

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MAY 21, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on May 21, 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, May 21, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 17th day of May 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 17th day of May, 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 17th day of May, 2019.

s/ Deborah A. Burke
Secretary

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

There was no correspondence under Bills and Communications.

Under New Business, the Executive Director updated the Board on the Roosevelt Park Improvement Project. The MRA applied for a grant from the Community Preservation Committee (CPC) to assist with the refurbishment of Roosevelt Park located on Salem St. Ms. Burke attended hearings and discussions at the CPC and also attended a community meeting hosted by Councillor Murphy at the Salemwood School. The estimated cost for this project is \$2.6 million. The CPC formally voted to allocate \$250,000 for design development and has recommended a city bonding scenario for the remainder of the costs excluding the synthetic turf. A private foundation has agreed to fund the synthetic turf.

The design calls for a multi-purpose field which would accommodate the students at the Salemwood School during school hours and the various athletic groups that play girls softball, lacrosse, soccer and football. The improvement plans also call for the establishment of an outdoor classroom for the Salemwood School students and enhancement of the wetlands. The MRA and the City has made a commitment that it will seek pricing for alternative infill mix for the synthetic turf during the bidding process. The Executive Director noted that the City Council needs to approve the proposed bonding package. A vote to authorize the Executive Director to execute an Information Sheet and Grant Agreement with the Malden CPC for the \$250,000 allocation for design was voted under New Business.

The MRA is the applicant for a CPC Grant for improvements to Trafton Park and requested \$45,000 for a feasibility study to look at developing a couple of scenarios for improving this park. An architect would be hired to come up with a couple of proposed designs. A vote to authorize the Executive Director to execute an Information Sheet and Grant Agreement with the Malden CPC for this project was voted under New Business.

The Executive Director and Board reviewed a change order to the Professional Services Agreement for Stantec, 5 Burlington Woods Drive, Burlington. This change order is for additional design services necessary for the Exchange Street Road Improvements Project because of longer than expected discussions with more than 10 property owners from whom the City needed to obtain temporary easements for construction purposes. The additional design fees will be funded by the City. This was voted under New Business.

The Executive Director and Board reviewed the Parking Program Update from operator SP Plus dated May 2019. 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 reviewed with the Board her recommendations for salary adjustments title changes, and revised job descriptions for a few employees. The Executive Director advised the Board that she and the MRA Comptroller looked at comparable positions and salaries in Malden and other local cities and believe these salary adjustments are warranted. The recommendations were contained in a memo dated April 26, 2019. This was voted under New Business.

Under Old Business the Executive Director and Board reviewed a letter sent by the MRA to the Commissioner of the Division of Capital Asset Management and Maintenance (DCAMM) requesting a waiver to undertake emergency shoring of the post-tensioned slab at the Central

Business District (CBD) Garage, 170 Centre St. On April 24, 2019 an emergency waiver was granted for this work thereby allowing an exemption to compliance with G.L. c. 149, § 44A(4) and G.L. c 149, § 44J(6).

The Executive Director and Board reviewed correspondence from civil engineering consultant Stephen O'Neill of Hayner-Swanson, Inc. and structural engineer Sal Capobianco of Simpson Gumpertz & Heger recommending the removal of all delaminated concrete on underside of every landing of all four stair towers at CBD Garage.

The Executive Director and Board reviewed correspondence from Community Development Director Alex Pratt updating them on the Community Gardens project. The project has been awarded \$65,000 in Community Preservation Committee (CPC) funds and \$25,000 in Community Development Block Grant (CDBG) funds.

The Executive Director advised the Board that "J Malden Center" has signed its first two retail tenants to the mixed-use development. The tenants are Landsmith, a locally owned gourmet coffee shop and café and Soul City Yoga, which will offer yoga, sculpting, and barre classes.

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

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

RESOLUTION 19-12

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to complete and execute an Information Sheet and Grant Agreement by and between the Malden Redevelopment Authority and the Malden Community Preservation Commission for the Roosevelt Park Rehabilitation Program in the amount of \$250,000 (Two Hundred Fifty Thousand Dollars and No Cents) for design development.

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

NAYS: None

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

RESOLUTION 19-13

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to complete and execute an Information Sheet and Grant Agreement by and between the Malden Redevelopment Authority and the Malden Community Preservation Commission for the Trafton Park Study in the amount of \$45,000 (Forty Five Thousand Dollars and No Cents).

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

NAYS: Mr. Rotondi

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

RESOLUTION 19-14

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 1 to the Professional Services Agreement with Stantec, 5 Burlington Woods Drive, Burlington, in the amount of Nineteen Thousand Two Hundred Ninety One Dollars and Fourteen Cents (\$19,291.14) for additional design services necessary for the Exchange Street Roadway Improvements Project. This Change Order request will be funded by the City.

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

NAYS: None

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

RESOLUTION 19-15

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors approve the Executive Director's recommendations for salary adjustments and revised job descriptions for certain staff as outlined in a memorandum dated April 26, 2019. Fiscal Year 2020 Cost of Living Adjustments will be provided to all staff when said COLAs are provided to non-unionized City of Malden staff.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:03 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, June 18, 2019 at 5:30 p.m.