

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
FEBRUARY 18, 2020

The members of the Malden Redevelopment Authority met in Regular Meeting on February 18, 2020. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Foley, Mr. Robert Rotondi, Mr. Michael Williams and Mr. Albert Spadafora.

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, February 18, 2020 to be held at Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 13th day of February, 2020.

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 February, 2020:

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 February, 2020.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Williams, seconded by Mr. Spadafora, the minutes of the Regular Meeting of January 21, 2020 were unanimously approved.

There were no bills and communications.

The Executive Director distributed to the Board copies of the “Condition Assessment of the CBD Garage, 170 Centre St.” prepared by the engineering firm of Simpson Gumpertz & Heger as a subconsultant to Hayner/Swanson Inc. The objectives of the condition assessment was to determine the current condition of the parking garage structure, including adjacent structures and garage components such as stair towers, pedestrian bridge, and façade structural elements and to identify and evaluate options for remedial work to extend its useful life. The report provides cost estimates for a repair sequence and prioritization schedule for the remedial work over a five-year period. The six-level parking structure was built in the early 1980s. The Executive Director informed the Board if they have any questions regarding the assessment report they should contact her and she will obtain additional information from the engineers.

The Parking Program Update from operator SP Plus dated February 2020 was distributed to the Board members. The Executive Director informed the Board if they have any questions regarding the report they should contact her and she will obtain additional information.

The Executive Director and Board reviewed correspondence from Executive Assistant Sherrill Hachey summarizing a request from Magic Wand Productions, Inc. to provide parking for approximately 300 vehicles on Feb. 6, 7 and 8 during a movie shoot in Malden. The production company filmed in the Carabetta-owned section of the Malden Gardens Garage on Dartmouth Street and also filmed a scene at the exit located on the MRA-leased section of the same garage. Magic Wand Productions, Inc. paid for parking and salary of SP Plus staff who worked during the hours requested by the production company.

The Executive Director advised the Board that the Office of Lead Hazard Control and Healthy Homes will be monitoring the MRA-managed Lead Paint Abatement Program sometime in August.

The Executive Director and Board reviewed materials promoting the Lead Paint Abatement Program. They reviewed a flyer that was inserted in this month’s City of Malden’s water bills promoting the program’s ability to offer free grants. This flyer is also being translated into Spanish, Portuguese, Haitian Creole, Chinese, Vietnamese, and Arabic and will be distributed to Malden’s Early Learning Center and ParentChild+. The MRA’s website contains articles about the availability of free training in lead safety practices for local residents and employers and it also has information about employment opportunities for qualified construction contractor firms interested in providing lead paint abatement services.

The Executive Director informed the Board that bids were opened for the Exchange Street Improvement Project. Three (3) firms bid for this MassDOT Complete Streets Project and are being vetted by MassDOT. The Exchange Street Improvement Project will enhance the streetscape with new landscaping, street lighting, paving and ADA compliant sidewalks and ramps. Construction should start late spring/summer 2020.

The Executive Director and Board discussed upgrading computer hardware and software to coincide with the MRA's move to 215 Pleasant St. Most of the computers currently used by staff have Office 7 as an operating system which is no longer supported by Microsoft. All computers will be upgraded to Office 10. A new server and monitors will also be purchased. This was voted under New Business.

The Executive Director and Board reviewed an agreement from Valley Communications, 20 1st Avenue, Chicopee for the purchase of fourteen (14) voice over internet protocol (VOIP) phones which will offer advanced features to the MRA's existing outdated system. This system will be installed in the MRA's new office in City Hall at 215 Pleasant St. This was voted under New Business.

The Executive Director also distributed to the Board various news articles that mentioned projects or activities carried out by the MRA staff including articles about the MRA, on behalf of the North Suburban Consortium (NSC), spearheading the process of developing a Five-Year Consolidated Plan and the 2020 Annual Action Plan; The Community Development Block Grant (CDBG) Program application process; and an article about the \$400,000 state grant for Trafton Park.

Under Old Business, the Executive Director and Board reviewed correspondence from Community Development Director Alex Pratt updating them on the Ferryway School Tot Lot Project. Four (4) bids were received and the MRA's architectural consultant Shadley Associates is recommending the MRA enter into a contract with Belko Landscaping, LLC, 242 Lawrence Road, Salem, NH once it provides proof of active registration in the "System for Award Management" (SAM) federal database. This project will be funded using federal Community Development Block Grant Funds. This was voted under New Business.

Mr. Pratt's correspondence also updated the Executive Director and Board on the Beebe School Tot Lot Project which includes construction of a new accessible playground consisting of a new play structure, poured-in-place rubber safety surfacing, concrete curbing, drainage strip, and lawn repair. Bids are due Wednesday, February 26 at 2:00 p.m. for this project.

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. Williams, the following resolution was adopted:

RESOLUTION 20-03

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to purchase new hardware and software computer equipment for the Malden Redevelopment Authority staff through **COMMBUYS**, the official procurement record system for the Commonwealth of Massachusetts. Said cost not to exceed \$ 25,000.00 (Twenty Five Thousand Dollars and No Cents).

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

NAYS: None

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

RESOLUTION 20-04

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an agreement with Valley Communications, 20 1st Avenue, Chicopee, MA 01020, for the purchase of 14 (fourteen) VOIP phones for a proposed price of \$14,294.60 (Fourteen Thousand Two Hundred Ninety Four Dollars and Sixty Cents) and to enter into a lease agreement with NEC Financial Services, 250 Pehle Avenue, Suite 203, Saddle Brook, NJ 07663, to finance said phones.

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

NAYS: None

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

RESOLUTION 20-05

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with Belko Landscaping, LLC, 242 Lawrence Road, Salem, NH 03079 in the amount of \$64,830.00 (Sixty Four Thousand Eight Hundred Thirty Dollars and No Cents) for the Ferryway Park Improvement Project which includes resurfacing the existing tot lot, adding a play panel (Add Alternate 1) and adding two park benches (Add Alternate 2 & 3) provided that the contractor can show proof of active registration in the "System for Award Management" (SAM) federal database. The project will be funded using Community Development Block Grant Funds.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:02 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, March 17, 2020 at 5:30 p.m.