

**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**OCTOBER 16, 2018**

The members of the Malden Redevelopment Authority met in Regular Meeting on October 16, 2018. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Robert Foley, Ms. Amanda Linehan, 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, October 16, 2018 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 12<sup>th</sup> day of October, 2018.

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 12<sup>th</sup> day of October, 2018:

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 12<sup>th</sup> day of October, 2018.

s/ Deborah A. Burke  
Secretary

Upon a motion made by Mr. Foley, seconded by Mr. Williams, the minutes of the Regular Meeting of September 25, 2018 were unanimously approved.

There were no Bills and Communications.

Under Report of the Executive Director, the Executive Director presented the Board with marketing material that was distributed during "A Tour of Urban and Suburban Transformation on the Orange Line" sponsored by the National Urban Land Institute. Attendees toured several transformative development projects taking place along the MBTA Orange Line stops at North Station in Boston, Assembly Row in Somerville and Malden Center. While visiting Malden Center, the group was greeted by Mayor Gary Christenson, Special Assistant to the Mayor Maria Luise and Malden Redevelopment Authority Executive Director Deborah A. Burke, Jefferson Apartment Group (JAG) Vice President Sandi Silk, and Carolyn Zern from Berkeley Investments. JAG and Berkeley are investing more than \$250 million in the transformation of Malden Center. JAG is building a mixed use development on the former site of the Malden City Hall and Police Station, while Berkeley is hoping to redevelop the former bank operations building at 200 Exchange Street into a "new economy" business center.

The City officials and private developers spoke about the need for public/private partnerships to realize prudent redevelopment and about the willingness to dig in and embrace new ideas to achieve goals and visions. A walking tour of downtown Malden pointed out new development, the downtown's collection of diverse restaurants, and unique businesses such as Boda Borg.

The Executive Director informed the Board that Mass Department of Transportation (MDOT) will be holding a public hearing on Thursday, Oct. 25, 2018 at 7:00 p.m. at the John & Christina Markey Malden Senior Community Center, 7 Washington St. The purpose of the hearing is to provide the public with the opportunity to become fully acquainted with the roadway and safety enhancements planned for the Exchange St. corridor. The state is funding the construction costs for this project, while a grant from the Mass. Gaming Commission is subsidizing the design costs.

The Executive Director and Board reviewed a recommendation from Shadley Associates, 1730 Massachusetts Ave., Lexington regarding the Coytemore Lea Park, Forestdale Park and Maplewood Park Improvements Project. Shadley Associates recommended that the MRA accept the bid from Sciaba Construction Corp. for Base Bid and Add Alternates #1-3. This was voted under New Business. These park improvements consisting of decorative lights at Coytemore Lea Park; netting and interactive play panels at Forestdale Park; and refurbished batting cages at Maplewood Park are being funded in full with federal Community Development Block Grant dollars administered by the MRA.

The Executive Director provided each member of the Board with a copy of the Laz Parking Monthly Update for July and August 2018.

The Executive Director advised the Board that Community Development Director Nicolas Pernice resigned as of Oct. 19, 2018. She informed the Board that an advertisement for the vacant position has been placed in many CD-related publications and on the City of Malden and MRA websites.

The Executive Director advised the Board that she has met with representatives of SP Plus Corp. which has been designated the new parking operator for the MRA's off-street parking program following a comprehensive Request for Proposals process. The MRA and the new operator are negotiating the contract.

The Executive Director and Board reviewed correspondence addressed to the Malden Board of Assessors from Lark Jurev Palermo, President & CEO of Habitat for Humanity. Habitat for Humanity, which purchased parcels at 964 and 968 Main St. from the MRA, is requesting an extension to the variances granted to the MRA by the Board of Appeal at its October 18, 2017 meeting. This request would extend the variances to April 18, 2019. Habitat plans to construct two single-family homes on these parcels. It also plans to purchase the parcel at 974-1000 Main St. from the MRA by or before end of year to construct a six-unit townhouse development. Habitat was selected following a public Invitation to Bid process.

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

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

**RESOLUTION 18-52**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with Sciaba Construction Corporation, 1801 Main Street, Walpole, MA 02081, for the Base Bid and Add Alternates #1-3 in the amount of \$219,800.00 (Two Hundred Nineteen Thousand Eight Hundred Dollars and No Cents) for the Coytemore Lea Park, Forestdale Park & Maplewood Park Improvements Project. This authorization is conditioned on the contractor registering in System for Award Management (SAM.gov) prior to the execution of a contract.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:32 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, November 20, 2018 at 5:30 p.m.