

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MARCH 19, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on March 19, 2019. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Rotondi, Mr. Albert Spadafora, Ms. Amanda Linehan, 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, March 19, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 15th day of March 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 15th day of March, 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 15th day of March, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Ms. Linehan, the minutes of the Regular Meeting of February 19, 2019 were unanimously approved.

There was no correspondence under Bills and Communications.

Under Report of the Executive Director, Deborah Burke and the Board reviewed the proposed Fiscal Year 2020 Federal Community Development Block Grant (CDBG) budget. This year's budget addresses pressing challenges facing the City's low-and-moderate-income population and ensures that Malden remains an inclusive and accessible community for all residents. This year's budget which is estimated to be \$1.3M makes targeted investments in new and returning programs that will directly help Malden's most vulnerable. The proposed budget will be discussed before the City Council's Finance Committee in the next couple of weeks. The approved budget must be submitted to HUD by May 15.

The Executive Director and Board reviewed a memorandum from CDBG Director Alex Pratt regarding CDBG Section 108 outstanding loans. The Section 108 is a loan program offered by HUD under which communities can borrow up to 5 times their annual entitlement. Malden's entitlement has averaged around \$1.3 million for the past couple years. As of June 30, 2019, the Section 108 loan principal balance is \$5.22 million.

The Executive Director informed the Board that audit reports completed by Certified Public Accountants Roselli, Clark & Associates for Year Ended June 30, 2018 for the Malden Redevelopment Authority, North Suburban Consortium, and the Parking Program have been completed and are available for review by the Board. The deadline for submitting audits to the Clearing House website is March 31, 2019.

The Executive Director and Board discussed making Capital Improvement repairs to the Mountain Avenue Garage. A proposal from Alpha Waterproofing of Somerville regarding the installation of shoring posts in the garage was reviewed.

The Executive Director and Board reviewed correspondence from engineering consultant Stephen O'Neill of Hayner Swanson regarding coordinating a schedule to investigate the spalling and delaminated concrete issues at the Central Business District (CBD) Garage. This investigatory work is expected to occur the weekend of April 6 – 7 and will inform the scope for an Invitation to Bid that will subsequently be issued for garage repairs.

The Executive Director and Board reviewed a memorandum from HOME Director James Barnes regarding Habitat for Humanity's information sessions for the homes they will be building on previously owned MRA property located at 964 & 968 Main Street. Habitat for Humanity scheduled three information sessions during the month of March at the Malden Senior Center, the Malden YMCA, and the Malden Public Library. Applications from interested homebuyers will be due April 8, 2019.

The Executive Director and Board discussed the Community Gardens Project which includes plans to construct two new community gardens on the northern side of the Northern Strand Community Trail between Norwood and Franklin Streets. The project will be funded with \$25,000 in CDBG monies with the remainder coming from Community Preservation Funds. This was voted under New Business.

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

Under Old Business, the Executive Director updated the Board on the FitzGerald Park project, a small pocket park in front of the CBD Garage on Exchange Street, informing them that JNJ Sacca has been selected as the lowest qualified bidder for the project. The Executive Director received Board authorization to execute a contract with the lowest qualified bidder at the Feb. 19, 2019 Board meeting.

The Executive Director updated the Board on the MDOT Exchange Street Improvement Project advising them that the Exchange Street 100% Design documents were successfully submitted to MassDOT on February 5, 2019. The review period closed on March 14, 2019 at which time our engineering consultant Stantec will review and prepare responses to comments. The responses and updated design documents are scheduled to be submitted to MassDOT on April 22, 2019. The "complete streets" project includes a bike lane, new sidewalks and decorative LED lights (where needed), ADA compliant crosswalks and roadway resurfacing.

The Executive Director updated the Board on the Malden Half Marathon event that was held on Saturday, March 10. Deborah Burke authorized the MRA's parking operator, SP-Plus, to offer free parking and open the Jackson Street Parking Garage to parkers in conjunction with the race. The race organizers were requested to reimburse the parking operator for staffing costs associated with keeping the facility open. Approximately 500 parkers took advantage of this free event parking.

The Executive Director and Board also discussed the Saturday flat rate \$3.00 parking fee in the Central Business District (CBD) Garage. Facility Manger Jose Olivences is tracking the lengths of stay by parkers, the staff costs and the revenue collected since this program was first implemented on February 23, 2019. For the three weeks tracked, the average length of stay was two hours.

The meeting then moved on to New Business in which the following resolution was passed:

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

RESOLUTION 19-07

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with Belko Landscaping, 242 Lawrence Road, Salem, NH 03079 in the amount of Eighty Six Thousand Two Hundred Nine Dollars and No Cents for the Community Gardens Project. This price includes Add Alternate #1. Federal Community Development Block Grant funds will fund \$25,000 of this project, the remainder will come from Community Preservation Funds.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:46 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, April 16, 2019 at 5:30 p.m.