

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
SEPTEMBER 25, 2018

The members of the Malden Redevelopment Authority met in Regular Meeting on September 25, 2018. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Robert Foley, Ms. Amanda Linehan, 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, September 25, 2018 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 21st day of September, 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 21st day of September, 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 21st day of September, 2018.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley, seconded by Mr. Williams, the minutes of the Regular Meeting of August 21, 2018 were unanimously approved.

There were no Bills and Communications.

The meeting moved on to the Report of the Executive Director. The Board reviewed a memorandum from Executive Director Deborah Burke updating them on the on-site monitoring visit on Sept. 11, 2018 done by Brenda Reyes, Government Technical Representative from HUD's Office of Lead Hazard Control and Healthy Homes. The monitoring was held at the MRA's site office at 176 Pearl St. Ms. Reyes spoke to members of the staff about the program, looked through some case files, and toured a few properties undergoing lead paint abatement. Ms. Reyes will be issuing a written report of her visit at a future date. The report, once received, will be shared with the Board of Directors.

The Executive Director and Board discussed the parking agreement by and between the Malden Redevelopment and Alben, Inc., owner of Pearl St. Restaurant located at 53 Summer St. A rate adjustment was voted on under New Business.

The Executive Director and Board reviewed a memorandum regarding the Selection Committee's recommendation for the Parking Management & Revenue Collection Services Request (RFP) for Proposals. The Selection Committee conducted two one-plus hour interviews with the four responders to the RFP. References were checked for all four companies. The Committee ranked the responders per the comparative criteria included in the RFP. When negotiations with the preferred responder regarding a final budget and final contract consistent with the terms and conditions of the RFP have been completed, a contract will be executed. This was voted under New Business.

The Executive Director reviewed with the Board correspondence from Melissa Cryan, Grant Programs Supervisor, for the Commonwealth of Mass. Executive Office of Energy and Environmental Affairs informing Ms. Burke that Malden's Open Space and Recreation Plan has been approved and is in effect until December 2024. The City needs a viable Open Space and Recreation Plan to apply for some state grants. Ms. Burke chaired a Mayoral-appointed Citizens Advisory Committee that worked with Metropolitan Area Planning Council (MAPC) on the development of the Open Space Plan.

The Executive Director and Board discussed a Cost of Living Adjustment (COLA) to the annualized salaries paid to all currently active MRA personnel retroactive to July 1, 2018. This was voted under New Business. The same COLA is also being given to all non-union City of Malden employees.

Under Old Business, the Executive Director and Board reviewed a memorandum from Steve O'Neill, Hayner/Swanson Engineering Consultant, regarding the Howard Park tennis courts. Mr. O'Neill informed the City that Cape & Island was scheduled, weather permitting, to recoat the tennis courts on Sept. 24 which should resolve the issue of hairline cracks along the surface.

The Executive Director and Board reviewed a memorandum from Shadley Associates reporting on its Substantial Completion Site Visit for Pearl Street Park and Callahan Park. Minor punch list items remain for both projects. These improvements were financed with Community Development Block Grant dollars.

The Executive Director advised the Board that the Invitation to Bid for the Coytemore Lea Park, Forestdale Park and Maplewood Park Improvements has been advertised. The bid opening will be held on Wednesday, Oct. 10 at 2:00 p.m. at the Malden Redevelopment Authority.

The Executive Director distributed to the Board an updated schedule for the FitzGerald Park Improvement Project on Exchange Street. The project is scheduled to be advertised in Central Register on Jan. 16, 2019 with bids due on Feb. 13, 2019. The start of construction is scheduled for April 1, 2019 with a completion date of May 31, 2019.

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

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

RESOLUTION 18-49

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approve a 2 percent Cost of Living Adjustment to the annualized salaries paid to all currently active Malden Redevelopment Authority personnel employed at the Agency as of September 25, 2018 retroactive to July 1, 2018.

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

NAYS: None

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

RESOLUTION 18-50

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to enter into negotiations with SP Plus, Corporation, 21 Custom House St., Boston, MA 02110, the preferred responder to the Parking Management & Revenue Collection Services Request for Proposals, and is authorized to execute said contract subject to negotiating a final budget and final contract consistent with the terms and conditions of the Request For Proposals.

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

NAYS: None

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

RESOLUTION 18-48

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the parking agreement by and between Alben, Inc., 53 Summer St., Malden, and the Malden Redevelopment Authority dated May 1, 1998 increasing the monthly parking rate to

\$900.00 (Nine Hundred Dollars and No Cents). Contract will become effective November 1, 2018 and expire on October 31, 2019. All other terms of contract remain the same.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:01 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, October 16, 2018 at 5:30 p.m.