

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JANUARY 19, 2016

The members of the Malden Redevelopment Authority met in Regular Meeting on January 19, 2016. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Foley, Ms. Amanda Linehan, Mr. Robert Rotondi, and Mr. Albert Spadafora and Mr. Michael Williams.

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 19, 2016 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 14th day of January, 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 14th day of January, 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 14th day of January, 2016.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley and seconded by Mr. Spadafora, the minutes of the Regular Meeting of December 15, 2015 were unanimously approved.

Under Bills and Correspondence the first item of correspondence was an email from Shayne Smyth, owner of Hugh O'Neills Restaurant & Pub, 45 Pleasant St., dated Dec. 23, 2015. Mr. Smyth expressed how pleased he was to see banners and lights in Malden Square. The Malden Redevelopment Authority worked in partnership with the Malden Chamber of Commerce, the Mayor's Office and Councillor Craig Spadafora and the former Councillor James Nestor to undertake the project. The banners were designed by the MRA.

The next item of correspondence was from Stephanie Harrington, Community Planning and Development Representative with the Office of Housing and Urban Development dated January 8, 2016. Ms. Harrington is Malden's HUD representative. She congratulated the Agency on winning the National Community Development Association's Audrey Nelson Award for the HOME-funded Cedar House project and the renovation of Richard C. Howard Park (formerly South Broadway Park) which included CDBG funding for eligible portions of the project. The awards will be presented on January 22, 2016 at the NCDA winter conference.

The meeting then moved on to the Report of the Executive Director. The Executive Director gave the Board an Economic Development update for the year 2015. The update highlights provides a summary of various residential and commercial projects that have occurred in Malden in the past year.

The Executive Director then discussed a letter that was sent to Mr. Marc D. Draisen, Executive Director of the Metropolitan Area Planning Council (MAPC) by Mayor Gary Christenson. This purpose of this letter is to seek funds through MAPC's District Local Technical Assistance Fund for a Housing Production Plan (HPP). An HPP would be beneficial in understanding population trends and the needs of Malden's residents in order to create an appropriate mix of housing choices suitable to the community.

The Executive Director informed the Board that she sits on the Master Plan Steering Committee. The committee is currently going through the matrix of recommended programs and activities outlined in the Master Plan that was developed in 2010.

The Executive Director discussed a parking agreement and memorandum of parking agreement for the redeveloper of the Masonic Building, 126-150 Pleasant Street. The redeveloper will be required to pay 25% of the cost of 10 spaces until they are called down at prevailing rate by the tenants. Construction and demolition of this property is expected to begin sometime in February. Restoration of the Pleasant St. side of the building will occur simultaneously with the demolition of the Exchange St. side of the property. The expected build out is 12-14 months. The parking agreement, which was a condition of the Malden Planning Board's special permit for the project, was voted on under New Business.

The Executive Director reported to the Board that she would like its approval to get an appraisal done of the MRA-owned property at 356 Commercial Street, the parcel on which the DPW building sits. The DPW building is owned by the City. The MRA acquired the land as part of a former urban renewal project in the 1970's. The Director said she wanted to find out the fair market value of the property in light of a recent report by the National Urban Land Institute stating that the parcel has great potential to be redeveloped for a higher and better use. The Board

instructed the Executive Director to hold off at this time and suggested that it would make better sense to have it appraised in maybe a year when the real estate market in that area will be boosted by ongoing redevelopment in that corridor and in neighboring Everett with the Wynn Casino resort project. The Director also noted that any redevelopment of that site will require the relocation by the City of the DPW operations.

The Executive Director updated the Board on the status of an employee who has been out on unpaid medical leave. An extension was granted until February 15, 2016.

The Executive Director shared with the Board the applications for the National Community Development Association's Audrey Nelson Award. Nick Pernice, Acting Community Development Director, wrote the application for the Richard C. Howard Park (S. Broadway Park) Project and HOME Director Dee Bireddy wrote the application for the Cedar House Project. The Executive Director commended both directors for a job well done. A PowerPoint presentation will be shown at the awards ceremony.

The Executive Director discussed the MRA's Loan Subordination Procedure and Loan Subordination Policy with the Board. This policy lays out the process that will be used to subordinate a mortgage for homeowners. This document will also be added to the MRA Accounting Policies and Procedures Manual. This was voted under New Business.

For information purposes, the Executive Director shared with the Board the February 2016 section of the MAPC calendar that states that Malden is among the highest in the State to use Commonwealth Connect to report non-emergency issues to their municipal government.

The Executive Director also discussed a Globe article which showed housing prices going up significantly in Malden and shared news clippings on the downtown banner program and opening of the first all-inclusive playground in the City at Coytemore Lea Park, .

Under Old Business the Executive Director presented the Board with correspondence that has been posted in the garages and a letter that was mailed to parkers regarding the increase in monthly parking rates effective Feb. 1, 2016. The increase had been included in the FY 2016 adopted Parking Budget. The monthly rates have not been increased in eight years.

The Executive Director discussed three change orders for the Callahan Park project. One change order is for the installation of a ball safety netting system along the first base side of the softball field. The other change orders credited money back to the City for the replacement of groundwater monitoring wells that were damaged by the contractor and for unused unit price bid items. These were voted on under New Business.

The Executive Director discussed with the Board a change order for the South Broadway Park Project. The change order would provide plaques commemorating the dedication of Richard C. Howard Park and the Robert "Bob" Rotondi Field, sign modifications and the purchase and installation of a flagpole and flag. This change order was voted on under New Business.

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 16-01

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to accept the Request from Outside Parties Subordination Agreements Policies and Procedures document which will be added to the MRA Accounting Policies and Procedures Manual.

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

NAYS: None

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

RESOLUTION 16-02

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to attend the NCDA Winter Conference being held at the Holiday Capitol Hill, 550 C Street SW, Washington, DC from January 20-22, 2016.

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

NAYS: None

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

RESOLUTION 16-03

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

the Executive Director of the Malden Redevelopment Authority is hereby authorized and directed to execute a certain Parking Agreement on behalf of the Authority, together with a Memorandum of Parking Agreement and any related documentation memorializing said Agreement, for the purpose of granting up to ten (10) parking spaces in the Authority's parking facilities on a renewable five (5) year term basis to the redeveloper of 126-150 Pleasant Street, all as set forth in the terms and conditions contained in said Agreement as presented.

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

NAYS: None

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

RESOLUTION 16-04

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a Change Order for the purchase and installation of dedication plaques, sign modifications and installation of a flagpole and flag for the Richard C. Howard (South Broadway Park) Project in the amount of \$30,038.40 (Thirty Thousand Thirty Eight Dollars and Forty Cents). These changes will be funded out of the available owner's contingency contained in the project and have been recommended by Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915.

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

NAYS: None

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

RESOLUTION 16-05

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 4 in the amount of \$19,600 (Nineteen Thousand Six Hundred Dollars and No Cents) to furnish and install a ball safety netting system along the first base (Pearl Street) side of the softball field. This Change Order was requested by the City and could be funded out of the available Owner's construction contingency.

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

ABSTAINED: Mr. Rotondi

NAYS: None

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

RESOLUTION 16-06

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 5 in the (credit) amount of \$5,445.00 (Five Thousand Four Hundred Forty Five Dollars and No Cents) to reimburse the City for the costs incurred by the design team and its subcontractor to replace existing groundwater monitoring wells that were damaged by the contractor's operations.

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

NAYS: None

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

RESOLUTION 16-07

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 6 in the (credit) amount of \$27,650.00 (Twenty Seven Thousand Six Hundred Fifty Dollars and No Cents) to adjust the contractor price for certain Unit Price Bid Items contained in the contract but were not used in the work.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:40 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, February 16, 2016.