

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
FEBRUARY 19, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on February 19, 2019. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Rotondi, Mr. Albert Spadafora, and Ms. Amanda Linehan. Mr. Robert Foley was absent.

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 19, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 14th day of February 2019.

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 February, 2019:

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 February, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Rotondi, the minutes of the Regular Meeting of January 15, 2019 were unanimously approved.

There was no correspondence under Bills and Communications.

Under the Report of the Executive Director, Deborah Burke discussed a memorandum dated Jan. 30, 2019 from the Metropolitan Area Planning Council (MAPC) which at the request of the City conducted a General Land Area Minimum (GLAM), also known as a "1.5%" calculation, per M.G.L.c. 40B. The "GLAM Test" is one of the Safe Harbor tests provided for under M.G.L., Chapter 40B. MAPC calculated the percentage of land in Malden occupied by Subsidized Housing Inventory (SHI) Eligible Housing. According to this analysis, SHI Eligible Housing occupies 63.5% acres of land in Malden, while Total Land Area amounts to 2,029 acres, yielding a final ratio of 3.13%, which greatly exceeds the 1.5% minimum. A GLAM percentage above 1.5% indicates that the City can invoke Safe Harbor in response to a Comprehensive Permit Application pursuant to M.G.L.c. 40B.

The Executive Director advised the Board that the MRA is working with Stantec, an engineering firm, on the design of a "complete streets" improvement project for Exchange Street between Abbott Street and Main Street. MassDOT is aiming to advertise the project for bids in June 2019. MassDOT requests owners of properties impacted by the construction to sign a Certificate of Donation or Right of Entry to allow construction workers to stand on their property during construction. In other words, MDOT requires temporary easements to be executed with these owners. Deborah Burke and Stantec Engineering Consultant Rick Azzalina have been meeting with the property owners to get the temporary easements executed. MRA-owned properties located at 7 Jackson St. (Jackson St. Garage) and 170 Centre St. (CBD Garage) will be impacted. A resolution authorizing the Executive Director to execute the two Certificate of Donations was voted under New Business.

The Executive Director advised the Board that bids were opened last week for the FitzGerald Park Project. FitzGerald Park is a small pocket park in front of the CBD Garage on Exchange Street. Proposed Phase I improvements will include installation of a 15' side strip of synthetic turf along the face of the newly installed mural that depicts work of Malden born artist Ed Emberly. Children's play elements and seating for both children and adults will be installed within the turf area along with a children's table. The existing benches will be relocated and refurbished. Shadley Associates is vetting the bids. The Executive Director sought Board permission to execute a contract with the lowest qualified bidder. This was voted under New Business.

The Executive Director advised the Board that she responded to a Public Records Request submitted on Jan. 21, 2019 regarding the appraisal of the 100 Hospital Road site.

The Executive Director and Board reviewed a memorandum from Executive Administrative Assistant Sherrill Hachey regarding the hiring of an Administrative Assistant to fill a vacant position due to a resignation. Ms. Yira Arencibia has been hired effective Tues., Feb. 19, 2019.

The Executive Director advised the board that she has hired Mr. Evan Spetrini for the vacant position of Senior Planner and Policy Manager. Mr. Spetrini has been hired effective Tues., Feb. 19, 2019. A resolution was passed under New Business ratifying this hiring decision.

The Executive Director and Board reviewed a change to the “Persons Authorized to Recommend and/or Approve Invoices” memorandum dated February 19, 2019. As part of the Agency’s financial controls, two (2) signatures are required on all invoices to be paid. The revisions are due to changes in personnel. This was voted on under New Business.

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

Under Old Business the Executive Director updated the Board on the Habitat for Humanity of Greater Boston property located at 964 & 968 Main St., previously owned by the MRA. Deborah Burke recently met with Habitat for Humanity President & CEO Lark Palermo who informed her that they have received their building permits for the two single family homes and hopes to get the project started in March. People who are selected for housing have to put in sweat equity hours either on site or in a Habitat retail store and attend ten classes on home buying. Habitat will be rolling out an informational advertising campaign soon which will include public meetings in various Malden locations.

The Executive Director advised the Board about various tasks undertaken this far by the new parking management company, SP-Plus. Updates on the topics of security and maintenance were given. On the recommendation of the new operator, parkers will be charged a flat rate of \$3.00 per car to park in the CBD Garage, 170 Centre St., between the hours of 7:00 a.m. and 11:00 p.m. Until now, parking was free on Saturdays. Free parking will continue to be offered on Sundays.

The Executive Director and Board also discussed entering into a commercial lease agreement with its parking operator, SP-Plus, for approximately 294 square feet of office and storage space in the Malden Gardens Garage on Dartmouth St. This was voted on under New Business.

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. Rotondi, the following resolution was adopted:

RESOLUTION 19-01

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a Certificate of Donation for the MDOT Exchange Street Improvement Project.

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

NAYS: None

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

RESOLUTION 19-02

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with the lowest qualified bidder for the FitzGerald Park Improvements Project.

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

NAYS: None

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

RESOLUTION 19-03

TABLED

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a Change Order for the Forestdale Park Improvements Project.

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

NAYS: None

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

RESOLUTION 19-04

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Redevelopment Authority Board of Directors ratify the decision by the Executive Director to hire a new Senior Planner and Policy Manger to fill a vacancy created by a staff resignation.

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

NAYS: None

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

RESOLUTION 19-05

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 February 19, 2019.

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

NAYS: None

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

RESOLUTION 19-06

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to enter into a commercial lease agreement with its parking operator SP-Plus to occupy 294 square feet of office space in the ground floor of the Malden Gardens Garage for its maintenance division staff. Said space to be leased "as is" for a three year term. Authority will also make 10 parking spaces available at prevailing rate for the maintenance vehicles.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:03 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, March 19, 2019 at 5:30 p.m.