

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 15, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on December 15, 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. Albert Spadafora. Mr. Michael Williams 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 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, December 15, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 10th day of December, 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 10th day of December, 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 10th day of December, 2015.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Albert Spadafora, seconded by Ms. Amanda Linehan, the minutes of the Regular Meeting of November 17, 2015 were unanimously approved.

Under Bills and Communications the Executive Director discussed correspondence from Mr. Robert Shumeyko, Director, U.S. Department of Housing Urban Development, dated December 10, 2015 re: City of Malden's 2014 Consolidated Action Plan Evaluation Report (CAPER). The letter indicated HUD received and approved Malden's FY 2014 CAPER.

The meeting moved onto the Report of the Executive Director. The Executive Director discussed with the Board a letter that was sent to Mr. Richard DiGirolamo, 62 Pleasant Street Realty, LLC, regarding Woolworths Studio. The owner built artists housing allowed by right on upper floor space in the downtown. North Suburban Consortium HOME Funds were used to subsidize four (4) of the 11 units in this building. The owner is required to recertify the tenant income and rent for each HOME unit on an annual basis. He has failed to do so for the past three (3) years. The owner is also required to rent to artists per the definition in the City of Malden Zoning Ordinance. The loan for this property is in default. The Executive Director will be meeting with Mr. DiGirolamo about the loan and tenant profile and will update the Board.

The Executive Director discussed amendments to existing contracts for appraisal services and environmental engineering services. A Request for Proposals for these services will be published in the Central Register, local newspaper, and website in the spring. This was voted on under New Business.

The Executive Director reported to the Board that she attended the "topping off" ceremony at the new police station site at 800 Eastern Avenue on December 15, 2015. The project is still on target to be completed by Oct. 3, 2016. Police officers and City officials who attended the ceremony signed the beam.

The Executive Director told the Board that she attended the Coytemore Lea Park ribbon cutting on Thursday, Dec. 10. The Mayor, Councillor John Matheson, Councillor James Nestor, Pam Shadley of Shadley Associates, and Nick Pernice, Acting CDBG Director of the MRA, were on hand for the event. This is Malden's first all-inclusive playground. Improvements include artificial grass which allows children with disabilities to access the play equipment and new ADA-compliant swings and play structure. This project was funded with Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Grant funds and Community Development Block Grant (CDBG) funds.

The Executive Director requested approval of the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated December 15, 2015. As part of the Agency's financial controls, two (2) signatures are required on all invoices to be paid. The changes are due to recent changes in personnel at the MRA. This was voted on under New Business.

The Executive Director and Board discussed Amendment No. 1 to the MRA Personnel Handbook. The recently adopted Personnel Handbook was amended to allow aggrieved employees to appeal to the Board of Directors. This was voted on under New Business.

The meeting moved on to Old Business. The Executive Director provided the Board with an update on the ongoing plans to redevelop the 200 Pleasant Street site now occupied by the police station and Malden Government Center. Jefferson Apartment Group (JAG), a private developer,

has executed a Land Disposition Agreement with the City to buy the 200 Pleasant Street property. JAG is also buying property at 184 Pleasant Street. JAG's plans are to redevelop both sites to support 320 units of market rate housing, 22,000 square feet of retail and a 44,000 square foot office condominium complex to house city hall operations.

Massachusetts Environmental Policy Act (MEPA) personnel recently conducted a meeting in Malden Government Center to review JAG's redevelopment plans. MEPA is expected to issue a ENF certification by December 23, 2015. JAG should take possession of the 200 and 184 Pleasant Street sites by October/November 2016. Construction is expected to take some 36 months.

A motion was made by Mr. Albert Spadafora, seconded by Ms. Amanda Linehan, at 5:55 p.m., to enter into Executive Session for the purposes of discussing real estate negotiations. The Board voted 4-0 to enter into Executive Session. The following voted on the roll call:

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

A motion was made by Mr. Albert Spadafora, seconded by Ms. Amanda Linehan, to adjourn Executive Session at 6:40 p.m. and resume the Regular Board Meeting on a roll call vote:

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

Under Old Business the Executive Director informed the Board that she has been having conversations with representatives of Gramercy Property Trust Inc., an asset manager, who has been retained by KBS Realty, owner of the 200 Exchange Street property that houses Bank of America, to sell the property. The conversations have focused on the availability of parking in the nearby Jackson Street Parking Garage, owned by the MRA, to support the redevelopment of the property. Gramercy says that parking is critical to the overall viability of the building. The Board directed the Executive Director to abide by the MRA's mission of encouraging and promoting economic development and added that the MRA would be willing to entertain a parking agreement with a new owner in the future dependent on the re-use of the building. The Board members acknowledged that the garages are a great economic development tool, but at the same time agreed that there are operational costs as well as ongoing capital improvement costs associated with these facilities. Any parking agreement would require payment of prevailing parking rates.

The Executive Director also advised the Board that a parking rate increase will go into effect on February 1, 2016. The rate increase was factored into the Parking Budget approved by the Board several months ago. Letters announcing the February 2016 rate increase will be sent to monthly parkers the week of December 21, 2015. The rate increases were recommended by the Metropolitan Area Planning Council as part of its recently-completed parking study. The last time rates were increased were approximately eight years ago.

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. Spadafora, the following resolution was adopted:

RESOLUTION 15-85

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 December 15, 2015.

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

NAYS: None

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

RESOLUTION 15-86

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 3 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and The Foster Company, 100 Erdman Way, Leominster, MA 01453-1804 extending the terms of its contract to April 15, 2016.

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

NAYS: None

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

RESOLUTION 15-87

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 3 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and Nangle Consulting Associates, Inc., 45 Dan Road, Suite 1151, Canton, MA 02021 extending the terms of its contract to April 15, 2016.

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

NAYS: None

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

RESOLUTION 15-88

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approve Amendment No. 1 to the MRA Personnel Handbook effective date October 21, 2015.

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

NAYS: None

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

RESOLUTION 15-89

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The following be nominated for office to be effective at the Annual Meeting of January 19, 2016.

Amanda M. Linehan	Chairman
Robert D. Rotondi	Vice Chairman
Albert N. Spadafora	Treasurer
Michael Williams	Assistant Treasurer
Robert K. Foley	Assistant Secretary

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

NAYS: None

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

RESOLUTION 15-90

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Amanda M. Linehan be and is hereby instructed to cast one ballot for the election of Officers nominated.

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

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, January 19, 2016.