related to the Volunteers of America purchase of McFadden Manor which will be the site of 80 senior housing units and an 18 bed Memory Support Unit. She also shared an article regarding 480 Main St., a 195 unit residential apartment building, which was recently sold by Priderock Capital to DSF Group of Waltham.

Under Old Business the Executive Director informed the Board that the U.S. Department of Housing and Urban Development (HUD) has completed its monitoring of the CDBG and Section 108 Program for 2014-2015 and she is awaiting its report. She will keep the Board updated.

The Executive Director informed the Board that the Purchase and Sale Agreement for 964-968 and 974-1000 Main Street has been signed by the proposed buyer. The buyer has until October 10 to secure financing and the property must close on or before November 8, 2016.

The Executive Director advised the Board that work would soon get underway on the Jackson Street Parking Garage repairs/waterproofing improvements project. Laz Parking will update parkers on various aspects of the construction project via flyers and full-size posters placed throughout the facility. The garage will remain open during construction.

The Executive Director informed the Board that the move date for the Authority's main office out of 200 Pleasant St. and into 17 Pleasant St. will be Thursday, Sept. 15 at 2:00 p.m. Offices will be closed to the public on Wednesday, Sept. 14 and Thursday, Sept. 15 as the move takes place. Employees will report to work on Friday, Sept. 16 with the intent of unpacking so that the new location will reopen to the public on Monday, Sept. 19.

The Executive Director discussed the location of where future Board meetings will be held after the main office moves on Sept. 15. Members of the Board suggested that the meetings be held at the MRA's 176 Pearl Street office. It was also requested that the Board meetings be changed to the second Tuesday of each month. All Board members present agreed to the change of location and change of date for future Board meetings. However, the September 2016 Board meeting will be held on Tuesday, Sept. 27 followed by future meetings on the second Tuesday of the month.

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. Foley, the following resolution was adopted:

RESOLUTION 16-54

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed budget for the Malden Redevelopment Authority for Fiscal Year 2017 as presented at the August 23, 2016 Board meeting.

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

NAYS: None

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

RESOLUTION 16-55

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed parking budget for the for Fiscal Year 2017 as presented at the August 23, 2016 Board meeting.

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

NAYS: None

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

RESOLUTION 16-56

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

the Chairman, or Vice Chairman, be and is hereby authorized to execute on behalf of the Malden Redevelopment Authority, a Certificate of Completion for Leo J. Barron and Anna Barron in accordance with the Deed to Leo J. Barron and Anna Barron dated December 14, 1964 and recorded in the Middlesex South District Registry of Deeds, Book 11187, Page 278.

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

NAYS: None

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

RESOLUTION 16-57

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board authorizes the Executive Director to execute Amendment No. 1 to the Agreement for Parking Management Services contract By and Between the Malden Redevelopment Authority and Laz Parking, LTD, 75 Atlantic Avenue, Boston, MA 02111, extending the term of the contract through June 30, 2017.

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

NAYS: None

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

RESOLUTION 16-58

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board authorizes the Executive Director Authorize to increase the annualized salary paid to HOME Director Dee Bireddy to \$67,000 and modify her weekly work schedule to 30 hours. Said arrangement will be reviewed in one year and is conditioned on her performing all duties set forth in her job description.

AYES: Mr. Rotondi, Mr. Spadafora, Mr. Foley, Ms. Linchan

NAYS: None

There being no further business, the meeting was adjourned at 8:10 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, September 27, 2016.