

**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**FEBRUARY 21, 2017**

The members of the Malden Redevelopment Authority met in Regular Meeting on February 21, 2017. The Chairman called the meeting to order, and on a roll call the following answered present: Ms. Amanda Linehan, Mr. Robert Rotondi, 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 6:00 P.M., on Tuesday, February 21, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 16<sup>th</sup> day of February, 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 16<sup>th</sup> day of February, 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 16<sup>th</sup> day of February, 2017.

s/ Deborah A. Burke  
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of January 17, 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 (HUD) regarding 2014 HOME Program Funds Commitment Deadline Deobligation. The Executive Director explained to the Board that the MRA is the lead member of the North Suburban Consortium and has used HOME funds for several projects in Malden including the creation of affordable live/work space for artists in the former Sacred Hearts convent and the conversion of a former rooming house on Cedar Street that now houses 12 adults with developmental disabilities and two live-in staff members. The Consortium had approved HOME funds for another Malden project but after several months of negotiations, the developer decided to pull out of requesting funds through the HOME Program. The Consortium then tried to fund an affordable housing project in Revere but was unable to do so due to HUD restrictions. As a result, the HOME funds were deobligated. The NSC is an 8-city consortium that includes Arlington, Chelsea, Everett, Malden, Medford, Melrose, Revere and Winthrop

Under the Report of the Executive Director the Executive Director and Board reviewed a memorandum from HOME Director Dee Bireddy which outlined actions that were taken before the July 31, 2016 deadline to spend the deobligated HOME funds, including two appeals to HUD.

The Executive Director and Board reviewed a memorandum from Stephen O'Neill, consulting engineer with Hayner/Swanson, Inc., regarding drainage issues in the Main/Ferry Street parking lot operated by the MRA on land located within the MBTA right-of-way to the rear of the Dockside Restaurant. In his report, Mr. O'Neill provides several suggestions for correcting the flooding issues within the lot and the flooding problems that also exist on Ferry Street. These solutions range in price from \$7,500 to \$170,000. The Executive Director will keep the Board advised on any updates.

The Executive Director informed the Board that she requested and was granted an emergency waiver of bidding and advertising requirements from the Division of Capital Asset Management and Maintenance (DCAMM) to replace a heating system at 180 Exchange St. which is leased to On the Road Again Early Learning Center. The heat pump and condensing unit shut down causing a portion of the space where children as young as 15 months old attend to have no heat. Prevailing wage was applied to this emergency project. The daycare is located on the ground floor of the Jackson Street Parking Garage, owned by the MRA.

The Executive Director provided the Board with a copy of the November 2016 Laz Parking Program Monthly Update which gives an overview of parking program activities during that month.

The Executive Director and Board provided the Board with a memorandum outlining the terms of the agreement the Agency made with the City in exchange for free office space in the temporary city hall at 17 Pleasant St. The Board under New Business authorized the Executive Director to provide the document to the City. The City Solicitor had previously inquired about the existence of a written agreement.

The Executive Director shared with the Board an Economic Development Update she authored at the beginning of each calendar year which provides an overview of new economic development projects that occurred in the previous year. This information is used by the City during its bond rating review.

The Executive Director informed the Board that there will be a public forum for residents to learn about and provide input on the Open Space and Recreation Plan on Thursday, March 9 from 6:30 – 8:00 PM at the Salemwood School cafeteria, 529 Salem St. The updated plan will include an inventory of all open space both active and passive and an overview of priority projects to be undertaken. The new plan will cover a seven-year period and is necessary in order for the City to be eligible to apply for certain state grants.

The Executive Director informed the Board that HUD has yet to respond to MRA correspondence regarding HUD's review of the Community Development Block Grant program activities in Fiscal Year 2013-2014. However in the meantime, the Executive Director is working with staff to make changes regarding some of HUD's recommendations including the implementation of some cost-saving measures, a revamp of the Agency's rehab applications, and the possibility of using HOME funds to acquire and renovate problem properties.

The Executive Director shared news articles with the Board regarding the Malden Field of Dreams project, the Open Space and Recreation Plan Review and the Boston Magazine article in which national real estate brokerage firm Redfin describes the Edgeworth section of Malden as the sixth hottest neighborhood in the United States.

Under Old Business the Executive Director told the Board that the owners of 15 Ferry St. have been given written notice that the encroachment caused by the Main St. parking lot would be removed by a contractor commencing work on approximately March 1.

The Executive Director advised the Board that final edits are being made to the Request for Proposals (RFP) for the redevelopment of 964-968 and 974-1000 Main Street properties. Once reviewed by attorneys, it is her plan to advertise the RFP in the Central Register on March 1, 2017. The RFP will also be posted on the MRA's website.

The Executive Director and Board reviewed a Change Order for the Jackson Street Parking Garage (JSPG) Repairs and Waterproofing project. While performing concrete repairs and waterproofing on the 4<sup>th</sup> floor of the north end of the garage, a severely cracked vertical drain pipe was noted that was not included in the original work orders. The cost to repair and waterproof a section of this pipe is \$2,239.66. This was voted under New Business.

The Executive Director and Board reviewed a memorandum from HOME Director Dee Bireddy and CDBG Director Nick Pernice highlighting updates provided at the National Community Development Association Annual Conference they attended in Washington, DC on Feb. 15-17, 2017. The conference agenda was focused on HUD policy changes and updates with a specific emphasis on CDBG and HOME Programs.

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. Spadafora, the following resolution was adopted:

**RESOLUTION 17-03**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to submit a Memorandum of Understanding to the City regarding temporary office space for the Malden Redevelopment Authority at the City's temporary city hall at 17 Pleasant Street.

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

NAYS: None

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

**RESOLUTION 17-04**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 2 in the amount of \$2,239.66 (Two Thousand Two Hundred Thirty Nine Dollars and Sixty Six Cents) to replace a severely cracked portion of a vertical drain pipe and waterproof a section of at the 4<sup>th</sup> floor of the Jackson Street Parking Garage. This change order is recommended by Hayner/Swanson, Inc., 3 Congress St., Nashua, NH 03062. The cost is within the project budget.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:16 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, March 21, 2017.