

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 20, 2016

The members of the Malden Redevelopment Authority met in Regular Meeting on December 20, 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, December 20, 2016 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 16^h day of December, 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 16th day of December, 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 16th day of December, 2016.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Foley, the minutes of the Regular Meeting of November 15, 2016 were unanimously approved.

Under Bills and Communications the Executive Director reviewed with the Board correspondence dated Nov. 16 from Judy Sadacca, Physician Outreach and Community Relations Manager for Hallmark Health System, thanking the staff of the MRA for making a donation to Hallmark Health's Comprehensive Breast Care Center. Some staff dressed in pink during National Breast Cancer Awareness month and made a donation to this worthy cause.

Under the Report of the Executive Director, Deborah Burke provided an update to the Board of Directors on various economic development discussions and initiatives within the City. These included a progress report on the redevelopment of the former McFadden Manor nursing home at 341 Forest St. into a privately owned assisted living facility which is targeted for completion no later than November 2017 and a progress report on plans by Jefferson Apartment Group to convert the former City Hall, Police Station and First Church in Malden, Congregational sites at 184 to 200 Pleasant St. into a mixed use development that will include apartments, retail space and an office condominium for Malden City Hall. The Executive Director also updated the Board on the Baseball Field of Dreams' efforts to redevelop a brownfield site at 100 Commercial St. into a baseball stadium. The Executive Director provided each member of the Board with copies of the remarks by Mayor Gary Christenson given to members of the Malden City Council at their meeting held on Tuesday, Dec. 13, 2016. Minor League Baseball has given the developer permission to explore having an affiliated team in Malden.

At the Executive Director's recommendation, the Board approved a resolution under New Business that would allow the Central Business District (CBD) Garage at 170 Centre St. to be substituted as collateral on a HUD Section 108 loan granted to the City of Malden on Jan. 3, 2000. Said loan was originally in the amount of \$3 million and was used to finance the demolition of the former Lincoln Junior High School and for the construction of Lincoln Commons, a passive/active recreational park in the City. The remaining balance on the loan (both principal and interest) is approximately \$171,757.

The Executive Director recommended and the five-member Board of Directors unanimously approved the granting of a 2% cost-of-living raise to all current MRA employees retroactive to July 1, 2016. Funding for this was included in the MRA operating budget approved by the Board for the period July 1, 2016 through June 30, 2017. The City of Malden recently provided the same cost-of-living raise to its non-union employees.

The Executive Director shared various newspaper articles with the Board on various economic development projects.

Under Old Business the Executive Director updated the Board on the status of resolving the encroachment of the Main St. Parking Lot onto property owned by Atty. Christopher Fallon and Mr. Joseph Cimino. The private abutters have agreed to a scope of work which will resolve the issue. The Executive Director will update the Board as progress continues. The agreed-upon scope of work was voted under New Business.

The Executive Director updated the Board on the Forestdale Park and Coytemore Lea Park Improvements Projects being funded with federal Community Development Block Grant funds. An asphalt patch in the street at the curb cut, an asphalt pathway and two benches have been installed at Coytemore Lea Park located on Mountain Avenue. At Forestdale Park, panels have been replaced that were damaged by vandalism and benches were installed. Dugouts will be installed in the spring.

The Executive Director advised the Board that 90 City of Malden employees have received monthly card keys to park for free in one of three garages (Central Business District, Jackson Street Parking Garage and Dartmouth Towers) owned by MRA and operated by Laz Parking in its behalf. This free parking arrangement, approved by the Board of Directors several months ago, was in exchange for the MRA occupying temporary office space at 17 Pleasant Street at no charge. The MRA main office moved into the temporary space in mid-September 2016.

The Executive Director also advised the Board that a leak that went undetected for some time in a pipe under the CBD Garage has been repaired. The most recent water bill, as a result, was more than one-half the cost of the previous one. Questions about the high water bills had been raised by Board Member Albert Spadafora.

The Executive Director advised the Board that the designated redeveloper of property that the MRA owns at 964-968 and 974-1000 Main Street, who was due to close on the transaction on Monday, November 14, has asked via a written proposal to modify the agreement. Rather than follow through with the purchase of the two parcels "as is" the designated developer, secured through a competitive Request For Proposal process, is now proposing an arrangement whereby under a construction loan scenario he would build out a portion of the site and upon sale of the residential properties would remit to the Agency payment in full for the bid he submitted in response to the RFP.

Under New Business, the Board voted unanimously to reject the developer's modified proposal because it was not consistent with the terms and conditions set forth in the Request for Proposals. The Board instructed the Executive Director to readvertise the parcels for sale. The MRA acquired these parcels under the former Mayor's Housing Task Force several years ago. The Agency has both special permits and variances to support a residential reuse of the parcels for two single-family homes and a 6-unit townhouse.

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 16-66

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
a 2 percent cost of living increase equal to that recently given to City of Malden non-union employees will be issued to all current MRA employees retroactive to July 1, 2016.

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

NAYS: None

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

RESOLUTION 16-67

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to proceed with the items detailed in a letter to Christopher G. Fallon, Esq. and Mr. Joseph Cimino dated November 17, 2016 to resolve the encroachment of MRA owned property at 413-415 Main St. on to land owned by Atty. Fallon and Mr. Cimino at 15 Ferry Street. These costs will be completed at the MRA's sole cost and are listed below:

1. Removal of the triangular landscape area including removal the granite curb within the Encroachment Area and resetting it along the actual property line;
2. Removal of the 4' chain link fence within the Encroachment Area and installing a new 4' chain link fence along the property line;
3. Patching the Encroachment Area on the Ferry Street lot with bituminous concrete pavement and planting and mulching the portion of the landscape area to remain on MRA property;
4. Straightening and making repairs, including new fabric and pipe rails and hardware as required, to the 4' chain link fence between the properties from Ferry Street to the landscape area (approx. 100');
5. Replacement of approximately 60' of 8' chain link fence between 15 Ferry Street and the abutters to the north at 1 Salem Street and 427-429 Main Street; and
6. The Ferry Street Realty Trust would grant an easement to the MRA consistent with all statutory and legal requirements and procedures to allow the chain link fence and light pole to remain at their current location in the Encroachment Area (all necessary legal review and documents to be prepared and paid for by the MRA).

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

NAYS: None

ABSTAINED: Mr. Foley, Mr. Spadafora

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

RESOLUTION 16-68

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The following be nominated for office to be effective at the Annual Meeting of January 17, 2017.

Robert D. Rotondi	Chairman
Albert N. Spadafora	Vice Chairman
Michael Williams	Treasurer
Robert K. Foley	Assistant Treasurer
Amanda M. Linehan	Assistant Secretary

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

NAYS: None

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

RESOLUTION 16-69

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Robert D. Rotondi be and is hereby instructed to cast one ballot for the election of Officers nominated.

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

NAYS: None

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

RESOLUTION 16-70

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

WHEREAS, the City of Malden (the "City") has received a \$3,000,000 loan (No. B-98-MC-25-0016) (the "Loan") pursuant to the Section 108 Loan Guarantee Program of the U.S. Department of Housing and Urban Development ("HUD"); and WHEREAS, the proceeds of the Loan have been used to finance the demolition of the Lincoln School and the construction of a park with active recreation items (the "Park"); and

WHEREAS, the Mayor of the City has executed and delivered a Contract for Loan Guarantee Assistance between the City and the U.S. Secretary of Housing and Urban Development (the "Contract") with respect to the Loan to the City pursuant to HUD's Section 108 Loan Guarantee Program and one or more promissory notes evidencing the City's obligation to repay said Loan; and

WHEREAS, the Contract provided that the City was to provide a first mortgage on the land constituting the Park to secure the Loan; and

WHEREAS, the sale, lease, or mortgage of municipally-owned park land without the approval of the Massachusetts Legislature is prohibited under Massachusetts law; and

WHEREAS, the Malden Redevelopment Authority has offered to provide HUD with a mortgage on the Authority's Central Business District garage located at 170 Centre Street (the "CBD Garage aka 40-66 Exchange St. and 21-25 Middlesex St.") as a substitute for the Park as collateral for the Loan;

NOW THEREFORE, it is voted that:

The Executive Director of the Authority be and hereby is authorized on behalf of the Authority to execute and deliver to HUD a mortgage on the CBD Garage and one or more agreements, certificates, instruments, contracts and receipts, and any and all other documents and to take such other action as may be necessary or appropriate to effectuate the transactions contemplated by this vote.

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

NAYS: None

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

RESOLUTION 16-71

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to reject the offer from JPM 99 LLC, 30 Emerald St., Medford, MA 02155 to purchase 964-968 and 974-1000 Main St. and to reissue a Request For Proposals for the sale of the land.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:35 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, January 17, 2017.