

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MARCH 20, 2018

The members of the Malden Redevelopment Authority met in Regular Meeting on March 20, 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.

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

Dated this 16th day of March, 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 16th day of March, 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 16th day of March, 2018.

s/ Deborah A. Burke
Secretary

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

Upon a motion made by Mr. Williams, seconded by Mr. Rotondi, the minutes of the Regular Meeting of March 20, 2018.

Under Bills and Communications the Executive Director and Board reviewed correspondence from Bread of Life dated Feb. 27, 2018 thanking the MRA and City of Malden for Community Development Block Grant (CDBG) funds to assist Malden residents in need of food in the past fiscal year. The support enabled Bread of Life to distribute about 1,056,000 meals per year to working families, homeless families, disabled individuals and senior citizens.

The Executive Director and Board also reviewed correspondence from the U.S. Department of Housing and Urban Development (HUD) authorizing the release of funds for the Lead Based Paint Hazard Control Grant Program MALHB06550-17 and the Healthy Homes Supplement. The Executive Director Deborah A. Burke informed the Board that HUD's Office of Healthy Homes has notified the Authority that it is increasing the amount of the Lead Paint Abatement Grant from \$1,179,085.22 to \$2,479,085.22 and the Healthy Homes Supplement from \$188,000 to \$299,942.00. Representatives from HUD will be contacting the MRA to negotiate new contractual terms to coincide with the increased funding allocation.

The Board and Executive Director discussed an amendment to the engineering services Agreement for Professional Services By and Between the Malden Redevelopment Authority and Hayner/Swanson, Inc. increasing the Compensation and Method of Payment. This was voted under New Business.

The Executive Director and Board reviewed a letter signed by the Executive Director and Mayor Christenson conveying their support for the proposed ARTLine Project by Malden Arts. This project will transform Malden Center and the Northern Strand Community Trail ("bike path") into a creative experience for local residents, businesses and visitors to Malden. ARTLine is applying to MassDevelopment for grant funding for this project.

The Executive Director and Board Member Amanda Linehan provided an update on the proposal from Malden Arts to paint a mural on the CBD Garage, owned by the MRA. The group is working to refine its plans to add a mural on the garage wall at the back of FitzGerald Park on Exchange St. It will feature artwork by former Malden artist Ed Emberley, an illustrator and a children's book author. Board Member Michael Williams, an attorney, is assisting with the contract for this project.

The Executive Director and Board reviewed a change to the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated March 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 and Board reviewed a letter of resignation from Sr. Planner/Project Manager Kevin Hunter who is returning to work in Philadelphia. The Sr. Planner/Project

Manager position has been advertised in the following publications and job boards: APA-MA, APA-RI, APA-NE, MassDevelopment, Metropolitan Area Planning Commission (MAPC), Mass Mayor's Association (MMA), National Community Development Association (NCDA), NextCity, and the MRA and City of Malden websites.

The Executive Director also advised the Board that she hired Mr. Kevin Nestor for the Rehab/Lead Abatement Specialist starting March 26, 2018. Mr. Nestor is a former lead inspector who is conversant in HUD regulations.

The Executive Director shared various newspaper articles with the Board including an article announcing Berkeley Investments development plans for 200 Exchange St. (now known as Exchange 200) and a Banker and Tradesman article regarding home values on the rise in various communities including Malden. The article states that single-family home prices in Malden have jumped 17 percent in the last year and that condominiums near public transportation could sell for more than \$500,000.

Under Old Business the Executive Director and Board reviewed several news articles regarding the Commercial Street Corridor Framework Plan. The Plan, funded by MassDevelopment, should be finalized shortly. It provides recommendations for short and long term goals to reinvigorate this corridor.

The Executive Director updated the Board on the sale of 964 & 968 and 974–1000 Main Street. The Executive Director signed a Purchase and Sale Agreement with Habitat for Humanity Greater Boston, Inc. Habitat for Humanity plans to build two single family homes and a six-unit townhouse per the conceptual plans on file at the MRA. There is a due diligence period; the closing is scheduled for end of June.

Under New Business, the following resolutions were passed:

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

RESOLUTION 18-07

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 Hayner Swanson, Inc., 3 Congress St., Nashua, NH 03062 increasing the amount of agreement to not exceed five hundred thousand (\$500,000) dollars to one million dollars (\$1,000,000) on an as needed basis with no guarantee minimum or maximum fee.

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

NAYS: None

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

RESOLUTION 18-08

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 March 20, 2018.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:20 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, April 17, 2018.