

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JANUARY 15, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on January 15, 2019. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Rotondi, and Mr. Albert Spadafora. Ms. Amanda Linehan and Mr. Robert Foley were 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, January 15, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 11th day of January 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 11th day of January, 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 11th day of January, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Rotondi, the minutes of the Regular Meeting of December 18, 2018 were unanimously approved.

Under Bills and Communications, the Executive Director and Board reviewed correspondence from Vicki Watson, Executive Director, National Community Development Association dated Jan. 9, 2019 regarding the federal government shutdown. The memorandum outlines how the shutdown impacts the Department of Housing and Urban Development (HUD) and affordable housing and community development programs.

The Executive Director and Board also reviewed correspondence from Comptroller Karen Bushee dated Jan. 10, 2019 outlining how the federal government shutdown impacts the Malden Redevelopment Authority (MRA) in its administration of the federal Community Development Block Grant (CDBG), HOME and Lead Paint Abatement Programs. As of this time, these programs have not been impacted as the MRA is still able to drawdown funds to operate these programs.

Under the Report of the Executive Director, Deborah Burke introduced the new parking management company, SP Plus, to the Board of Directors. The four company representatives provided an update on the work that has been done since it assumed the MRA's off-street parking management contract on Dec. 15, 2018. Topics included ordinary maintenance, staffing, equipment needs and challenges.

The Executive Director advised the Board that she and Rehabilitation Specialists Wayne Martineau and Kevin Nestor met with City of Malden Building Commissioner Nelson Miller to discuss an on-line lead paint abatement registry. Those properties de-lead as part of the MRA's Lead Paint Abatement Program will now be searchable by interested homebuyers and tenants on the Permitting, Inspections and Planning Department data base.

The Executive Director informed the Board that she requested an emergency waiver of public bidding laws from the Division of Capital Asset Management and Maintenance (DCAMM) due to concrete spalls that came loose in the Central Business District (CBD) Garage. The request was quickly approved by DCAMM. Engineering Consultant Stephen O'Neill of Hayner/Swanson is supervising the repair project. Alpha Waterproofing, 25 Washington St., Somerville has been hired to stabilize and "make safe" the underside of the concrete ramp and deck above the tenant spaces as well as the area above the garages enter/exit lanes from Route 60. The Executive Director will update the Board at the Feb. 19, 2019 Board meeting.

The Executive Director informed the Board that Administrative Assistant Jean Tucker is resigning from her position effective Jan. 31, 2019 to take a position in the City Controller's office. She informed the Board that an advertisement for the vacant position has been placed on the MRA and City of Malden websites, in the local newspaper and on the Mass. Municipal Association website.

Under Old Business the Executive Director updated the Board on FitzGerald Park, 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. Work is expected to begin this spring. Funding for the design of this project was provided by Preotle, Lane and Associates, 350 Main St., Malden.

The Executive Director and Board reviewed a memorandum from Community Development Director Alex Pratt updating them on the Coytemore Lea, Forestdale and Maplewood Park Projects. Improvements at Coytemore Lea Park on Mountain Avenue include new ornamental lights. At Forestdale Park new play panels will be installed, new wood fiber surfacing will be installed and new netting will be installed above the backstop. Maplewood Park improvements include new batting cages. These projects will likely begin in April.

There was no New Business discussed at this meeting.

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