

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
FEBRUARY 17, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on February 17, 2015. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Rotondi, Ms. Jeong, Mr. Foley, and Ms. Linehan.

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

Dated this 11th day of February, 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 11th day of February, 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 11th day of February, 2015.

s/ Deborah A. Burke
Secretary

Upon a motion made by Ms. Diana Jeong, seconded by Mr. Robert Rotondi, the minutes of the Regular Meeting of January 20, 2015 were unanimously approved.

The meeting then moved on to Bills and Communications. There were no Bills and Communications for this meeting.

The meeting moved on to the Report of the Executive Director. The Executive Director discussed a memorandum from Beth Rosa, Director of Community Development, regarding a series of public hearings she chairs explaining the process for submitting applications for 2015/2016 Community Development Block Grant (CDBG) funding. She holds these public hearings in three different locations in the City that are accessible to the various target groups. All public hearings were advertised on the MRA and City of Malden websites, the City Clerk's office, the Malden News, Malden Advocate and World Journal and were sent to all public services previously funded by CDBG. Applications must be submitted by Thursday, March 5, 2015 at 12:00 p.m.

The next item of business was a memorandum from Beth Rosa updating the Executive Director and Board on her attendance at the National Community Development Association Winter Legislative Conference. This conference offers hands-on training on various CDBG and HOME-related topics. Conference attendees were briefed on the new CDBG and HOME Allocations for July 1, 2015 to June 30, 2016. Malden's CDBG allocation will be \$1,225,736 or a reduction of .46% from the current fiscal year, while its HOME allocation will be \$1,380,405 or a decrease of 9.10%. The MRA administers both the CDBG and HOME programs for the City.

The Executive Director informed the Board that she attended the second neighborhood meeting on Wednesday, Feb. 11 on a proposal from Pinehills, a developer interested in purchasing the former Malden Hospital site from Hallmark Health and developing it into a mixed-use residential development that would include assisted living, single family cottages, condominiums and rental apartments. The meeting was hosted by Mayor Gary Christenson, Council President John Matheson, and Councillors Craig Spadafora, Debbie DeMaria and David D'Arcangelo. Neighborhood concerns and questions focused on density, traffic, the residential market and open space.

The Executive Director requested that the Board approve amendments to two civil engineering contracts and two landscape design contracts that will expire on March 15, 2015. She is requesting that these contracts be extended for a three-month period in order to allow enough time to issue new Request For Proposals. This was voted under New Business.

The meeting then moved on to Old Business. The Executive Director updated the Board on the McFadden Manor redevelopment effort. Volunteers of America (VOA) went before the Malden Planning Board and received a special permit to remove ledge, alter the grade and construct a 4½-story addition. VOA, a non-profit, plans to build an assisted living/elderly care facility that would contain some memory care at the former nursing home site, located at 341 Forest St. There would be a total of 80 units (86 beds). The developer hopes to start construction by August 2015. This is a tight site that will require ongoing coordination between the developer, the Forestdale School and the adjacent public elderly housing building.

The Executive Director provided each of the Board members with a copy of a draft "Summaries of Initial Condition Evaluations" report, dated Feb. 17, 2015, from engineering firms, Meridian Associates and Simpson Gumpertz & Heger, Inc. One of her goals since becoming Executive

Director in January 2014, is to address deferred maintenance items and capital improvements in the structured parking facilities (CBD Garage, Jackson Street Garage and Mountain Ave. Parking Deck), owned and operated by the MRA. The engineering consultants estimate that the costs associated with these items approximate \$3.6 million. The consultants will appear before an upcoming meeting of the MRA Board to assist in prioritizing the items into short and long term categories.

The Executive Director presented a memorandum to the Board of Directors regarding the one-time contribution that the Board had previously voted to make to the City. The Executive Director, along with the Chairman of the Board, suggested that it was appropriate to honor that commitment at this time. Payment to the City would be made in three installments. The Board approved this recommendation under New Business.

Under Old Business, Board Member Robert Rotondi requested that the Executive Director speak to the City and request that signs be installed at South Broadway Park that would read, "No Metal Cleats" and "Park Use By Permit Only". He felt that these signs should be in several locations within the park, which is currently undergoing a major renovation.

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

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

RESOLUTION15-04

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to approve and execute Amendment No. 1 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and Fay, Spofford & Thorndike, Inc., 5 Burlington Woods, Burlington, MA 01803, extending the terms of this agreement for three (3) months to June 15, 2015.

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

NAYS: None

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

RESOLUTION15-05

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to approve and execute Amendment No. 1 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915, extending the terms of this agreement for three (3) months to June 15, 2015.

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

NAYS: None

Upon a motion made by Diana Jeong, seconded by Amanda Linehan, the following resolution was adopted:

RESOLUTION15-06

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to approve and execute Amendment No. 1 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and Shadley Associates, 1730 Massachusetts Avenue, Lexington, MA 02420-5301, extending the terms of this agreement for three (3) months to June 15, 2015.

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

NAYS: None

Upon a motion made by Diana Jeong, seconded by Amanda Linehan, the following resolution was adopted:

RESOLUTION15-07

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to approve and execute Amendment No. 1 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and CBA Landscape Architects, LLC, 24 Thorndike Street, Cambridge, MA 02141, extending the terms of this agreement for three (3) months to June 15, 2015.

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

NAYS: None

Upon a motion made by Amanda Linehan, seconded by Robert Rotondi, the following resolution was adopted:

RESOLUTION15-08

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors be and is hereby authorized to honor its one-time contribution in the amount of \$450,000 to the City of Malden to be paid in three installments per the MRA Executive Director's letter dated February 10, 2015 to Maria Luise, Special Assistant to the Mayor, Charles Ranaghan, Controller, and Ron Hogan, Strategic Planning Analyst.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:30 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, March 17, 2015 at 5:30 p.m.