

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
NOVEMBER 15, 2016

The members of the Malden Redevelopment Authority met in Regular Meeting on November 15, 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, 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 6:00 P.M., on Tuesday, November 15, 2016 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 10th day of November, 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 10th day of November, 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 10th day of November, 2016.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Rotondi, seconded by Mr. Foley, the minutes of the Regular Meeting of October 11, 2016 were unanimously approved.

Under Bills and Communications the Executive Director reviewed with the Board correspondence dated Nov. 2, 2016 from the U.S. Department of Housing and Urban Development Office of Lead Hazard Control and Healthy Homes informing the Director that the MRA grant program has received a green designation meaning the program is meeting its primary benchmarks for the Quarterly Reporting period of July 1 – September 3, 2016.

Under the Report of the Executive Director, the Executive Director advised the Board that the MRA is discontinuing the subsidy program for Pay-As-You-Throw effective Nov. 30, 2016 and that participants would be notified in writing on Oct. 16, 2016.

At the suggestion of Board Member Albert Spadafora, the MRA is reinstating the advertising program in the CBD and Jackson St. garages as a means of identifying new revenues for Capital Improvements needed in the facilities. Letters were sent to business owners who currently have ads/banners hanging in the CBD and Jackson St. Parking Garages to identify if they were interested in continuing advertising using their current ad or redesigning a new one. These advertisements would be renewed on a yearly basis. Additional advertisers will also be sought to augment the current list of participating businesses.

The Executive Director informed the Board that as defined in provisions of M.G.L c. 30B, § 2 of Mass. General Laws, it is necessary for the MRA to appoint a Chief Procurement Officer. The Executive Director recommends that the Board appoint the MRA Comptroller to this position. This was voted on under New Business.

The Executive Director and Board reviewed Change Order No. 1 for the Forestdale Park Improvement Project. The change order has been proposed to repair an underground electrical line and an irrigation head and line not shown on the survey and not identified by Dig Safe. These lines were damaged during the removal of an existing tree. The cost for this Change Order will be paid for from the contractor's contingency. This was voted under New Business.

The Executive Director discussed the Senior Planner/Policy Manager position that was advertised in October. Partial funding for this position is a grant from the Massachusetts Gaming Commission. The planner would work with the Mystic Valley Development Commission and also conduct some "master planning" activities to attract higher and better uses on the lower Commercial Street and Route 99 corridor. Initial interviews took place in November and the Executive Director plans to have follow up conversations with one to two candidates in the near future in the hopes of extending an offer.

The Executive Director shared an article with the Board relative to the opening of the new police station at 800 Eastern Ave. The Executive Director Deborah Burke served on the advisory committee for this construction project.

Under Old Business the Executive Director updated the Board on an outstanding home improvement loan with a homeowner. She met with the homeowner and was able to rewrite the loan and sign a new Promissory Note.

The Executive Director informed the Board that the Agency had delivered its response to the CDBG Monitoring Report, City of Malden on Oct. 20, 2016. She will update the Board when she receives a response from the U.S. Dept. of Housing and Urban Development.

The Executive Director and the Board discussed a letter, authored by the Executive Director and addressed to Atty. Christopher Fallon and Mr. Joseph Cimino regarding an encroachment on their property located at 15 Ferry St. The encroachment occurred during the construction of the adjacent Main Street parking lot several years ago. The correspondence was sent to notify the two owners that the MRA acknowledges the encroachment and would like to resolve the matter. She will update the Board at the next Board meeting as to whether she receives a response.

The Executive Director informed the Board she attended the ribbon-cutting ceremony of the City's new police station on Sat., Oct. 22. There were tours of the new facility. The Director also advised the Board there was a moving ceremony unveiling a new monument in honor of fallen police officers.

The Executive Director advised the Board that Chris Candura, Laz Parking Facilities Manager, submitted a Parking Meter Analysis Report. She suggested the Board read this information and contact her with any questions.

The Executive Director and Board discussed Change Order No. 1 for the Jackson Street Parking Garage Repairs and Waterproofing Project. This Change Order will repair concrete topping and precast concrete double tee beams below the topping on the fourth floor level which are in a state of disrepair. These repairs are recommended by Hayner/Swanson, Inc., 3 Congress St., Nashua, NH and will be performed by Chapman Waterproofing Company, 395 Columbia Road, Boston, MA. This was voted on under New Business.

The Executive Director also advised the Board that she is drafting a lease agreement by and between The Malden Redevelopment and the City of Malden for space located within the CBD Garage. This space is occupied by the City's Public Facilities Director and Administrative Assistant as part of the City's agreement to have the MRA as a tenant at 17 Pleasant St., a temporary location until new City Hall is built. The City Solicitor had requested a copy of the lease via email to the Executive Director.

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 16-62

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Comptroller be appointed the Chief Procurement Officer of the Malden Redevelopment Authority as defined by the provisions of M.G. L. c. 30B, §2.

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

NAYS: None

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

RESOLUTION 16-63

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order #1 for the Forestdale Park Improvement Project in the amount of \$6,000 (Six Thousand Dollars and No Cents). An underground electrical line and an irrigation head and line not shown on the survey or marked by Dig Safe were damaged during the removal of an existing tree. The cost to repair the electrical line is \$2,500. The cost to repair the irrigation head and line is \$3,500. These repairs are recommended by Shadley Associates, 1730 Massachusetts Ave., Lexington, MA and will be paid for from the contractor's contingency.

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

NAYS: None

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

RESOLUTION 16-64

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order #1 for the Jackson Street Parking Garage Repairs and Waterproofing project in the amount of \$85,225.00 (Eighty Five Thousand Two Hundred Twenty Five Dollars and No Cents) to repair concrete topping and precast concrete double tee beams below the topping which are in a state of disrepair. These repairs are recommended by Hayner/Swanson, Inc., 3 Congress St., Nashua, NH 03062 and will be performed by Chapman Waterproofing Company, 395 Columbia Road, P.O. Box 255300, Boston, MA 02125-3005.

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

NAYS: None

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

RESOLUTION 16-65

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order #1 for the Jackson Street Parking Garage Repairs and Waterproofing project in the amount of \$85,225.00 (Eighty Five Thousand Two Hundred Twenty Five Dollars and No Cents) to repair concrete topping and precast concrete double tee beams below the topping which are in a state of disrepair. These repairs are recommended by Hayner/Swanson, Inc., 3 Congress St., Nashua, NH 03062 and will be performed by Chapman Waterproofing Company, 395 Columbia Road, P.O. Box 255300, Boston, MA 02125-3005.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:30 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, December 20, 2016.