

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
OCTOBER 17, 2017

The members of the Malden Redevelopment Authority met in Regular Meeting on October 17, 2017. 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, 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 17, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 13th day of October, 2017.

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 13th day of October, 2017:

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 13th day of October, 2017.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley, seconded by Mr. Spadafora, the minutes of the Regular Meeting of September 19, 2017 were unanimously approved.

There were no Bills and Communications.

Under Report of the Executive Director, the Executive Director and Board reviewed a memorandum from Community Development Director Nick Pernice updating them on the status of three park projects to be funded with FY 2017/2018 CDBG funds. Pearl Street Park is receiving approximately \$55,000 to replace the existing asphalt pavement at the park entrance, add drywells, landscaping and add a removable bollard at the park entrance; Callahan Park is receiving approximately \$69,000 to install two new dugouts and will reset the existing player's benches; and Anderson Field will receive approximately \$103,000 and will have new player's benches and a 6' chain link fence between the dugouts and fields installed, a set of bleachers and accessible pathways will be added.

The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for month of August 2017.

The Executive Director and Board reviewed a change to the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated October 17, 2017 which adds HOME Director James Barnes to Section a), b), f), and g). Senior Planner Kevin Hunter was added to Section d) River's Edge Project as a person who can recommend and approve River's Edge Project invoices. This was voted on under New Business.

The Executive Director and Board reviewed a memorandum from Rehabilitation Specialist Shawn Rivers updating them on 2017 National Lead Poisoning Prevention Week which will be held October 22 to October 28, 2017. The MRA will be distributing flyers to properties that are located within the Lead-Based Paint Hazard Control Grant's target areas. The MRA will also be displaying a Lead Safe Malden display board at 110 Pleasant St. The display will advertise the program to visitors to the Board of Health, Building Dept. and Treasurer's office along with other City departments located in the building.

The Executive Director advised the Board that the MRA signed a contract with Stantec to complete a survey, road safety audit and 25% design process for the design of the Exchange Street Improvements Project aimed at improving access and safety for pedestrians, cyclists, and motor vehicles. This design work will be funded using the State Gaming Commission's Transportation Planning Grant.

The Executive Director advised the Board that she, Comptroller Karen Bushee and Rehabilitation Specialists Shawn Rivers and Wayne Martineau participated in a debrief call with HUD Office of Healthy Homes Staff regarding the MRA's application for new Lead-Based Paint Hazard Control (LBPHC) Grant. The MRA requested the debriefing to learn about how Malden's application scored against the competition and to receive advice on improving applications for future funding rounds.

The Executive Director and Board reviewed a memorandum regarding the 2017 New Grantee Orientation that was held in Washington, DC on September 20 to September 22, 2017. Karen Bushee and Shawn Rivers attended the mandatory conference and updated the Director on new and revised policies for the federal Lead-Based Paint Hazard Control Program.

The Executive Director shared several news articles with the Board pertaining to the Commercial Street Corridor Study Public meeting which was held on Monday, October 16, 2017 at Anthony's of Malden. The City and MRA encouraged the public to attend the meeting to learn about possible strategies for re-tooling the Commercial Street corridor through attraction and retention of business.

Under Old Business the Executive Director updated the Board on the 964-968 and 974-1000 Main Street properties, owned by the MRA. The Executive Director attended the Wednesday, October 11 Planning Board Public Hearing requesting to amend the special permit granted in Case #15-18 and specifically, to amend the conditions to allow for modification and refinement of plans and to extend the expiration date. The Planning Board voted to extend the special permit for two (2) years and allow minor plan modifications.

The Executive Director and Board discussed the cardholder report for parking cards given to the Jackson Suite/Malden Emergency Center that allowed volunteers to park at no cost in the Jackson St. Parking Garage. The Board requested the Executive Director contact Mr. Kevin Tully and request information regarding the number of volunteers working at the Emergency Center and a list of hours they work to determine how and if card keys will be assigned in the future. The analysis will be presented and discussed at the next Board meeting.

The Executive Director also shared photos of the build-out of the City's new Parking Department which will be located in the former Jackson Suite space previously occupied by the Malden Emergency Center. Work is progressing and carpet squares will be installed this soon. The tenant is outfitting the space.

The Executive Director and Board reviewed a memorandum from Steve O'Neill of Hayner/Swanson, Inc. regarding the status of punch list items for Howard Park. A deficient colored/stamped concrete panel in the walkway has been stripped and resealed. Once accepted by the City, this item can be closed. The contractor has also completed general cleanup and landscape of the site. Once accepted by the City, this item can be closed. The remaining punch list item is the "spider" cracking of the colored coating system throughout the tennis courts. The contractor and subcontractor have agreed to strip and re-surface one of the courts with a different coating system. If no cracking has re-occurred and no other issues are evident, the remaining courts will be re-surfaced.

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

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

RESOLUTION 17-43

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute the changes in the
“Persons Authorized to Recommend and/or Approve Invoices” memorandum dated
October 17, 2017.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:53 p.m. The next regularly
scheduled Board Meeting will be held on Tuesday, November 21, 2017 at 6:00 p.m.