

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
SEPTEMBER 27, 2016

The members of the Malden Redevelopment Authority met in Regular Meeting on September 27, 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 5:30 P.M., on Tuesday, September 27, 2016 to be held at the Malden Redevelopment Authority, 176 Pearl Street, Malden, Massachusetts.

Dated this 22nd day of September, 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 22nd day of September, 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 22nd day of September, 2016.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley, seconded by Mr. Spadafora, the minutes of the Regular Meeting of August 23, 2016 were unanimously approved.

Atty. Christopher Fallon and Mr. Joe Cimino, owners of property at 15 Ferry St., appeared before the Board requesting permission to address the Board about an encroachment in the abutting Main Street Parking Lot, operated by Laz Parking on behalf of the Malden Redevelopment Authority.

Mr. Foley made a motion requesting that Mr. Fallon and Mr. Cimino be allowed to address the Board; seconded by Mr. Spadafora, all members voted in favor. Four of the five Board members (all but Chairman Linehan) disclosed publicly that they had either a personal or business relationship with Atty. Fallon. However, all said that those relationships would not impair their judgment in acting on behalf of the MRA.

The Main Street parking lot was built in approximately 1999. The Executive Director was made aware of the encroachment by Mr. Fallon approximately a year to a year and one-half ago and has been working to come up with ways to remove it. The encroachment is 163 sq. ft. The Board asked the MRA's consultant engineer to develop a concept to address the encroachment issue.

Under Bills and Communications, the Executive Director provided the Board with the written monitoring report from U.S. Department of Housing and Urban Development (HUD) covering program year 2013-2014. The report was transmitted to the MRA on Sept. 21. The MRA has 30 days upon receipt of this correspondence to respond to HUD.

The Executive Director advised the Board that the relocation of MRA offices to 17 Pleasant Street went smoothly and staff are settling into the new space. The Mayor's office will be moving to 17 Pleasant St. on Sept. 29 and will have a conference room available for use by the MRA and other city departments in the building. The Executive Director is also working with Chris Candura, Laz Parking, on providing parking for MRA and City employees. The MRA is providing parking in exchange for paying rent to the City for the 17 Pleasant St. space.

The Executive Director advised the Board that there will be a ribbon cutting and open house at the new police station in late October.

The Executive Director and Board reviewed promotional materials and conceptual drawings for 200 Exchange St. (the former Bank of America Operations Center). The Executive Director met with the new owners and was advised they plan to have a shovel in ground for the renovation work by July 2017. They will be making renovations to the current building which will have office space, a 60,000 sq. ft. data center and 15,000 sq. ft. of retail space which will be open to the public. The new owner is Berkeley Investments.

The Executive Director discussed the 2016 Community Mitigation Reserve Fund Grant that was awarded to the Malden Redevelopment Authority. The Community Mitigation Fund Reserve would help fund a portion of the salary for a senior planner, for a comprehensive marketing program to support Malden businesses and a citizen's engagement program to promote employment opportunities for Malden citizens, over a three-year period.

The Executive Director and Board discussed correspondence from Shadley Associates, P.C. recommending Sunshine Paving, 89 Meadowbrook Road, North Chelmsford as low bidder for the Coytemore Lea/Forestdale Park Improvements Projects. The project at Coytemore Lea Park will continue an ADA-approved path from Mountain Avenue to the ADA-compliant all-inclusive playground. The project at Forestdale Park, which hosts the Challenger League, will install ADA pathways to new dugouts and benches.

The Executive Director discussed the Open Space and Recreation Plan. The City's current Open Space Plan expires on September 30. The City must have an Open Space Plan to qualify for certain state grants. The MRA has been requested to prepare a Request For Proposals for a new plan on behalf of the City. The Plan includes an inventory of open space, assets and amenities at the open space and goals for creating and/or improving additional open space.

The Executive Director advised the Board she and other MRA staff recently had a debriefing call with HUD Healthy Homes officials regarding the rejection of the MRA's application for a 2016 Lead Based Paint Hazard Control Grant. They were advised that it was a "very competitive" grant round. HUD had \$46 million to award, but received requests totaling \$96 million. There were 46 applicants and 23 awards were made. The two HUD officials on the call said the MRA submitted a well written application.

The Executive Director informed the Board that she attended a meeting of the Fellsmere Housing Group, proposed developers of the former Malden Hospital site, at the 100 Hospital Road on Thursday, Sept. 22 at 6:00 p.m. The development group presented a revised development plan that incorporates many comments that they've received including reducing density, compressing the footprint, adding home ownership opportunities and donating additional park space to the City.

The Executive Director advised the Board that Howard Park still has some punch list items to be completed. Security cameras have been installed, landscaping is nearing completion except for trees that can't be planted until spring, and repairs are in progress on a deficient walkway panel of colored and stamped concrete.

Marc Lutwack, Principal/Executive Vice President, and Chris Candura, Malden Parking Manager, for Laz Parking, consultants to the MRA, appeared before the Board at its request to discuss recent newspaper accounts concerning alleged thefts at some of the MBTA owned parking facilities that Laz manages. Mr. Lutwack explained that Laz and the MBTA were victimized by employee theft at two, or possibly three, MBTA locations. The locations, he said, are among a relatively small group of lots that remain "cigar box" style, gate-less, with no modern access or revenue controls. Discrepancies were reported in early March 2016 and Laz terminated two employees. He said that Laz is cooperating with the MBTA which is conducting its own audit and investigation. He also advised that the matter is under investigation with the Attorney General. He advised that the MBTA will be made whole through Laz's insurance.

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 16-58

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with Sunshine Paving Corp., 89 Meadowbrook Road, N. Chelmsford, MA 01863 for the Forestdale Park and Coytemore Lea Park Improvements Projects for a total Base Bid plus Add Alternate #1 amount of \$106,000 (One Hundred and Six Thousand Dollars and No Cents). Execution of this contract is conditioned on Sunshine Paving being successfully vetted, including not being disbarred from federal contracts.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:40 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, October 11, 2016.