

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JANUARY 20, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on January 20, 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, January 20, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 15th day of January, 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 January, 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 January, 2015.

s/ Deborah A. Burke
Secretary

Upon a motion made by Ms. Amanda Linehan, seconded by Ms. Diana Jeong, the minutes of the Regular Meeting of December 16, 2014 were unanimously approved.

There were no Bills and Communications. The meeting then moved on to the Report of the Executive Director. The Executive Director reported that the Agency has several contracts for various consultants who are used on an as-needed basis that are expiring which necessitates the need to undertake a Request for Proposals (RFPs) process. In this regard, the Agency has RFPs out at current time for legal services and audit services. These professional service contracts have varying terms ranging from three to five years. Ads were placed in various publications such as local newspapers, the Boston Globe, El Mundo, the Central Register and the MRA website in an effort to attract respondents from a broad catchment area.

The Executive Director advised the Board that the legal services contract with Foley Hoag LLP was expiring and since the firm is currently working on various open projects she suggested that the agreement for its legal services be amended for six (6) months. There are a couple of ongoing cases that the Executive Director feels should continue to be handled by Foley Hoag in this intervening period. This will be voted on under New Business.

The Executive Director discussed personnel matters with the Board. One employee will be on medical leave of absence beginning Jan. 20, 2015 through May 20, 2015 and another employee has requested a medical leave of absence beginning February 24, 2015 through June 1, 2015. Additionally, the full time finance accounting specialist position in the office will not be filled-- instead an existing staff member will now split time between front office duties and the finance office.

The next order of business the Executive Director presented to the Board was a memorandum detailing a list of personnel authorized to recommend and/or approve invoices. Changes were made to revise this policy in light of the above-referenced changes in personnel. This will be voted under New Business.

The Executive Director extended congratulations on behalf of the Board and staff to Board member Robert Rotondi on receiving an award from the Malden Rotary Club. Mr. Rotondi was honored at an award ceremony held on January 7. He was given the "Samuel G. "Sam" Cherone Memorial Community Service Above Self Award" for his commitment to Malden and to the Malden Babe Ruth Program that he has been involved with for more than 50 years. The Executive Director advised the Board that the Mayor's "State of the City Address" will be held on Tuesday, February 24 from 7:30 – 9:30 a.m. at Anthony's Restaurant.

The Executive Director shared an article with the Board that was written by Board Member Mr. Rotondi that appeared in the December 29, 2014 edition of the Malden News. The article had many fascinating details as to how Coytemore Lea Park was named and what type of events the park has hosted over the years.

The meeting then moved on to Old Business. In an effort to move the redevelopment of the 968 and 974-1000 Main Street parcels forward, the Executive Director received support under New Business to execute a Mutual Release Agreement with the former property owner of 974-1000 Main Street regarding an additional payment he was owed in the redevelopment phase.

The Executive Director updated the Board on the Police Station project. The Mayor has formed a Municipal Building Committee. The MRA Executive Director and Atty. Tom Brennan from the City Solicitor's office will serve in an advisory capacity to the Committee.

The Executive Director updated the Board on the City Hall project. She and other internal team members recently met with the developer and everything is moving along. Plans are still being finalized to include a City Hall shell as part of the new mixed-use redevelopment. Plans call for the demolition of the existing City Hall and Police Station, the re-opening of Pleasant Street to through-traffic and the construction of a mixed use residential/commercial development by private developer, Jefferson Apartment Group.

The Executive Director informed the Board that a second public meeting regarding a proposed redevelopment of the former Malden Hospital site has been scheduled for February 4 at 5:30 p.m. at Beebe School Auditorium.

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:

RESOLUTION15-01

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to approve and execute Amendment No. 2 to the Agreement for Professional Services By and Between the Malden Redevelopment Authority and Foley Hoag LLP, 155 Seaport Boulevard, Boston, MA 02210-2600 extending the terms of this agreement for six (6) months to June 30, 2015.

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

NAYS: None

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

RESOLUTION15-02

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 January 20, 2015.

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

NAYS: None

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

RESOLUTION15-03

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to pay Brian E. Peavey and Joanne Peavey, individually and in her capacity as Personal Representative of the Estate of Robert D. Peavey and Debra Bergin, Esquire, as Attorney For Brian E. Peavey and Joanne Peavey, \$180,000.00 (One Hundred Eighty Thousand Dollars and No Cents) pursuant to a satisfactory written Mutual Release and Agreement between Malden Redevelopment Authority and Brian E. Peavey and Joanne Peavey individually and in her capacity as Personal Representative of the Estate of Robert D. Peavey concerning the Purchase and Sale Agreement dated November 13, 2012 regarding the property located at 974-1000 Main Street, Malden, Massachusetts.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:45 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, February 17, 2015 at 5:30 p.m.