

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MAY 17, 2016

The members of the Malden Redevelopment Authority met in Regular Meeting on May 17, 2016. The Chairman called the meeting to order, and on a roll call the following answered present: Ms. Amanda Linehan, Mr. Robert Foley, Mr. Robert Rotondi, and Mr. Albert Spadafora and Mr. Michael Williams.

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, May 13, 2016 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 13th day of May, 2016.

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 13th day of May, 2016:

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 13th day of May, 2016.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of April 21, 2016 were unanimously approved.

The meeting opened with Bills and Communications. The Executive Director discussed correspondence from Mayor Gary Christenson appointing her as an advisory member to the Municipal Building Committee for City Hall. The Mayor will serve as Chair of this committee.

The meeting moved on to the Report of the Executive Director. The Executive Director informed the Board that the Fiscal Year 2017 Community Development Block Grant (CDBG) budget was passed by the City Council and signed by the Mayor. The MRA has a sub-recipient agreement with the City to administer this federal grant program. The CDBG program entitlement is \$1.2 million for Fiscal Year 2017. The budget will fund many public services, some park improvements and street repairs along with 108 Loan payments. As part of its budget deliberations, the City Council also voted to request the MRA to begin the process of obtaining a Section 108 loan in the amount of \$2 million for completion of "CDBG-eligible" roads. The budget was submitted to the U.S. Department of Housing and Urban Development (HUD) on May 15; HUD has 45 days to act on the budget.

The Executive Director introduced Jack Brennan who attended the meeting to speak to the Board about the parking agreement that 126-150 Pleasant Street Associates, LLC, the developer of the Masonic building, has with the MRA. Mr. Brennan requested that the term of the agreement, which was 30 years, be extended to a 60 year agreement in order for the developer to ensure competitive long term financing of the mixed-use development project. The Board approved the amendment under New Business because it only involves 10 spaces; gives the MRA the flexibility to move the spaces among parking facilities within a 400 foot radius of the Masonic Building; requires the developer to pay a 25% reservation fee upon receipt of an occupancy permit for the mixed use project; and calls for the spaces, once in use, to be paid at the prevailing rate.

The Executive Director discussed a memorandum from Rehab Specialist Shawn Rivers who, along with Rehab Specialist Wayne Martineau, recently attended the mandatory 2016 HUD Program Manager's School for Lead Paint Abatement Grant recipients. The memorandum summarized information received at the conference including the competition for the newest round of Lead Paint Hazard Grant Funds. The MRA submitted an application; awards are expected to be announced late summer. Staff also attended training sessions on Grantee Reporting Requirements, Importance of Unit Completion, Grant Administrative Requirements and Grantee Program Monitoring.

The Executive Director informed the Board that HUD was in the MRA office May 9-12 monitoring the CDBG Program including financial management of the program, public service files, the housing rehab program, and the Section 108 loan program. HUD will prepare an initial report which it will review with MRA at a yet-to-be scheduled exit conference.

The Executive Director gave each Board member a draft copy of a MRA Investment Policy to review in advance of discussing the adoption of such policy at the June Board meeting.

The Executive Director told the Board that the auction of 30 Fairview Terrace was postponed as the estate was probated and a Purchase and Sale Agreement was executed. If the owner fails to complete the purchase of the property, the auction will be held on June 22.

The Executive Director and Board discussed an updated "Contractor Application To Bid" form. The new form added some safeguards to protect homeowners and the MRA against unlicensed or debarred contractors performing work under the program. This was voted on under New Business.

The Executive Director informed the Board she was invited to participate in a presentation at the Massachusetts Association of Planning Directors Annual Conference in Hyannis on May 19 to discuss the redevelopment of the City Hall, Police Station and church property at 184 and 200 Pleasant Street. Sandi Silk of Jefferson Apartment Group, developer of the site, and her planning consultant at Beals & Thomas invited Ms. Burke to participate in a panel discussion about this innovative, one-of-a-kind redevelopment effort combining residential, retail and office (City Hall condo shell) in one transit-oriented location alongside a reopened Pleasant Street.

The Executive Director informed the Board that interviews were held for an Administrative Assistant to back-fill a vacant position. There were many qualified candidates and second interviews will be held shortly and a decision will be made soon.

The Executive Director shared news articles regarding the sale of 200 Exchange Street to Berkeley Investments, Inc.; and several articles about the CDBG budget deliberations. Under Old Business the Executive Director and Board looked at photos of signage recently installed at Richard C. Howard Park/Bob Rotondi Field. Plans are for the flagpole to be installed this week and punch list items are to be addressed which include some electrical items and the replacement of some plant materials.

The Executive Director and Board also looked at photos of work completed at Callahan Park. Grading and slopes behind the backstop were fixed in order to be compliant with accessibility standards. The area was also repaved.

The Executive Director reported to the Board that work is continuing at Pearl Street Playground. Completed work includes the installation of the playground surfacing, removal of the existing asphalt pavement, installation of the basketball hoops and the two drywells with crushed stone, frames and grates. The project is targeted for completion in June.

The Executive Director shared photos with the Board of the New LED lighting installed at the Malden Towers Garage on Dartmouth Street through an energy efficiency program that Laz applied for through NGrid.

The Executive Director advised the Board that an Invitation to Bid Sale of Land for 964-968 Main St. and 974-1000 Main St. was published in the Central Register on April 20, 2016. Responses for the Invitation to Bid are due no later than 12:00 PM on Friday, May 27, 2016. The MRA became the owner of this blighted (now vacant property) under the former so-called Mayor's Housing Task Force. Several efforts to market the property produced some offers, but formal purchase and sales agreements could not be executed.

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

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

RESOLUTION 16-19

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an amendment to the parking agreement by and between the Malden Redevelopment Authority and 126-150 Pleasant Street Associates, LLC to extend the term to an additional six (6) five (5) year terms for a total term of 60 years.

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

NAYS: None

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

RESOLUTION 16-20

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to implement a new Contractor Application To Bid application for the Malden Redevelopment Authority Rehabilitation and Lead Paint Abatement Programs. Contractors are required to update their information on an annual basis.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:40 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, June 21, 2016.