

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
SEPTEMBER 15, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on September 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, Mr. Albert Spadafora, and Mr. Michael Williams.

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, September 15, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 11th day of September, 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 September, 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 September, 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 August 11, 2015 were unanimously approved.

Under Bills and Communications the Executive Director provided members of the Board with a copy of correspondence from Susman, Duffy & Segaloff, P.C. of New Haven, Connecticut dated August 25, 2015 regarding claims by Carabetta Enterprises Inc. of Connecticut that the Agency owes it \$285,600 in back rent for the portion of the garage in the Malden Towers Building that MRA/Laz uses for monthly public parkers. The correspondence has been turned over to the MRA's legal counsel at Foley, Hoag.

The Executive Director provided members of the Board correspondence from Kevin Tully of the Malden Emergency Center dated August 16, 2015. The Malden Emergency Center is a tenant at will in the Jackson Street Garage, 114 Centre Street. Mr. Tully is requesting that many upgrades be made to the facility. At this time, Malden Emergency Center owes the Authority back rent. The Executive Director will meet with Mr. Tully to discuss his issues and see if a resolution can be found.

The meeting moved onto the Report of the Executive Director. The Executive Director introduced Dee Bireddy, HOME Director, to the Board. Ms. Bireddy explained to the Board that Malden is an entitlement community and that the MRA is the lead agency overseeing the so-called HOME Program whose Board meets once a month. There are eight communities including Malden in the North Suburban Consortium. She updated the Board on some of the projects the HOME Program has helped to fund this year including a \$600,000 loan to help restore and renovate the former McFadden Manor nursing home into assisted living with some affordable units. The MRA provides support services and monitoring services for the other communities in the NSC.

The Executive Director requested approval of the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated September 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. This was voted on under New Business.

The Executive Director informed the Board that a Request For Proposals for improvements to Pearl Street Park were available for pick up at the MRA or by email on or after September 9, 2015. Some of the improvements will include full replacement of the basketball court including pavement and hoops and the replacement of the stone playground surfacing with engineered wood fiber safety surfacing. Proposals are due on Sept. 23, 2015. The Executive Director is requesting authorization to execute a contract with the lowest qualified bidder so that work can begin by the end of September. This will be voted on under New Business.

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

The Executive Director advised the Board that Rehab Specialists Wayne Martineau and Shawn Rivers will be attending the Harvest Moon Festival sponsored by the Oak Grove Improvement Assoc. on Saturday, Sept. 19. They will be answering questions and handing out flyers promoting the CDBG Home Improvement Loan Program and the Lead Paint Abatement Program.

The Executive Director provided updates on several projects related to the off-street Parking Program administered by the MRA and managed by the MRA's consultant, Laz Parking. She advised the Board that the Metropolitan Area Planning Council will soon be issuing its final parking study which analyzed the on and off-street parking in the downtown. Some of the areas the MAPC looked at were signage, marketing, pricing, inventory and meters.

She also advised the Board that Combined Properties Inc. which is re-developing the former Super Fitness site at Jackson and Exchange Streets into a residential development recently asked for permission to install a temporary water service in the Jackson Street Parking Garage to feed the garage attendant's office until such time as it installs a permanent pipe in the street sometime before the cold weather.

On the invitation of the MRA Board, representatives of Laz Parking Inc. - Chris Candura, the manager of the Malden facilities, and Marc Lutwack, Principal/Executive Vice President, appeared to answer questions about the overall operation. Items discussed included parking agreements with downtown developers and businesses; automation; usage of the facilities in the evenings; and monthly card key pricing. Laz also indicated that it will be piloting a "credit card only" revenue control system at the Florence Street surface lot on or about October 1. The Florence Street lot will be a lot for short-term visitors to Malden Square and also a shared facility for tenants of the Heritage Apartments and tenants of the Residences at Malden Station, 39 Florence St. Mr. Candura and Mr. Lutwack also spoke about the cost savings that have been achieved in the program since Laz was asked by the MRA Executive Director and its Board back in May 2014 to take a more active role in the operation and the strides that have been made in the area of customer service.

The Executive Director gave the Board members a copy of the City of Malden Business & Community Guide. The guide will be used to help recruit and retain business. This guide was produced by the Mayor's Economic Advisory Committee chaired by Executive Director Deborah Burke.

Under Old Business the Executive Director gave an update on the police station construction and the 184/200 Pleasant St. redevelopment plans. A new police station is being built at 800 Eastern Avenue and is still on track for completion in October 2016. A private developer, Jefferson Apartment Group (JAG), has a signed Land Disposition Agreement with the City to purchase the 200 Pleasant St. site on which the Malden Government Center and current police station buildings sit. Additionally, Jefferson Apartment Group has purchased the First Church in Malden, Congregational. JAG plans to redevelop the 184/200 Pleasant Street parcels into a mixed use development with 21,500 square feet of ground floor retail, 325 market rate apartments with amenities, structured parking garage with an estimated 320 parking spaces; and a 44,500 condominium office shell which will be conveyed to the City so it can build the space out for city hall. JAG made a public presentation on the project on September 10. The City is in the process of identifying temporary office space for its operation and the MRA is in dialogue with architects to consolidate all the MRA operations in a building that it owns at 176 Pearl St.

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 15-72

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 September 15, 2015.

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

NAYS: None

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

RESOLUTION 15-73

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 2 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 December 15, 2015.

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

NAYS: None

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

RESOLUTION 15-74

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 2 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 December 15, 2015.

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

NAYS: None

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

RESOLUTION 15-75

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 Pearl Street Park Project which will be recommended by Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington, MA 02420 after bids are opened on September 23, 2015.

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

NAYS: None

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

RESOLUTION 15-76

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Executive Director be and is hereby authorized to execute Change Order No. 32 by R.A.D. Corporation, 171 VFW Drive, Rockland, MA 02370 in the amount of \$7,100.00 (Seven Thousand One Hundred Dollars and No Cents) for removal of fencing and reconstruction of the pavement in the area of the former Mill Store outside storage area at Broadway Plaza as part of the South Broadway Park Project. This Change Order has been recommended by Meridian Associates and will be funded out of the available owner's construction contingency contained in the project budget.

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

NAYS: None

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

RESOLUTION 15-77

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Executive Director be and is hereby authorized to execute Change Order No. 35 by R.A.D. Corporation, 171 VFW Drive, Rockland, MA 02370 in the amount of \$4,200.00 (Four Thousand Two Hundred Dollars and No Cents) for repairs to the existing pavement in the Windsor Woodworking parking lot adjacent to South Broadway Park as part of the South Broadway Park Project. This Change Order has been recommended by Meridian Associates and will be funded out of the available owner's construction contingency contained in the project budget.

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

NAYS: None

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

RESOLUTION 15-78

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to attend the National Community Development Association's Region 1 Fall Conference to be held November 19 and 20, 2015 in Providence, Rhode Island. The cost of the hotel room is \$131.00 per night and the registration fee has not been released yet.

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

NAYS: None

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

RESOLUTION 15-79

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The following be nominated for office to be effective at the Regular Meeting of September 15, 2015:

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

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

NAYS: None

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

RESOLUTION 15-80

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

WHEREAS, Diana Jeong, as a member of the Malden Redevelopment Authority Board of Directors, has been instrumental in bringing about many improvements to Malden's neighborhoods and commercial centers; and

WHEREAS, Ms. Jeong's dedication to making Malden the best place to live and work are exemplified in the many public improvements and programs that she has championed over the years; and

WHEREAS, Ms. Jeong's tireless commitment and devotion to all residents of Malden has served as a catalyst for unprecedented growth and progress in the City of Malden; and

WHEREAS, she has served its City and its people with compassion, integrity and understanding for more than 17 years;

NOW, THEREFORE BE IT RESOLVED THAT

The Malden Redevelopment Authority Board and Staff hereby commend the 17 years of dedicated service of Diana Jeong and extend our sincere wishes for a happy and healthy future.

Presented this 15th day of September 2015 by:

Robert Foley, Chairman

Amanda Linehan, Vice Chairman

Robert D. Rotondi, Treasurer

Albert N. Spadafora, Assistant Treasurer

Michael Williams, Assistant Secretary

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

NAYS: None

There being no further business, the meeting was adjourned at 7:50 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, October 20, 2015 at 5:30 p.m.