

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
OCTOBER 15, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on October 15, 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, and Ms. Amanda Linehan. Mr. Albert Spadafora was absent.

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, October 15, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 10th day of October, 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 10th day of October, 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 10th day of October, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley, seconded by Ms. Linehan, the minutes of the Regular Meeting of September 24, 2019 were unanimously approved.

There was no correspondence.

The Executive Director invited Community Development Director Alex Pratt and Senior Planner & Policy Manager Evan Spetrini to discuss the Mayor's Affordable Housing Strategies PowerPoint Presentation that was prepared and presented to the Malden City Council on Sept. 3, 2019.

The proposed strategies call for the creation of an Affordable Housing Trust Fund (AHTF) Board, the enactment of Inclusionary Zoning, and the establishment of a Security Deposit Pilot Program. When unveiled, the proposed initiatives received overwhelming support from the Malden City Council and members of its Ordinance Committee. The MRA has suggested that the City retain an independent consultant to conduct an Inclusionary Zoning Financial Feasibility Analysis to be sure that Malden's inclusionary zoning policy, if enacted, fits the specific needs of the community and the realities of Malden's housing market.

Mr. Spetrini advised the Board that the "Malden Works for Waterfront Access and Equity" project was awarded the 2019 MIT Norman B. Leventhal City Prize. Malden's project was chosen from a field of 14 proposals for the \$100,000 prize. The project involves the development of a concept design for the Malden DPW site at 356 Commercial St., owned by the MRA, through a community-driven design process involving three public meetings during the fall/winter of 2019. The first public meeting will be held on Monday, October 21, 2019 at 6:30 PM at the Malden Senior Center, 7 Washington St.

Mr. Spetrini also informed the Board that BSC Group was chosen as the qualified bidder in response to a Request for Proposals for a planning study and framework plan for the Broadway (Rte. 99) Corridor, which is funded by a 2018 Massachusetts Gaming Commission Non-Transportation Planning Grant. The study will provide a clear plan to protect important uses along the corridor and will provide recommendations on land use, economic development, and job retention and creation strategies. A public meeting will be held at the Moose Hall, 562 Broadway, on Wednesday, October 23, 2019 from 6:30 p.m. – 8:30 p.m. The MRA is managing the grant and planning process on behalf of the City.

The Executive Director advised the Board that an on-site review of the MRA's performance administering Federal Labor Standards was completed by Mr. Cedric White of the U.S. Dept. of Housing and Urban Development (HUD) on September 30, 2019. A monitoring report is expected soon and will be distributed at the next Board meeting. There were no findings or concerns.

The Executive Director and Board discussed the parking agreement by and between the Malden Redevelopment and Alben, Inc., owner of Pearl St. Restaurant, located at 53 Summer St. The recommendation was made to extend the restaurant's current parking agreement through June 30, 2020. This was voted under New Business.

The Parking Program Update from operator SP Plus dated October 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 a proposal from Shadley Associates, P.C., 1730 Massachusetts Ave., Lexington, for design and construction services for the surfacing improvements to Ferryway (aka Newman Park) Tot Lot. This project will be funded using Community Development Block Grant (CDBG) funds. This was voted under New Business.

The Executive Director and Board reviewed Amendment No. 1 to the Agreement for Services by and between the Malden Redevelopment Authority as Agent and Representative Member of the “North Suburban Consortium” and Metro Housing Boston to amend the agreement dated April 29, 2019 to include additional properties which will be funded using the previously approved total fee for professional services. This was voted under New Business.

The Executive Director provided the Board with a promotional flyer for the Lead Paint Abatement Program promoting free grants to make homes lead safe. Investor owned properties can also qualify for the program as eligibility is based on tenant’s income. The flyer details qualifications needed to receive a free grant.

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 advised the Board that replacing the meters in the Main Street Parking lot with solar-powered pay stations would be the most economical way to begin updating the parking revenue control equipment currently used in the MRA’s off-street parking program. The equipment will be the same as what is already in operation at the City-owned Pleasant St. Parking Lot. The Executive Director is recommending purchasing two (2) MS1 Pay by Plate pay stations from IPS Group, Inc. of San Diego, CA. The company had also provided a quote for single-space meters but it was nearly double the price. This was voted under New Business.

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

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

RESOLUTION 19-44

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to purchase two (2) MS1 Pay by Plate Pay Stations and miscellaneous parts as listed in the proposal in the amount of \$15,948.00 (Fifteen Thousand Nine Hundred Forty Eight Dollars and No Cents) from IPS Group, Inc., 7737 Kenamar Court, San Diego, CA 92121. Said pay stations will be installed in the Main Street Parking Lot, 413 Main St. IPS was selected as preferred vendor for these pay stations under a competitive procurement process conducted by Metropolitan Area Planning Council.

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

NAYS: None

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

RESOLUTION 19-45

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Agreement for Services by and between Malden Redevelopment Authority as Agent for and Representative Member of the "North Suburban Consortium" and Metro Housing Boston, 1411 Tremont Street, Boston to expand the scope of the project to include additional property inspections and re-inspections for HOME-assisted rental units. Each initial inspection will be reimbursed at a cost of \$75.00 per unit and each re-inspection at a cost of \$50.00. Total fee for professional services shall not exceed \$7,000.

AYES: Mr. Foley, Mr. Rotondi, Mr. Williams

NAYS: None

ABSENT: Ms. Linehan

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

RESOLUTION 19-46

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 3 to the parking agreement by and between Alben, Inc., 53 Summer St., Malden, and the Malden Redevelopment Authority dated May 1, 1998 extending the term of the agreement from October 31, 2019 to June 30, 2020. The monthly parking rate will remain at \$900.00 (Nine Hundred Dollars and No Cents). Agreement will become effective November 1, 2019 and expire on June 30, 2020. All other terms of contract remain the same.

AYES: Mr. Foley, Mr. Rotondi, Mr. Williams

NAYS: None

ABSENT: Ms. Linehan

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

RESOLUTION 19-47

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 design and construction phase services in the amount of \$18,535.00 (Eighteen Thousand Five Hundred Thirty Five Dollars and No Cents) for the Ferryway (aka Newman Park) Tot Lot Project. Said content to be paid with federal Community Development Block Grant funds.

AYES: Mr. Foley, Mr. Rotondi, Mr. Williams

NAYS: None

ABSENT: Ms. Linehan

There being no further business, the meeting was adjourned at 6:58 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, November 19, 2019 at 5:30 p.m.