

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
AUGUST 20, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on August 20, 2019. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Foley, Mr. Robert Rotondi, Ms. Amanda Linehan, and Mr. Albert Spadafora.

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, August 20, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 16th day of July, 2019.

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 16th day of August, 2019:

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 16th day of August, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Ms. Linehan, the minutes of the Regular Meeting of July 16, 2019 were unanimously approved.

There was no Bills and Communications.

The meeting moved on to the Report of the Executive Director. Director Deborah Burke and the Board reviewed the proposed work plan for the field condition assessment for the structural condition of the CBD Garage, 170 Centre St. Engineering Consultant Steve O'Neill of Hayner Swanson attended the meeting to present an overview of the work and answer questions regarding the process. The assessment will be performed by the engineering firm of Simpson Gumpertz & Heger of Waltham. The assessment will place Aug. 23 – 27. A final report summarizing the findings and recommendations is expected in 4-6 weeks. The Executive Director will update the Board at the next Board meeting.

The Executive Director informed the Board that she, SP+ Regional Manager Alicia Pouillot-Cote and Engineer Steve O'Neill have been meeting to discuss and draft a Request for Proposals to purchase and install parking access revenue control equipment at the MRA-owned garages and Mountain Ave. Parking Deck. The Executive Director will update the Board at the next Board meeting.

The Executive Director informed the Board there was little demand from parkers when the Jackson St. Parking Garage opened for business on a trial basis on Saturday, July, 27. Future weekend openings of this facility will likely be deferred until the automation equipment is installed. The CBD Garage at 170 Centre St. is open to parkers on Saturdays for a flat rate of \$3.00.

The Executive Director informed the Board that the parking agreement by and between the MRA and the Malden Towers Realty Company is scheduled to expire on Sept. 30, 2020. The MRA has an option to extend the term for an additional period of ten (10) years provided it notifies the Landlord in writing before Sept. 30, 2019. This was voted under New Business.

The Executive Director informed the Board that she has been approached by a local developer who is interested in purchasing the MRA-owned Mountain Ave. Parking lot, 105 Mountain Ave. The Director informed the developer the lot was not for sale at this time.

The Parking Program Update from operator SP Plus dated July 2019 was distributed to the Board members. The Executive Director informed the Board if they have any questions regarding the report they should contact her and she will obtain additional information.

The Executive Director informed the Board that the Mayor's Office, the Malden Redevelopment Authority and MATV sponsored a reception, "Activating the Creative Economy in Malden," at 350 Main St. The Director and other MRA staff attended the reception which introduced artists to developers and business owners who may be interested in collaborating with local artists on events, art installations, and mural projects, to name but a few of the possible opportunities.

The Executive Director and Board reviewed correspondence from Senior Planner and Policy Manager Evan Spetrini highlighting projects and events on the Malden River. An interactive installation at the MRA-owned Department of Public Works site at 356 Commercial St. will educate visitors about the opportunities and limitations to opening access to the river, including the role of state and city waterfront regulations. There will also be a boating event on Sept. 28

with the Mystic River Watershed Association and Paddle Boston at the DPW site. There will be canoe tours of the river as well as presentations of the installation. The goal of these activities is to raise awareness of the river and gather feedback on how the City and MRA can move forward in developing regulations to ensure public access along the Malden River. The Metropolitan Area Planning Council is coordinating these events and the installation.

The Executive Director also distributed to the Board various news articles that mentioned projects or activities carried out by the MRA staff.

Under Old Business, the Executive Director advised the Board that the MRA has a total of 15 volunteers, including Board members and staff, to participate in a build at the Habitat for Humanity site at 964 & 968 Main St. on Thursday, Sept. 19 from 9:00 a.m. – 3:30 p.m. Two affordable single family homes are being built on former MRA-owned land that was purchased by Habitat for Humanity. Habitat will also be building six affordable townhouses on the 974-1000 Main St. site in the near future. This land was also owned by the MRA.

The Executive Director informed the Board that renovations to FitzGerald Park, a small pocket park in front of the CBD Garage on Exchange Street, are near completion. Play equipment has been installed and turf is being laid this week. It is expected the park will reopen before or shortly after Labor Day.

The meeting then moved on to New Business in which the following resolutions were passed:

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

RESOLUTION 19-41

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to send written notice to Malden Towers Realty Co. to extend the term of the lease for an additional period of ten (10) years subject to all of the terms and conditions of lease dated Sept. 30, 1980 for property located within the Towers Garage, 54 Dartmouth St., for parking and general office use.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:01 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, September 24, 2019 at 5:30 p.m.