

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
APRIL 17, 2018

The members of the Malden Redevelopment Authority met in Regular Meeting on April 17, 2018. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Ms. Amanda Linehan, Mr. Michael Williams, and Mr. Albert Spadafora. Mr. Robert Foley 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 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, April 17, 2018 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 12th day of April 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 12th day of April, 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 12th day of April, 2018.

s/ Deborah A. Burke
Secretary

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

Upon a motion made by Mr. Rotondi, seconded by Ms. Linehan, the minutes of the Regular Meeting of March 20, 2018 were approved.

There were no Bills and Communications.

The Executive Director and Board reviewed a letter from Mayor Gary Christenson to the Malden City Council requesting it review the proposed Fiscal Year 2019 Community Development Block Grant (CDBG) \$1.3 million budget. The Mayor proposes funding as many public service programs as possible especially those pertaining to the City's seniors, youth, and housing needs. In addition, the Mayor proposes spending nearly \$600,000 on parks and public facilities and approximately \$200,000 to be utilized on sidewalk and pedestrian improvements. Once approved by the Finance Committee, the budget will be voted on by the Malden City Council. The budget must be received by the U.S. Department of Housing and Urban Development (HUD) by May 15, 2018.

The Executive Director informed the Board that the Selection Committee for the Municipal Building Committee chose Flansburgh Architects as the design firm for the new City Hall project. Five firms submitted proposals for the project and four were interviewed. All firms brought different elements of design to the project and each had its own strong points.

The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for the month of February 2018.

The Executive Director informed the Board she met with Housing Families, Inc., CEO Ed Cameron and Patty Kelly, Associate Director of Community Engagement. Housing Families is a local non-profit agency that works to end family homelessness and provide safe, temporary shelter and quality affordable housing to homeless and at-risk families. They met to discuss holding a "Raise the Roof" fundraising event on the top level of the Jackson Street Parking Garage. Due to costs of additional insurance and other logistics, the proposed venue will not be used. The Executive Director stated that with more planning she would not be averse to holding an event at the garage in the future.

The Executive Director advised the Board that she met with the City's Parking Director Ron Hogan and Ernie Ardolino, Parking Dept. Supervisor. The installation of parking meters in the downtown is nearing completion. The goal would be to send long-term parkers to the lots and garages to free up valuable on-street spaces for the shorter-term parkers. As the meters take effect, further conversations will be necessary for an ongoing coordinated effort between the MRA and Parking Department regarding on and off-street pricing for parking. The MRA owns and operates the downtown off-street parking program.

The Executive Director provided each member of the Board a copy of the webinar presentation made by Executive Director Deborah A. Burke and Jefferson Apartment Group Senior Vice President/Development Partner Sandi Silk on the unique public-private partnership to build a mixed-use development on the former city hall and police station site. The webinar was sponsored by MassDevelopment.

The Executive Director and Board reviewed a change to the “Persons Authorized to Recommend and/or Approve Invoices” memorandum dated April 17, 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 informed the Board that students from the Malden Teen Enrichment Center will be distributing door hangers to target neighborhoods to promote the Lead Paint Abatement Program. These door hangers are part of the MRA’s community outreach informing homeowners about grants and loans available through the Lead Paint Abatement Program.

The Executive Director informed the Board that the Legal Professional Services contracts with Attorney Barbara Durgin and Attorney Scott Lucey are due to expire and she is requesting the Board authorize an amendment to the contracts extending the terms to June 30, 2018. A Request for Proposals will be advertised soon. This was voted under New Business.

The Executive Director shared various newspaper articles with the Board including an article regarding the annual legislative breakfast hosted by Housing Families which mentioned that the MRA and Habitat for Humanity are negotiating a purchase and sale agreement for MRA-owned property located at 964 & 968 and 974-1000 Main St. Also included was a Boston Business Journal article about efforts to attract office development to Malden given its location on the Orange Line.

Under Old Business the Executive Director updated the Board on the Exchange Street Improvements Project. The project will refurbish Exchange St. with reconstructed sidewalks, new decorative lighting and a mill and overlay of the roadway surface. The design work for this project is partially funded with a \$159,000 grant from the Gaming Commission. The construction would be funded by the State’s Transportation Improvement Plan (TIP).

The Executive Director advised the Board that resumes for the Senior Planner/Project Manager position have been vetted and the interview team has begun interviewing prospective candidates. Joining the Executive Director on the interview team are Chuck Ioven, Chair of the Malden Planning Board and Amanda Maher, Vice President at MassDevelopment.

The Executive Director and Board reviewed an article regarding Community Development Week which was April 2 -6. Community Development Week gives entitlement cities like Malden an opportunity to showcase services and activities that help improve the quality of life for local residents. The MRA administers the CDBG Program for and on behalf of the City.

The Executive Director updated the Board on the World War I Monument Restoration/Expansion project at the corner of Fellsway and Malden Street. As a member of the committee, Ms. Burke advised the Board that the MRA on the City’s behalf received a \$15,000 state grant for this project and that several other donors have come forward. The project could cost up to \$50,000. The goal is to hold a dedication ceremony on Veteran’s Day 2018 coinciding with the 100th year anniversary of the end of the conflict.

The meeting moved onto New Business in which the following resolutions were passed:

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

RESOLUTION 18-09

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 April 17, 2018.

AYES: 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 18-10

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Board member(s) are hereby authorized to attend the MassNAHRO Annual Conference being held on May 20-23, 2018 at the Sea Crest Hotel, 350 Quaker Road, North Falmouth, MA.

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

NAYS: None

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

RESOLUTION 18-11

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Agreement for Professional Services by and between the Malden Redevelopment Authority and Attorney Barbara Durgin extending the expiration date of her legal services contract to June 30, 2018.

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

NAYS: None

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

RESOLUTION 18-12

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Agreement for Professional Services by and between the Malden Redevelopment Authority and Attorney Scott Lucey extending the expiration date of his legal services contract to June 30, 2018.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:58 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, May15, 2018.