

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JANUARY 16, 2018

The members of the Malden Redevelopment Authority met in Regular Meeting on January 11, 2018. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Ms. Amanda Linehan, and Mr. Michael Williams. Mr. Albert Spadafora arrived at 5:55 p.m. 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 5:30 P.M., on Tuesday, January 16, 2018 to be held at the Malden Redevelopment Authority, 17 Pleasant Street, Malden, Massachusetts.

Dated this 11th day of January, 2018.

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 11th day of January, 2018:

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 11th day of January, 2018.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Rotondi, seconded by Ms. Linehan, the minutes of the Regular Meeting of December 19, 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 Acceptance of Final Report for the Lead Hazard Reduction Demonstration Grant Number MALHD0253-13. The correspondence approved the final grant report and authorized the MRA to close out the grant. HUD commended the Executive Director, staff and partnering organizations that contributed to the success of the Office of Lead Hazard Control Grant.

Under Report of the Executive Director, the Executive Director and Board reviewed a memorandum from Community Development Block Grant (CDBG) Director Nick Pernice requesting the Board to authorize the Executive Director to enter into a contract with the lowest responsible/qualified bidder and proceed with work immediately on the Callahan Park, Pearl St. Playground and Anderson Field Improvements Contract. The bid opening is scheduled for Wednesday, Jan. 24. These physical improvements will be funded using previously approved CDBG funds. This was voted under New Business.

The Executive Director provided the Board with a copy of the "Notice of Funding Availability, Public Hearing, & Revision to Citizen Participation Plan for Community Development Block Grant (CDBG) Program" advertisement. A Public Hearing was scheduled for Tuesday, Jan. 16, 2018 at 176 Pearl St. at 6:00 p.m. which included technical assistance on submission of an application, review of performance of current year projects, status of Section 108 Loans, and input on housing and community development needs. A second Public Hearing will be held on Tuesday, March 31, 2018 at 6:00 p.m. at 176 Pearl St. The hearing will include opportunity for input on the draft Action Plan, review of current year project, status of Section 108 Loans, and input on housing and community development needs. The Public Hearings were advertised in the Malden Advocate, on the MRA website and distributed via email and snail mail to elected officials.

The Executive Director reported to the Board that there was a heating issue due to a broken compressor at the daycare that leases space in the ground floor of Jackson Street Parking Garage. The Executive Director authorized Chris Candura, Laz Parking Facilities Manager, to contact Excel Mechanical. Excel made the temporary fixes so that heat was restored to the daycare and will submit an estimate for additional work needed. The issue occurred during the Christmas to New Year holiday period.

The Executive Director also informed the Board she received an early morning emergency phone call on Wednesday, Jan. 10 informing her that a water pipe burst in the sprinkler room adjacent to the former Jackson Suites in the Jackson Street Parking Garage which is currently occupied by the City of Malden Parking Dept. and Limebike. There was a foot of water in the affected areas. ServiceMaster was contacted and has removed the water and is currently drying out rugs and walls. Demolition work (walls) will also be required. The Executive Director will update the Board at the next meeting.

The Executive Director reported to the Board that the MRA has responded to the single remaining open finding from the HUD 2016 monitoring review. She will provide another update on this matter at the February meeting.

The Executive Director and Board reviewed a Request For Qualifications (RFQ) for Contractor Services for the Lead Paint Abatement Program that is being advertised in the Malden Advocate and on the MRA and City website. Only qualified contractors will be able to bid on projects under the new federally funded Lead-Based Paint Hazard Control Grant which is expected to begin on Feb. 1, 2018.

The Executive Director and Board reviewed a Public Notice for an Invitation to Bid for Lead-Based Paint Inspectors/Risk Assessors who can conduct lead-based paint risk assessments, paint inspection, soil sampling, dust wipe sampling and clearance examinations for the Agency's federally-funded residential housing rehabilitation/lead paint abatement program. Submission deadline to reply to the Invitation to Bid is 12 noon on Monday, Feb. 5, 2018.

The Executive Director and Board reviewed an advertisement for an open Rehabilitation Specialist's position at the MRA. The ad was published in the Malden Advocate, Massachusetts Municipal Association, National Community Development Association (NCDA) website, and on the MRA and City website. Resumes are due no later than Wednesday, Jan. 31 at 4:00 p.m. The Executive Director will keep the Board updated regarding this open position created by a resignation.

The Executive Director shared news articles with the Board pertaining to several proposed zoning amendments that were discussed at a joint Planning Board and Ordinance Committee public hearing in December and an article related to the City's decision to contract with the Metropolitan Area Planning Council (MAPC) to produce a Housing Production Plan for Malden.

Under Old Business the Executive Director and Board reviewed an ad for an Invitation to Bid for MRA-owned land at 964 and 968 and 974-1000 Main St. The ad was published in the Commonwealth's Central Register, Malden Advocate and on the MRA website. Responses to the Invitation to Bid are due no later than 12 noon on Monday, Feb. 12, 2018.

Under New Business, the following resolutions were passed:

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

RESOLUTION 18-01

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to attend the National Lead and Healthy Housing Conference 2018 to be held April 30 – May 3, 2018 in Omaha, Nebraska. The cost of the hotel room is \$149.00 plus taxes per night and the registration fee \$165.00.

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

NAYS: None

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

RESOLUTION 18-02

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to enter into a contract with the lowest responsible/qualified bidder for the Pearl Street Park, Callahan Park and Anderson Field Improvements and authorize contractor to proceed with work immediately while bonds, contracts and insurance certificates are finalized to ensure work is complete before parks start getting heavy recreation and public use come spring. These improvements will be funded using Community Development Block Grant (CDBG) funds.

AYES: 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, February 20, 2018 at 5:30 p.m.