

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 19, 2017

The members of the Malden Redevelopment Authority met in Regular Meeting on December 19, 2017. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Ms. Amanda Linehan, Mr. Albert Spadafora, and Mr. Robert Foley. Mr. Michael Williams arrived at 6:20 p.m.

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, December 19, 2017 to be held at the City of Malden Parking Department, Jackson Street Garage, 7 Jackson Street, Malden, Massachusetts.

Dated this 15th day of December, 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 15th day of December, 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 15th day of December, 2017.

s/ Deborah A. Burke
Secretary

Upon a motion made by Ms. Linehan, seconded by Mr. Spadafora, the minutes of the Regular Meeting of November 21, 2017 were unanimously approved.

Under Bills and Communications the Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development regarding the City of Malden 2016 Consolidated Action Plan Evaluation Report (CAPER). The correspondence notifies the City that Malden's 2016 CAPER, prepared by the Malden Redevelopment Authority, was reviewed and approved. HUD found Malden's 2016 CAPER to be consistent with the City's Five Year Consolidated Plan and One Year Action Plan and stated that the City has carried out its activities and certifications in a timely manner.

Under Report of the Executive Director, the Executive Director and Board reviewed correspondence which was presented and read into the record at a joint meeting of the Malden Planning Board and City Council Ordinance Committee on Dec. 13, 2017. The correspondence from the MRA urged the bodies to consider the ramifications of a series of proposed zoning amendments which in its opinion would impact the ability to attract new commercial and office development, new shops, diverse restaurants, and other desirable uses to downtown. In addition, the MRA believes the amendments, if enacted, would limit the City's ability to support a diverse housing stock. The Planning Board rejected all of the proposed zoning ordinances, except one that dealt with hotels, which the MRA did support. The Mayor has formed a committee which will include a City Councillor to look at the whole zoning code.

The Executive Director and Board reviewed correspondence sent to Mr. Robert Shumeyko, Director, U.S. Department of Housing and Urban Development, responding to the 2016 CDBG Monitoring Report. The Executive Director responded to the only remaining open finding pertaining to the monitoring. The Board will be updated when a response is received from HUD.

The Executive Director and Board reviewed a memorandum from Community Development Block Grant Director Nick Pernice recommending an amendment to the Loan Subordination Policies and Procedures that would include new criterion to deny subordinations or require payoff for loans that are forgivable when certain conditions are met. This was voted under New Business.

The Executive Director and Board reviewed a formal notice of resignation from Rehab Specialist Shawn Rivers. Mr. Rivers last day working for the Authority will be Friday, January 12, 2018. The MRA will advertise the open position after the first of the year. The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for the month of October 2017.

The Executive Director also provided each Board member with a copy of the National Association of Housing and Redevelopment Officers newsletter for December 2017.

The Executive Director shared news articles with the Board pertaining to changes made to the sign ordinance and an article related to the Open Space and Recreation Plan which has been sent to the State Department of Conservation Services for its comments and ultimate approval. The MRA was actively involved with both these initiatives.

Under Old Business the Executive Director and Board discussed the potential of moving the MRA's Healthy Homes/Rehab Office located at 176 Pearl St. to MRA-owned space in the Jackson Street Parking Garage formerly occupied by the Jackson Suites, managed by the Malden Emergency Center.

The Executive Director advised the Board that all legal documents pertaining to the Easement Agreement by and between the owners of property at 15-21 Ferry St. and the MRA that addresses the encroachment by the Main Street Parking Lot have been executed and forwarded to MRA attorney for recording.

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

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

RESOLUTION 17-48

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The following be nominated for office to be effective at the Annual Meeting of January 16, 2018.

Albert N. Spadafora	Chairman
Michael Williams	Vice Chairman
Robert K. Foley	Treasurer
Amanda M. Linehan	Assistant Treasurer
Robert D. Rotondi	Assistant Secretary

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

NAYS: None

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

RESOLUTION 17-49

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Albert N. Spadafora be and is hereby instructed to cast one ballot for the election of Officers nominated.

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

NAYS: None

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

RESOLUTION 17-50

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Malden Redevelopment Authority's Loan Subordination Policies and Procedures be amended under the section headed "Deny Subordination or Complete Payoff Required" by adding "The loan is forgivable when certain conditions are met".

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

NAYS: None

There being no further business, the meeting was adjourned at 6:55 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, January 16, 2017 at 5:30 p.m.