

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JULY 19, 2016

The members of the Malden Redevelopment Authority met in Regular Meeting on July 19, 2016. The Chairman called the meeting to order, and on a roll call the following answered present: Ms. Amanda Linehan, Mr. Albert Spadafora and Mr. Michael Williams. Mr. Robert Foley and Mr. Robert Rotondi were 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, July 19, 2016 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 14th day of June, 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 July, 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 July, 2016.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of June 19, 2016 were unanimously approved.

There were no Bills and Communications.

Under the report of the Executive Director, the Executive Director discussed with the Board a notice that was distributed to parkers in the Jackson Street Garage notifying them that repairs and waterproofing improvements are expected to begin in early August. The garage will remain open but there may be some areas closed from time to time for parkers. The repairs total \$447,420.00.

The Executive Director advised the Board that there was a flooding issue at space leased by On the Road Again Daycare, a tenant in the ground floor at the Jackson St. Garage, due to heavy rains on June 29. Water caused damage to the wall board which had to be replaced and primed. The new wall board will be painted in August. Silco Plumbing, Heating, Air Conditioning and Drain Cleaning of Stoneham performed a camera inspection of the drains and has recommended that the internal ground floor system in the garage (drains and piping) be cleaned to remove any sediment. Laz Parking will be getting prices for this work to be completed.

The Executive Director gave a copy of the Laz Parking Program Monthly Parking Report for May 2016. She asked the Board to read the report and notify her with any questions.

The Executive Director and Board discussed a Memorandum from HOME Director Dee Bireddy informing the Board that the North Suburban Consortium (NSC) voted to approve HOME funding in the amount of \$1,200,000 for Metro North Housing Corp. (MNHC)/Bread of Life. These funds will support the affordable housing component of the project which will include 14 studio rental apartments 11 of which will be deed restricted for 30 years. All 14 units will be studio apartments targeted to very low and extremely low income households. Metro Housing has assumed the developer's role in light of the bankruptcy by the former Tri-City Community Action Program (Tri-CAP).

Executive Administrative Assistant Sherrill Hachey addressed the Board regarding her recommendation for leasing new office copiers. The current leases have expired. The Board voted on this recommendation under New Business.

The Executive Director advised the Board there will be a groundbreaking ceremony on Thursday, July 21 at 10:00 a.m. at the new Forestdale Park Assisted Living and Memory Care Support facility being built at the site of the former longtime vacant City-run nursing home known as McFadden Manor at 341 Forest St. The MRA oversaw the City process to sell the former nursing home for private development. The new owner Volunteers of America is investing \$28 million in the project.

Under Old Business the Executive Director advised the Board that the highest qualified bidder for the 964 & 968 and 974-1000 Main St. parcels has asked for an extension on signing the purchase and sale agreement until July 25. The MRA became owner of this property under the former Mayor's Housing Task Force. The property has Planning Board and Board of Appeal approval for six townhouses and two single family homes.

The Executive Director advised the Board that the owners of property at 30 Fairview Terrace, which had a delinquent outstanding loan owed to the MRA, avoided foreclosure auction and paid the first mortgage in full to the MRA plus attorney's fees.

The Executive Director informed the Board that the move date for the MRA to relocate its offices out of Malden Government Center is Friday, September 16. At this time the office personnel are cleaning out, scanning and archiving documents in order to prepare for the move.

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. Williams, the following resolution was adopted:

RESOLUTION 16-53

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

the Executive Director be and is hereby authorized to execute a contract and/or amendments with Ricoh USA Inc., PO Box 827577, Philadelphia, PA to lease one (1) color copier for the amount of \$367.68 per month and one (1) black and white copier for the amount of \$258.23 per month for a term of three (3) years for the Pleasant St. office and to purchase the previously leased copier located at the Pearl Street office for the amount of \$3,337.06.

AYES: Mr. Spadafora, Mr. Williams, 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, August 23, 2016.