

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
NOVEMBER 17, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on November 17, 2015. 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. Michael Williams. Mr. Albert Spadafora arrived at 6:10 p.m.

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, November 17, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 13th day of November, 2015.

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 13th day of November, 2015:

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 13th day of November, 2015.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Robert Rotondi, seconded by Mr. Michael Williams, the minutes of the Regular Meeting of October 20, 2015 were unanimously approved.

Under Bills and Communications the Executive Director discussed correspondence from Vicki Watson, Executive Director of the National Community Development Association (NCDA) informing the Authority that early news is that the Community Development Block Grant Program and HOME Program could be level funded next fiscal year. The Executive Director informed the Board she will be attending the NCDA conference in Providence, RI and will update the Board if she learns any new information.

Under the Report of the Executive Director, the Executive Director informed the Board that R&D Management will no longer be leasing space in the CBD Garage as of November 30, 2015. R&D Management was the sub-consultant replacing water and sewer lines for the City and leased approximately 2,180 sq. ft. in the garage. The assignment has been completed so the leased space is no longer needed. This represents a loss of revenue amounting to \$48,000 on an annualized basis to the Parking Program.

The Executive Director informed the Board that the Mayor's office will host a luncheon on Thursday, Dec. 3 at noon for local real estate brokers. Since realtors are oftentimes the first point of contact for people looking to purchase or rent a home in Malden, the purpose of this luncheon is to present them with factual material about the City. The MRA Executive Director, Chief of Police and Superintendent of Schools will also be in attendance to help promote the City and answer questions.

The Executive Director discussed the lower Commercial Street corridor which is the area that the Urban Land Institute (ULI) studied during its recent visit. The ULI suggested there be a higher and better use for the existing DPW site. This 4.7 acre parcel is owned by the MRA. In the ensuing months, the MRA will be pro-active by seeking an appraisal for the DPW parcel in the event there are any potential redevelopment opportunities in the future. Redevelopment of the site would hinge on the relocation of DPW operations. She also advised the Board that the lessee of property at 359 Commercial Street (Gattineri Family Ventures) was petitioning the Mystic Valley Development Commission for a Site Plan Review hearing to renovate and expand the vacant property to support a Head Start program. The MRA is the program manager for the MVDC which was created to oversee the development of the Rivers Edge Development.

The Executive Director shared articles in the news regarding the Metropolitan Area Planning Council's final report regarding the Malden Center Parking Study. Another article discussed granting of a special permit to the Jefferson Apartment Group allowing it to build its \$100 million mixed-use development at 184 and 200 Pleasant Street.

Under Old Business, the Executive Director informed the Board that she will be attending the Malden Planning Board meeting on Wednesday, Nov. 18 to request an amendment to the special permit for 974-1000 Main Street that would allow chipping for the purposes of bringing utilities to the site. She also reported she is in negotiations with a local buyer to sign a Purchase and Sale Agreement with a 90-day due diligence period for that parcel as well as parcels located at 964 and 968 Main Street. The Executive Director requested authorization to execute a Purchase and Sale Agreement once negotiated. This will be voted on under New Business.

The Executive Director provided each board member with a copy of a letter that was sent to Malden Towers Realty Company in regards to back lease payments owed by the Authority in exchange for operating the public portion of the garage. The outstanding lease payments date back to November 2001 and were not brought to the attention of the Executive Director until August 25, 2015. The Executive Director who assumed her role in January 2014 was never informed about this provision in the lease agreement.

The Executive Director informed the Board that the owners of the Masonic building -- 126-150 Pleasant Street LLC -- have requested a parking agreement from the Authority. One of the conditions the Planning Board made before granting a special permit is that 126-150 Pleasant Street LLC needs to execute a parking agreement for ten (10) parking spaces in a public parking facility. The Board cautioned against a long-term agreement and also indicated that the developer should pay a percentage of the prevailing monthly parking rate as part of any agreement. The Executive Director was authorized to negotiate an agreement under New Business.

The Executive Director advised the Board that repairs have begun on the Central Business District (CBD) garage pedestrian ramp. She informed the Board that the Massachusetts Architectural Access Board approved the interim repairs to the ramp. Laz Parking notified parkers that the ramp would not be accessible while repairs were being completed. The ramp connects the garage to Pleasant Street. Interim repairs should be completed no later than end of November.

The Executive Director presented the Board with copies of a new handout being distributed to parkers in the garages informing them about the available services to parkers including battery charging and escort service to vehicles in the facilities.

The Executive Director also showed the Board a promotional ad displayed on the MBTA's Orange Line promoting the MRA's Lead Paint Abatement Program which it administers on behalf of the City. This advertisement is being paid for by Cambridge Health Alliance, a subrecipient of the MRA's Lead Paint Abatement Program.

The Executive Director discussed a flyer promoting the downtown banner program which is a joint venture with the Mayor's Office, Ward Four Councillor James Nestor and the Malden Chamber of Commerce. The first phase of banners will be installed in the downtown. The price to sponsor a double-sided banner for a two-year period is \$500. The banners were designed by Debi Morelli, MRA administrative assistant. The Director of the Chamber of Commerce informed MRA Director Deborah Burke that 15 banners have already been sold. The Chamber will retain \$100 of the sale; the remaining \$400 will cover the initial costs to purchase the banners for Pleasant Street and a portion of Main Street.

The Executive Director and Board reviewed a letter from Andrew Scarano, Director of Neighborhood Revitalization, announcing his retirement as of January 29, 2016. The Executive Director congratulated him on 38 years of service with the MRA and wished him well.

The Executive Director and Board reviewed a letter from Cui (Mei) Deng requesting an extension to her unpaid medical leave of absence. It was the recommendation of the Executive Director and the Board to grant Ms. Deng a leave of absence through December 31, 2015.

The Executive Director and Board reviewed a letter of resignation from Ellie Muter, Director of Community Development. Ms. Muter had worked for the Agency for three months. The Board supported the Executive Director's decision to name Nicolas Pernice the acting Community Development Director. Mr. Pernice was recently hired as program manager for Mystic Valley Development Commission which oversees the Rivers Edge Redevelopment effort.

A motion was made by Mr. Michael Williams, seconded by Mr. Robert Rotondi, at 6:17 p.m., to enter into Executive Session for the purposes of discussing personnel matters. The Board voted 5-0 to enter into Executive Session. The following voted on the roll call:

Robert Foley – yes
Amanda Linehan – yes
Robert Rotondi – yes
Albert Spadafora – yes
Michael Williams – yes

A motion was made by Mr. Michael Williams, seconded by Mr. Albert Spadafora, to adjourn Executive Session and resume the Regular Board Meeting at 6:55 p.m. on a roll call vote:

Robert Foley – yes
Amanda Linehan – yes
Robert Rotondi – yes
Albert Spadafora – yes
Michael Williams – yes

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

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

RESOLUTION 15-83

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to enter into a Purchase & Sales Agreement and proceed with a Closing with regard to vacant land located at 964 Main Street, 968 Main Street and 974-1000 Main Street, Malden.

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

NAYS: None

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

RESOLUTION 15-84

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate a parking agreement with 126-150 Pleasant Street LLC for ten (10) spaces in a public parking facility so designated by the MRA and located within 400 feet of the Pleasant Street property.

Said fee per space should be no less than 25% of the prevailing monthly parking rate at the Jackson Street Garage.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:12 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, December 15, 2015.