

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
FEBRUARY 20, 2018

The members of the Malden Redevelopment Authority met in Regular Meeting on February 20, 2018. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Ms. Amanda Linehan, and Mr. Michael Williams. Mr. Albert Spadafora, and Mr. Robert Foley.

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, February 20, 2018 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 15th day of February, 2018.

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 February, 2018:

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 February, 2018.

s/ Deborah A. Burke
Secretary

On a roll call vote, the following members answered present: Mr. Albert Spadafora, Mr. Robert Foley, Ms. Amanda Linehan, Mr. Robert Rotondi and Mr. Michael Williams.

Upon a motion made by Ms. Linehan, seconded by Mr. Foley, the minutes of the Regular Meeting of January 16, 2018 were unanimously approved.

Under Bills and Communications the Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development (HUD) regarding the 2016 Community Development Block Grant (CDBG) Monitoring Response. HUD Director Robert Shumeyko notified Director Burke that the last remaining open finding from the 2016 monitoring is closed.

Representatives of Malden Arts appeared before the Board to present their proposal for a mural project on the CBD Garage at 170 Centre St., which is owned by the Malden Redevelopment Authority. The proposed mural would showcase the work by former Malden resident Ed Emberley, a children's book author and illustrator. This would be one of several murals that the Malden Arts group is hoping to paint in the downtown and along the Northern Strand Community Trail (aka bike to the sea path). There was discussion about the importance of the creative economy relative to sound economic development and the vibrancy that the arts bring to a community. The Board voted to have Board members Amanda Linehan and Michael Williams work with the Executive Director to further discussions with members of Malden Arts on the mural and the requisite legal documents that will need to be signed for the project. Malden Arts is hoping to begin the project in May 2018. They intend to have local high school art students involved in the project.

Under Report of the Executive Director, the Executive Director and Comptroller Karen Bushee updated the Board on the current MRA budget. Ms. Bushee advised the Board how a 2.5 percent cost of living adjustment for employees would impact the adopted budget. She also reported on the impact that the delay in receiving funds from the new lead grant had on other line items in the budget.

The Executive Director and Board reviewed a memorandum from Vicki Watson, Executive Director of the National Community Development Association (NCDA). NCDA notified all members that President Trump released his FY 2019 Budget and overall funding for HUD is decreased by \$8.8 million and also includes the elimination of many programs. Ms. Watson suggests contacting local House and Senate members requesting they support increased funding for the Community Development Block Grant (CDBG) and HOME Programs.

The Executive Director and Board reviewed the HUD Environmental Review Memorandum of Understanding by and Between the Malden Redevelopment Authority and the Malden Housing Authority. The MRA will be the responsible entity for the Malden Housing Authority's environmental reviews. The Housing Authority will reimburse the MRA for staff time and supplies required for the environmental review process. This was voted under New Business.

The Executive Director and Board reviewed a memorandum from HOME Director James Barnes and Community Development Director Nick Pernice summarizing their attendance at the National Community Development Association Winter Conference in Washington, DC held

Jan. 23-26, 2018. This provided MRA staff with an opportunity to connect with their peers and to meet various HUD officials.

Mr. Barnes and Mr. Pernice also authored a second memorandum regarding the HUD Income Verification Training that was held at the MRA, 176 Pearl St. The training was conducted by Elaine Nickerson, President of FinePoint, who has been a HUD-approved HOME technical assistance provider for several years. The training focused on the proper way to determine household income for applicants to the HOME and CDBG Programs.

The Executive Director and Board reviewed a change to the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated February 20, 2018. As part of the Agency's financial controls, two (2) signatures are required on all invoices to be paid. The revisions are due to changes in personnel. This was voted on under New Business.

The Executive Director recommended to the Board that it vote to approve a Cost of Living Adjustment to the annualized salaries paid to all currently active Malden Redevelopment Authority personnel. This was voted under New Business.

The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for months of November and December 2017.

The Executive Director shared various newspaper articles with the Board including the joint meeting of the Ordinance Committee and Planning Board regarding the Overlook Ridge Development at the former Rowe's Quarry site and an article announcing Berkeley Investments development plans for 200 Exchange St. (now known as Exchange 200).

Under Old Business the Executive Director reported to the Board that 23 Invitation to Bid packages were requested and four (4) proposals were received in response to the MRA's advertisement for sale of land at 964 & 968 and 974-1000 Main St. At the present time, proposals are being vetted and an update will follow at the March board meeting.

The Executive Director and Board reviewed a recommendation from Shadley Associates, P.C. to accept the bid from Jamie T. Construction, Inc. as the lowest, qualified bidder for the Pearl St. Park, Callahan Park and Anderson Field Improvements Projects. The Executive Director had received prior authorization to execute the contract with the lowest qualified bidder at the Jan. 16, 2018 Board meeting.

Under New Business, the following resolutions were passed:

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

RESOLUTION 18-03

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a Memorandum of Understanding (MOU) by and between the Malden Redevelopment Authority (MRA) and

the Malden Housing Authority (MHA) for the completion of environmental reviews. The MHA will reimburse the MRA for expenses incurred for performing services under this MOU for a five-year period commencing March 1, 2018.

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

NAYS: None

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

RESOLUTION 18-04

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 February 20, 2018.

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

NAYS: None

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

RESOLUTION 18-05

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approve a 2.5 percent Cost of Living Adjustment to the annualized salaries paid to all currently active Malden Redevelopment Authority personnel employed at the Agency as of February 20, 2018 retroactive to July 1, 2017.

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

NAYS: None

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

RESOLUTION 18-06

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director is authorized to draft an agreement with Malden Arts to paint a mural on the exterior wall of the Central Business District Garage as viewed at the Feb. 20, 2018 Board meeting.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:29 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, March 20, 2018.