

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
APRIL 21, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on April 21, 2015. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Rotondi, Mr. Foley, and Ms. Linehan. Ms. Diana Jeong was 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 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 5:30 P.M., on Tuesday, April 21, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 16th day of April, 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 16th day of April, 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 16th day of April, 2015.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Robert Rotondi, seconded by Ms. Amanda Linehan, the minutes of the Regular Meeting of March 17, 2015 were unanimously approved.

Under Bills and Communications, the Executive Director discussed correspondence from the City of Malden's Permits, Inspections & Planning Services Department notifying abutters that the former Super Fitness site at 18 Jackson Street is being demolished beginning April 13, 2015. Market rate housing along with 2,000 square feet of retail space will be built on this site by Combined Properties, Inc. of Malden.

The meeting moved on to the Report to Executive Director. The first item discussed was an invitation that the agency sent out and Kevin Duffy helped distribute about the parking study that the Metropolitan Area Planning Council (MAPC) is conducting for and on behalf of the City and Malden Redevelopment Authority. A meeting was held on April 6 to launch the study. The MAPC hopes to have the study done by end of summer. This will help guide decisions relative to signage, marketing, pricing and the possible installation of meters in the downtown.

The Executive Director gave the Board an update on the joint public hearing that was recently held on a proposal to impose a moratorium on all residential development in certain areas of the City, excluding the downtown. She provided each Board Member with a copy of her testimony to the joint meeting of the Malden Planning Board and the City Council's Ordinance Committee. The Executive Director discussed Amendment No. 1 to a Promissory Note held by East Boston Savings Bank. This amendment is to extend the maturity date to April 30, 2016. This will be voted on under New Business.

The Executive Director asked the board for authorization to enter into Closing Agreements and proceed with closings with regard to parking spaces at the property known as The Regents Associates Perkins Avenue Parking. Through the former Mayor's Housing Task Force, the MRA acquired this property with the intent of selling it as deeded parking in order to meet a demand for off-street parking in this neighborhood. This will be voted on under New Business.

The Executive Director requested that the Board vote to extend professional service agreements for architectural, appraisal and environmental services for a four-month period. The current contracts expire in May and she would like to extend existing contracts until September to give her and staff the time to advertise for these services, conduct interviews and vet the responses to the Request For Proposals. These will be voted on under New Business.

The Executive Director and the Board discussed the responses to the RFP for auditing services. Executive Director Deborah Burke, Board Member Robert Foley and Comptroller Karen Bushee vetted the four (4) responses that were received. The committee's recommendation is to enter into an agreement with Roselli, Clark & Associates pending reference checks. This will be voted on under New Business.

The Executive Director discussed with the Board a memorandum from Community Development Director Beth Rosa. Ms. Rosa reported that a monitoring of Federal Labor Standards Compliance (Davis-Bacon Wage Rates) was conducted by the U.S. Department of

Housing and Urban Development (HUD) Labor Relations Specialist Cedric White on April 9, 2015. In an exit interview with the Executive Director, Mr. White reported there were no concerns or findings. HUD will send a letter confirming this.

Ms. Rosa also informed the Executive Director that the North Suburban Consortium and City of Malden Consolidated 5 Year Plan and Annual Action Plan are in draft form and available for public comment. The public comment period is for 30 days (until May 14, 2015) with a public hearing scheduled for April 28, 2015. Next week Deborah Burke and Beth Rosa will attend the City Council's finance committee meeting to answer questions regarding the proposed Fiscal Year 2016 Community Development Block Grant Budget (CDBG) budget. This budget must be incorporated into the plan.

The Executive Director advised the Board that she has asked MRA legal counsel to review the terms of a Lease Agreement executed in 1980 by and between the Malden Redevelopment Authority and Carabetta Enterprises, Inc. in regards to Malden Towers.

The Executive Director shared a draft copy of the MRA Annual Report for Calendar Year 2014. This Agency is required to submit annual reports to the federal government and other state agencies. The Executive Director acknowledged the work by Administrative Assistant Deborah Morelli in designing this year's Annual Report.

The meeting moved on to Old Business with the Executive Director informing the Board that an offer has been made for the property at 974-1000 Main St. She is asking for authorization to enter into a Purchase and Sales Agreement and a closing with regard to this property. This will be voted on under New Business.

The Executive Director and the Board reviewed an Occupancy Agreement with the Malden Education Association of Malden for rental space located in the CBD Garage, 170 Centre Street, Malden. The lease is for a term of five (5) years. This will be voted on under New Business.

The Executive Director showed the Board a promotional piece on River's Edge that was included in a landscape architect magazine. The article depicts interesting "before and after" pictures of the development. Preotle, Lane & Associates is the master developer of the project.

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

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

RESOLUTION 15-13

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute an Occupancy Agreement By and Between the Malden Redevelopment Authority and the Malden Education Association of Malden, Massachusetts for office space located at 170 Centre Street, Malden, MA 02148. The terms of the agreement are:

- A. Year One: From 9/1/2014 to 8/31/2015: Rent Due - \$1,550.00 per month;
- B. Year Two: From 9/1/2015 to 8/31/2016: Rent Due - \$1,600.00 per month;

- C. Year Three: From 9/1/2016 to 8/31/2017: Rent Due - \$1,650.00 per month;
- D. Year Four: From 9/1/2017 to 8/31/2018: Rent Due - \$1,700.00 per month;
- E. Year Five: From 9/1/2018 to 8/31/2019: Rent Due - \$1,750.00 per month.

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

NAYS: None

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

RESOLUTION15-14

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director, Deborah A. Burke, be and is hereby authorized to execute Amendment No. 1 and allonge to the Promissory Notes dated Oct.3, 2013 in the sums of \$1,000,000 ("Note") and \$1,500,000 ("Line of Credit") held by East Boston Savings Bank to allow for the extension of the maturity date for the Note and Line of Credit and execute any other necessary documents to effectuate said extension and renewal.

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

NAYS: None

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

RESOLUTION15-15

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT:

The Executive Director is hereby authorized to enter into several Closing Agreements and proceed with a Closing with regard to the property known as The Regents Associates Perkins Avenue Parking Condominium to transfer space #6 previously paid and to sell the balance of the parking spaces numbering: 4, 5, 8, 9, 10, 12, 13 as shown on attached Exhibit for the purchase price of \$1,950.00 (One Thousand Nine Hundred Fifty Dollars and No Cents) per space which totals \$13,650.00 (Thirteen Thousand Six Hundred Fifty Dollars and No Cents) for the property defined by Master Deed Of The Regents Associates Perkins Avenue Parking Condominium recorded on December 22, 2011 at Middlesex South Registry of Deeds in Book 58141, Page 527. The Executive Director is hereby authorized to allow Malden Redevelopment Authority to resign as Trustee once the last space is sold, allowing for the appointment of new Trustees.

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

NAYS: None

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

RESOLUTION15-16

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and The Foster Company, 100 Erdman Way, Leominister, MA 01453-1804 extending the terms of its contract to September 15, 2015.

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

NAYS: None

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

RESOLUTION15-17

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and Nangle Consulting Associates, Inc., 960 Turnpike Street, Canton, MA 02021 extending the terms of its contract to September 15, 2015.

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

NAYS: None

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

RESOLUTION15-18

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and VMY Architects, LLC, 188 Needham Street, Newton, MA 02464-1596 extending the terms of its contract to September 15, 2015.

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

NAYS: None

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

RESOLUTION15-19

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director is hereby authorized to enter into a Purchase & Sales Agreement and proceed with a Closing with regard to the Vacant Land located at 974-1000 Main Street, Malden, MA for the purchase price of \$625,000.00 (Six Hundred Twenty-Five Thousand Dollars and No Cents) and more specifically described and recorded in Book 6794, Page 540 at the Middlesex South Registry of Deeds.

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

NAYS: None

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

RESOLUTION15-20

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute a contract subject to reference checks for Auditing Services with Roselli, Clark & Associates, 500 West Cummings Park, Suite 4900, Woburn, MA 01801 for Fiscal Years ending June 30, 2015, June 30, 2016 and June 30, 2017 with the following fees per audit for each Fiscal Year;

<u>MRA</u>	<u>Parking</u>	<u>NSC</u>	<u>OMB A-133</u>	<u>Cost not to exceed</u>
\$18,750	\$10,000	\$10,000	\$6,250	\$45,000

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

NAYS: None

There being no further business, the meeting was adjourned at 6:55 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, May 19, 2015 at 5:30 p.m.