

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
NOVEMBER 19, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on November 19, 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, November 19, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

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

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley, seconded by Mr. Spadafora, the minutes of the Regular Meeting of October 15, 2019 were unanimously approved.

The Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development, Office of Davis-Bacon and Labor Standards dated Oct. 10, 2019 regarding an on-site review of the MRA's performance administering Federal Labor Standards which was completed by Mr. Cedric White on September 30, 2019. The monitoring report stated there were no findings or concerns and that the reporting was adequate.

The Executive Director and Board reviewed correspondence from the Law Offices of Barbara Durgin dated Oct. 23, 2019 notifying the Executive Director that Atty. Durgin is resigning from her position as a consulting attorney for the Malden Redevelopment Authority handling closings and other real estate related matters. Atty. Durgin has accepted a full time position with the Secretary of State as a staff attorney for public records. The Executive Director informed the Board she accepted the resignation, thanked Atty. Durgin for her 11-plus years of service to the MRA and wished her well in her new position.

The Executive Director and Board reviewed correspondence from Sharon Cluff dated Oct. 28, 2019 in which Ms. Cluff expressed appreciation for the MRA staff for "superb work" performed to provide heat to her brother's house during the winter and to Senior Accountant Roberta Connolly for her "kindness and professionalism" toward a successful resolution to a loan issue.

The Executive Director and Board reviewed correspondence from Senior Planner & Policy Manager Evan Spetrini updating them on the Malden River Works for Equity and Resilience Concept Plan. The first community meeting was held on Monday, Oct. 21 at the John and Christina Markey Malden Senior Center with over 100 attendees. Break out groups discussed challenges and opportunities pertaining to the MRA-owned DPW site and the Malden River as a whole. Each participant completed a survey which is online at <https://mysticriver.org/maldenriver>. The next community meeting is scheduled for Jan. 30, 2020 at 6:30 p.m. at the Senior Center.

The Executive Director and Board reviewed a proposal for landscape architectural services for the Beebe School Accessible Playground Project submitted by Shadley Associates, P.C., 1730 Massachusetts Ave., Lexington. Shadley Associates will prepare design and construction documents and provide construction phase services for a new accessible playground at the upper level of the Beebe School on Pleasant Street. The contract will be funded with federal Community Development Block Grant dollars. This was voted under New Business. The Executive Director and Board reviewed a proposed revised consolidated budget for Fiscal Year 2020 drafted by the MRA's parking management company SP Plus. This was voted under New Business.

The Executive Director advised the Board she was informed that an amendment to the SP Plus Revenue Collection, Facility Management and Operating Agreement Amendment regarding merchant account services to process credit card transactions was not required as there is language in the contract by and between the MRA and SP Plus which covers this matter.

The Parking Program Update from operator SP Plus dated November 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 and Board reviewed the Scope of Work for an Inclusionary Zoning Financial Feasibility Analysis for the City of Malden. The MRA on behalf of the City is seeking quotes from qualified firms to conduct the analysis. The Executive Director advised the Board that the MRA should contribute \$5,000 to the Inclusionary Feasibility Analysis as the project aligns with the mission of the MRA. Other contributions to this effect include the Malden Housing Authority. This was voted under New Business.

The Executive Director and Board reviewed correspondence from HOME Director James Barnes and Community Development Director Alex Pratt summarizing updates on programs discussed at the National Community Development Association (NCDA) Regional Conference they attended on Oct. 17 and 18 in Springfield.

The Executive Director and Board reviewed a letter from HOME Director James Barnes announcing his retirement effective November 29, 2019. Mr. Barnes has offered to work 14 hours per week to finish up some ongoing HOME projects and to assist with recruitment and training of a successor.

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 updated the Board on the Exchange Street Roadway Improvement Project. MassDOT, which is funding the project, has advertised the resurfacing and related work on a section of Exchange Street. Bids are due on Tuesday, Feb. 11, 2020 at 2:00 P.M.

The Executive Director updated the Board on the Malden Fire Department's training facility which is moving into the former Malden Emergency Center space in the MRA-owned Jackson Street Garage. Chief Finn has advised that the walls and ceilings are done. A contractor will finish the kitchen, install the floors and finish the bathroom. The Fire Department hopes to occupy the space by early January.

The Executive Director distributed a flyer advertising a public information meeting to unveil the design for the Roosevelt Park Improvement Project. The meeting will be held at the Salemwood School, 529 Salem St., on Monday, Nov. 25 from 6:30 – 8:00 p.m. Some of the improvements include a multi-use synthetic turf field, outdoor classroom, basketball shooting areas, site draining improvements, new trees and lawn areas and accessibility upgrades. The park is located behind the school.

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

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

RESOLUTION 19-48

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a proposal from Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington for landscape architectural services in the amount of \$24,245.00 (Twenty Four Thousand Two Hundred Forty Five Dollars and No Cents) for the Beebe School Accessible Playground Project. Said contract to be paid with federal Community Development Block Grant funds.

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

NAYS: None

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

RESOLUTION 19-49

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed revised parking consolidated budget for Fiscal Year 2020 as presented at the November 19, 2019 Board meeting.

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

NAYS: None

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

RESOLUTION 19-50

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The MRA contribute \$5,000 to the Inclusionary Feasibility Analysis to be conducted by an independent consultant on behalf of the City of Malden. Said project will be administered by the MRA.

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

NAYS: None

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

RESOLUTION 19-51

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approve Amendment No. 5 to the MRA Personnel Handbook dated October 21, 2015.

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

NAYS: None

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

RESOLUTION 19-52

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to provide a 2.5% cost of living adjustment, retroactive to July 1, 2019, to staff in accordance with that being given to City of Malden non-union employees.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:02 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, December 17, 2019 at 5:30 p.m.