

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 18, 2018

The members of the Malden Redevelopment Authority met in Regular Meeting on December 18, 2018. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Albert Spadafora, Mr. Michael Williams, Mr. Robert Rotondi, Ms. Amanda Linehan, and Mr. Robert Foley.

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, December 18, 2018 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 14th day of December, 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 14th day of December, 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 14th day of December, 2018.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Williams, seconded by Ms. Linehan, the minutes of the Regular Meeting of November 20, 2018 were unanimously approved.

There were no Bills and Communications.

Under Report of the Executive Director the Board was informed that a Revenue Collection, Facility Management and Operating Agreement has been signed with SP Plus Corporation. The agreement is a fixed rate three (3) year contract with the Authority's option to extend the terms for up to two (2) additional three (3) year terms . The Executive Director advised the Board that many former Laz Parking employees have been hired by SP Plus, which took over the management contract on Dec. 15, 2018.

A team of eight people from SP Plus worked over the weekend to update software systems, change signage and perform various ordinary maintenance tasks. Verifone equipment has been installed in the garages to deal with credit card transactions.

The Executive Director informed the Board of Directors she has invited the SP Plus management team to the January 15, 2019 MRA Board of Directors meeting to update the Board on its work to date in the Malden Redevelopment Authority's off-street parking program.

The Executive Director updated the Board on the 964 and 968 and 974-1000 Main St. project. Habitat for Humanity requested that the closing date for the six-unit townhouse development at 974-1000 Main St. be extended to early June, 2019. Habitat for Humanity plans to begin construction of the two single-family houses located at 964 and 968 Main St. in the spring 2019. Habitat for Humanity will assume the maintenance including shoveling of sidewalks around the Main St. properties as of Jan. 1, 2019.

The Executive Director advised the Board that she assisted in submitting an application designating two low to moderate income Census Tracts of the City as Opportunity Zones. Both areas have been approved as Opportunity Zones which allow investors to defer capital gains taxes under the new federal tax code. This is another economic development tool available to the City to attract new private investment.

The Executive Director and Board reviewed an invoice from one of its legal consultants, dated Dec. 13, 2018. The invoice, because it billed for legal work performed two years prior to the submission date, needed Board approval to pay because it would need to be charged to another funding source. The Executive Director acknowledged that the attorney did perform the work in a satisfactory fashion. The Board unanimously agreed that the outstanding invoice should be paid from unrestricted funds, not governed by federal regulations.

The Executive Director shared correspondence with the Board from Mr. Ed Cameron, Chief Executive Officer of Housing Families, thanking MRA staff for their continued support and contributions to the Housing Families' Wonderland Boutique. The MRA staff has generously donated toys, clothing, blankets, and gift cards to this annual fundraiser.

The Executive Director also distributed to the Board various news articles that mentioned projects or activities carried out by the MRA staff and its Board.

The Executive Director also distributed to the Board various news articles that mentioned projects or activities carried out by the MRA staff and its Board.
There were no items discussed under Old Business.

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

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

RESOLUTION 18-55

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The following be nominated for office to be effective at the Annual Meeting of January 15, 2018.

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

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

NAYS: None

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

RESOLUTION 18-56

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Michael Williams be and is hereby instructed to cast one ballot for the election of Officers nominated.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:33 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, January 15, 2019 at 5:30 p.m.