

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MARCH 17, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on March 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, March 17, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 13th day of March, 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 March, 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 March, 2015.

s/ Deborah A. Burke
Secretary

Upon a motion made by Ms. Diana Jeong, seconded by Ms. Amanda Linehan, the minutes of the Regular Meeting of February 17, 2015 were unanimously approved.

The Executive Director acknowledged three members of the Massachusetts Senior Action Council (MSAC) who were in attendance at the meeting and asked if they could make a few remarks to the Board about affordable housing. The three members included Mr. Howard McGowan, Ms. Karen Lynch and Ms. Marsha Manong. The group mentioned the fact that there are long waiting lists for affordable housing and home care programs that can help keep people in their homes. The Executive Director mentioned the various affordable housing projects that the Agency has administered for and on behalf of the city. She mentioned HOME funding for the redevelopment of the Cedar House, an affordable development for developmentally delayed adults; HOME funding for renovation of the Salem Towers; HOME funding for the creation of live-work affordable housing for artists on Irving Street and at Woolworth's Studios and Community Development Block Grant funding assistance to the renovation of the Heritage Apartments.

The meeting then moved onto Bills and Communications. The first item of correspondence was a letter from MassDOT dated March 5, 2015 regarding the proposed Exchange Street Lighting Upgrade and Sidewalk Reconstruction Project. The City is hoping to receive MassDOT approval to re-program the remaining funds (est. \$400,000) in the federal earmark allocated to the Pleasant St. improvements to expand the project to include the installation of decorative lighting with sidewalk improvements on portions of Exchange Street. The remaining earmark funds will not be sufficient to cover the estimated cost of the project but MassDOT has indicated that it would work to support the city in its efforts to secure additional funding for this project through the Transportation Improvement Program (TIP) administered by the Boston Metropolitan Planning Organization (MPO).

The next piece of correspondence was a letter from the U.S. Department of Housing and Urban Development Office of Lead Hazard Control and Healthy Homes dated March 10, 2015 regarding Closeout of Monitoring Report for Grant Numbers MALHD0236-11 and MALHD0253-13. The letter states that all findings and concerns relating to the monitoring have been cleared or closed out. The Executive Director complimented the MRA comptroller and the rehabilitation staff for their work prior to and during the monitoring.

The meeting moved on to the Report of the Executive Director. The Executive Director discussed a memorandum from HOME Director Noah Koretz regarding recommendations for legal services contracts. The MRA advertised for legal services and a committee reviewed the responses and price proposals. The team recommended to the Board that contracts be awarded to Foley, Hoag LLP and Kopelman and Paige, P.C. for a five-year period. This was voted on under New Business.

The Executive Director discussed a memorandum from Director of Community Development Bethany Rosa regarding real estate legal services. A Request for Proposals was advertised and five proposals were received. The selection committee did a comparison of the qualifications of each firm and their respective price proposals and recommended contracts be awarded to the Law Office of Barbara Durgin and the Law Office of Scott Lucey for a three-year period. Legal services under these contracts will include, among other tasks, real estate closings associated with the Agency's Housing Rehab and Lead Abatement Programs.

The Executive Director presented the Occupancy Agreement By and Between the Malden Redevelopment Authority and the Malden Education Association of Malden which leases office space on the ground floor of the Central Business District Garage, 170 Centre St. A clarification regarding the rental payment schedule was needed on this Agreement. Confirmation of this agreement was tabled until the next board meeting

The Executive Director showed the Board a flyer that was distributed to property owners who were in close proximity to the Perkins Ave. parking lot in Ward 1. This lot was created by the MRA under the former Mayor's Housing Task Force as a neighborhood improvement project replacing a vacant, weed-strewn, parcel. The MRA is selling these spaces as "condos" and owners will be given a deed for each space. There are 8 spaces in the lot to be sold.

The Executive Director discussed a memorandum from Community Development Director Bethany Rosa discussing the CDBG Budget for Fiscal Year 2016. Ms. Rosa presented a draft budget to the Mayor. Once approved by the Mayor, it will be presented to the Finance Committee for discussion and then to the City Council for approval. Public Services may receive up to 15% or \$183,860 of the CDBG annual entitlement.

The Executive Director discussed a memorandum from Shawn Rivers, Rehabilitation Specialist, regarding a Quarterly Designation Update. This report, due on March 31, 2015, will be sent to the U.S. Department of Housing and Urban Development (HUD) Office of Lead Hazard Control and Healthy Homes, which monitors the MRA's administration of its Lead Paint Abatement Program. Clearance inspections and risk assessments have been done and improvement has been made on all benchmarks in the lead grant work plan. Comptroller Karen Bushee, Shawn Rivers and Wayne Martineau, Rehab Specialists, will be attending the mandatory 2015 National Lead & Healthy Homes Conference this April.

The Executive Director discussed a memorandum from Shawn Rivers and Community Development Director Beth Rosa regarding updates to the Emergency Loan Program guidelines. This program was developed to provide emergency loans to over-income residents who are in need of an emergency repair. Non-federal funds will be used to allow the MRA to loan funds to an over-income emergency repair project.

The Executive Director presented information on the MassNAHRO 2015 Annual Conference. Board member Robert Rotondi serves on the Scholarship Committee and requested to attend this conference at which the scholarship awards will be announced. This will be voted on under New Business.

The Executive Director shared an article from the Boston Globe with the Board about Boda Borg Boston. Boda Borg, the first such center to open in the United States, will open in Malden in the former Sparks Department store space on Pleasant Street in Malden Square. Boda Borg is an indoor "questing" center which blends running an obstacle course with solving puzzles as a team. Opening should be late summer/early Fall 2015.

The Executive Director informed the Board that construction of South Broadway Park will continue when the snow melts. Remaining items to be completed are the synthetic turf field, the roundabout near the shopping center, the tot lot and other site improvements and work on the Malden Catholic parking lot. Malden Catholic contributed land to the overall improvement project. The project is still on schedule for an October 2015 completion date.

The Executive Director updated the Board on the Callahan Park and Parking Lot Improvements Project. Remaining work to be done include “punch list” items; the removal and replacement of a section of fence along the MBTA railroad track and protective netting on the first base side of the softball field. Depending on weather, construction could resume in April 2015.

The Executive Director updated the Board on the Florence St. Parking Lot. Work should resume in early April. Remaining work includes installation of a granite curb and island for the revenue control equipment, installation of ornamental and chain link fence around the parking lot perimeter, installation of light poles, signage, paving and pavement markings, and landscaping. The lot, to be operated by the MRA’s parking management consultant, Laz Parking, will provide some short-term visitor parking as well as monthly parking for tenants at 39 Florence St. (Residences @ Malden Station) and at The Heritage Apartments.

The Executive Director discussed a memorandum from Elizabeth Debski, River’s Edge Project Manager, updating the Board that construction will begin this spring at River’s Edge on a second residential building to be developed by Preotle Lane & Associates, Ltd. and Criterion Development Partners. The project includes 282 residential rental units, 20,700 square feet of retail and restaurant space, and a 980-car structured parking garage.

A motion was made by Ms. Jeong, seconded by Ms. Linehan, at 6:40 p.m. to enter into Executive Session for the purpose of discussing personnel matters. The Board voted 4-0 to enter into Executive Session. The following members voted on the roll call:

Diana Jeong – yes
Amanda Linehan – yes
Robert Rotondi – yes
Robert Foley – yes

A motion was made by Diana Jeong, seconded by Amanda Linehan, to adjourn Executive Session and resume the Regular Board Meeting at 6:50 p.m. on a roll call vote:

Diana Jeong – yes
Amanda Linehan – yes
Robert Rotondi – yes
Robert Foley – yes

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

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

RESOLUTION15-09

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute a contract for legal services for a five (5) year period with the following two firms

1. Foley Hoag LLP, 155 Seaport Boulevard, Boston, MA 02210-2600
2. Kopelman and Paige, P.C., 101 Arch Street, Boston, MA 02110.

Contract to be on an as needed basis with no guarantee fee with an upset limit of \$500,000.

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

NAYS: None

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

RESOLUTION15-10

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute contracts for a three (3) year period with the Law Offices of Barbara Durgin, P.O. Box 205, Malden, MA for real estate legal services at a fee of \$160.00 (One Hundred and Sixty Dollars and No Cents) per hour and the Law Office of Scott Lucey, 919A Eastern Avenue, Malden, MA at a fee of \$165.00 (One Hundred Sixty Five Dollars and No Cents) per hour. Contract to be based on an as needed basis at a capped hourly fee.

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

NAYS: None

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

RESOLUTION15-11

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;
- B. Year Two: From 9/1/2015 to 8/31/2016: Rent Due - \$1,600.00;
- C. Year Three: From 9/1/2016 to 8/31/2107: Rent Due - \$1,650.00;
- D. Year Four: From 9/1/2017 to 8/31/2018: Rent Due - \$1,700.00;
- E. Year Five: From 9/1/2018 to 8/31/2019: Rent Due - \$1,750.00.

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:

RESOLUTION15-12

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Board member Robert Rotondi is hereby authorized to attend the MassNAHRO Annual Conference being held on May 17-20, 2015 at the Resort and Conference Center at Hyannis, MA.