

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MAY 19, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on May 19, 2015. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Foley, Ms. Amanda Linehan, Ms. Diana Jeong, and Mr. Albert Spadafora. Mr. Robert Rotondi 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, May 19, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 15th day of May, 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 15th day of May, 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 15th day of May, 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 April 21, 2015 were unanimously approved.

Under Bills and Communications the Executive Director discussed correspondence dated April 21, 2015 from the U.S. Department of Housing and Urban Development Office of Labor Standards and Enforcement re: Federal Labor Standards Compliance Review, Community Development Block Grant (CDBG) Programs, Malden Redevelopment Authority; Malden, MA. Mr. Cedric White monitored the CDBG program for compliance with Davis Bacon and federal law prevailing wage rates. Mr. White met with Beth Rosa, Director of Community Development who is responsible for maintaining these records for the Agency. The letter states that the MRA's administration of Federal Labor Standards is in compliance.

The Executive Director provided an update on the construction timeline for remaining items at South Broadway Park and the expectation that dedication ceremonies could be held there in September.

Under the Report of the Executive Director the Executive Director discussed the Economic Development Update that was prepared by the MRA Director detailing the various residential and commercial projects under development in the City. The City asks for this information on an annual basis for use in its discussions for bond rating increases by the rating houses of Standard and Poor and Moody's Investors Service.

The Executive Director updated the Board on the CDBG budget for FY 2016. The MRA has a sub-recipient agreement with the City to administer this program in its behalf. The budget recommended by the Mayor was approved at the May 12, 2015 City Council meeting. The various public service programs receiving funding in this budget will be monitored during the summer by Community Development Director Bethany Rosa.

The Executive Director then discussed the Request For Proposals for the Coytemore Lea Park: Inclusive Playground Project. This will be the first playground with adaptive playground equipment. Responses to the RFP are due on Wednesday, May 20. The Executive Director is requesting authorization to award the contract to the lowest qualified bidder recommended by Shadley Associates, the MRA's landscape design contractor. This project will be funded by a \$136,000 Commonwealth of Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) grant and CDBG funds. This will be voted on under New Business.

The Executive Director discussed the "Persons Authorized to Recommend and/or Approve Invoices" memorandum which is part of the MRA's Policies and Procedures for the payment of invoices to the Agency. The MRA has a dual system of approving invoices with one person recommending payment and the other person approving payment. Due to changes in personnel, the policy is being updated. This was voted on under New Business.

The Executive Director updated the Board on personnel matters. These included the hiring of Dee Bireddy to replace Noah Koretz as HOME Director. She is very knowledgeable with mortgage financing. She has been reaching out to HOME directors in other communities in an

effort to gain insight into best practices. Additionally, River's Edge Project Director Beth Debski resigned effective Monday, May 19 and Director of Neighborhood Revitalization Andrew Scarano is expected to return to work June 1 following a medical leave of absence.

The Executive Director shared articles that have appeared in the local media about programs and activities by the MRA. These articles included the ribbon cutting ceremonies at Callahan Park and kudos to Board Member Robert Rotondi for his 60 years of coaching Malden youth baseball, who was recognized at a recent meeting of the Malden City Council.

Under Old Business the Executive Director discussed the parking study. The MRA signed a contract with the Metropolitan Area Planning Council (MAPC) to do a parking study in the downtown. The study will determine who is parking in the downtown, what type of signage is needed, how the off-street and on-street spaces are being utilized, etcetera. A team from MAPC came to Malden for two days -- a weekday from 8:00 a.m to 8:00 p.m. and on a Saturday from 8:00 a.m. to 8:00 p.m. Their observations and data collections will be contained in the study.

The Executive Director updated the Board on the police station relocation. The city has acquired through a friendly eminent domain transaction, property at 800 Eastern Ave. Demolition of the existing building is to begin this July. The city hall relocation is still on track. The team meets every Thursday. Negotiations continue on the developer's agreement for the city hall site. The developer hopes to gain access to the city hall site when the police station relocates to Eastern Ave. The City has begun searching for sites to temporarily move city offices during the relocation. The MRA is eyeing the possibility of consolidating all of its staff at its site office at 176 Pearl Street.

The Executive Director advised the Board that Members of the National Urban Land Institute (ULI) will be coming to Malden from June 7-12. The MRA on behalf of the City submitted an application to Mass Development to have the National Urban Land Institute study the lower Commercial Street area to recommend ways to re-tool some of the vacant and under-utilized sites. ULI will be conducting interviews with several members of the community including government leaders, local business owners, bankers, members of boards, developers, etc. These interviews will take place at River's Edge. On Friday, June 12, the ULI team will present its observations and its short and long term recommendations for the area. ULI's weeklong stay in this area will also include a walking tour of this "Commercial Street Gateway District."

The Executive Director advised the Board that the South Broadway Park newly-installed synthetic turf field has been released to Malden Catholic and the Mystic Valley Regional Charter School for practices only. The tennis courts are in. Construction still remains at the tot lot and the traffic roundabout near the shopping center.

The Executive Director updated the Board on Callahan Park Project. There was a ribbon cutting on April 24. The field was cleared for use by the girls' softball team. There are punch list items that will be delayed until after the completion of the Malden High School girls' softball season.

The Executive Director updated the Board on the Florence Street Parking Lot. Some of the spaces in this 80-plus-space lot are committed to the Residences @ Malden Station and to the

Heritage Apartments. The rest will be used for short-term parking for visitors, diners, and shoppers to Malden Square. Remaining items include installation of revenue control system, new fencing, lighting and landscaping.

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:

RESOLUTION 15-21

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 May 19, 2015.

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

NAYS: None

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

RESOLUTION15-22

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

the Executive Director be and is hereby authorized to execute a contract with the lowest qualified bidder for the Coytemore Lea Park: Inclusive Playground Project which will be recommended by Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington, MA 02420 after bids are opened on May 20, 2015.

AYES: Ms. Linehan, Mr. Spadafora, Ms. Joeng, 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, June 16, 2015 at 5:30 p.m.