

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JULY 18, 2017

The members of the Malden Redevelopment Authority met in Regular Meeting on July 18, 2017. The Vice Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Foley, Ms. Amanda Linehan, Mr. Albert Spadafora, and Mr. Michael Williams. Chairman Robert Rotondi was absent.

The Vice 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 Vice 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, July 18, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 14th day of July, 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 14th day of July, 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 14th day of July, 2017.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley, seconded by Ms. Linehan, the minutes of the Regular Meeting of June 20, 2017 were unanimously approved.

Under Bills and Communications the Executive Director and Board reviewed correspondence from U.S. Department of Housing and Urban Development dated June 15, 2017 regarding Fiscal Year 2017 allocations for the Community Development Block Grant and HOME Programs. As discussed at the June 20, 2017 Board meeting, the CDBG allocation was a bit lower than anticipated and the HOME allocation was a bit higher than anticipated. The Annual Action Plan has been submitted to HUD and once approved the Fiscal Year 2018 CDBG and HOME funds will be available for draw down.

The Executive Director and Board reviewed correspondence from U.S. Department of Housing and Urban Development Office of Lead Hazard Control and Healthy Homes (OLHCHH) dated July 7, 2017 announcing that the MRA's application for the Lead-Based Hazard Control Grant Program has been selected for a grant. The Agency will receive a \$1.2 million federal lead paint abatement grant and a \$188,000 Healthy Homes supplement. The award is nearly half the amount that had been requested.

Under Report of the Executive Director MRA Comptroller Karen Bushee appeared before the Board of Directors to present the proposed Fiscal Year 2018 (July 1, 2017 through June 30, 2018) budgets for the MRA and for the Off-Street Parking Facilities, owned by the MRA, and managed by consultant LAZ Parking. Ordinarily the two budgets would have been presented to the Board prior to the start of the new Fiscal Year but in this case the Agency was awaiting word as to whether it would be receiving another Lead Paint Abatement Grant from HUD's Office of Healthy Homes. The MRA received notice on July 7, 2017 that it had been awarded a new Lead Grant. The \$1.2 million Lead Grant award is 47% less than what the MRA had sought. The Agency will need to negotiate with HUD to alter its original work plan for this grant given the reduced size of the award. The MRA budget for Fiscal Year 2018 is tight and according to the Executive Director underscores the need for the agency to "think outside the box" to identify potential new sources of revenue. The MRA, a quasi-public agency, does not receive any funds from the City and relies instead on administrative fees from federal grants, revenues from the off-street parking program and the sale, if necessary, of its real estate assets to sustain its operations. Under New Business, the Board voted to approve both budgets as presented at the meeting.

The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for May 2017.

The Executive Director informed the Board that the Massachusetts Gaming Commission recently approved the City/MRA's application for a Transportation Planning Grant. Malden will receive \$150,000 to fund the "complete street" redesign of Exchange Street. The reconstruction of Exchange Street would improve access and safety for pedestrians, cyclists, and motor vehicles. The City will need to petition the Massachusetts Planning Organization to free up federal money from the State Transportation Improvement Program for the construction.

The Executive Director and Board reviewed a letter of resignation from HOME Director Dee Bireddy. Ms. Bireddy has been a valuable member of the MRA staff. She has updated many policies and procedures and other criteria for applying for HOME loans. Ms. Bireddy brought

loan underwriting and pro forma analysis experience to this position which proved to be a great asset for the Authority. Ms. Bireddy's resignation will take effect August 31, 2017. The position has been advertised.

The Executive Director and Board reviewed correspondence from CDBG Director Nick Pernice regarding legal services for the North Suburban Consortium (NSC). A Request for Proposals was advertised and a subcommittee of four NSC members reviewed and rated responses received. Mr. Pernice and the committee recommended executing contracts with three firms: KP Law of Boston, John Parcellin Esquire of Malden, and Klein Hornig LLP of Boston. This was voted under New Business.

The Executive Director and Board reviewed a change to the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated July 13, 2017 which adds Section K) Gaming Commission Grants authorizing the Executive Director and Executive Administrative Assistant to approve invoices and Senior Planner Kevin Hunter and the Executive Administrative Assistant to review and recommend invoices. This was voted on under New Business.

The Executive Director shared several news articles with the Board on various MRA-related topics/projects including articles related to the Lead Grant, the addition of a fully-accessible walkway at Coytemore Lea Park, the Commercial Street Corridor study, an article congratulating Board Member Robert Rotondi for serving on the MRA Board for twenty years, and an article announcing former HOME Director Noah Koretz's promotion at MassDevelopment to Deputy Director of the Transformative Development Initiative.

Under Old Business the Executive Director shared with the Board an invitation that was sent to property owners along the Commercial Street Corridor inviting them to participate in a focus group to share their knowledge of the study area and provide feedback on potential strategies for the area. The meeting was held on July 13 from 9:00 am to 11:00 am at Idle Hands Craft Ales, 89 Commercial Street.

The Executive Director also reviewed a flyer that has been posted and distributed for the first public meeting regarding the Commercial Street corridor to be held Wednesday, July 19 from 6:00 p.m. – 8:00 p.m. at the John and Christina Markey Senior Center, 7 Washington St. The public will learn about the effort and share thoughts regarding this underutilized industrial area with the project team.

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

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

RESOLUTION 17-31

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed budget for the Malden Redevelopment Authority for Fiscal Year 2018 as presented at the July 18, 2017 Board meeting.

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

NAYS: None

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

RESOLUTION 17-32

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Board approves the proposed parking budget for Fiscal Year 2018 as presented at the July 18, 2017 Board meeting.

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

NAYS: None

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

RESOLUTION 17-33

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Executive Director be and is hereby authorized to execute contracts for Legal Services for the North Suburban Consortium HOME Program for a term of three (3) years commencing July 19, 2017 with the following firms:

1. Howard Randall, Esquire, KP Law, 101 Arch Street, 12th Floor, Boston, MA 02110
2. John Parcellin, Esquire, 15 Ferry Street, Malden, MA 02148.
3. Jacob Taylor, Esquire, Klein Hornig LLP, 101 Arch St., Suite 1101, Boston, MA 02110.

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

ABSTAINED: Mr. Williams

NAYS: None

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

RESOLUTION 17-34

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Executive Director be and is hereby authorized to execute the changes in the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated July 13, 2017.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:15 p.m. The next regularly scheduled Board Meeting will be held on Thursday, August 17, 2017 at 5:00 p.m.