

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MARCH 15, 2016

The members of the Malden Redevelopment Authority met in Regular Meeting on March 15, 2016. The Chairman called the meeting to order, and on a roll call the following answered present: Ms. Amanda Linehan, Mr. Robert Rotondi, and Mr. Albert Spadafora and Mr. Michael Williams. Mr. Robert Foley arrived at 5:45 p.m.

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, March 15, 2016 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 10th day of March, 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 10th day of March, 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 10th day of March, 2016.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of January 19, 2016 were unanimously approved.

Under Bills and Correspondence a letter from MassDOT dated February 26, 2016 re: Project 608275: Lighting and Sidewalk Improvements on Exchange Street was discussed. The correspondence notified the City that the Exchange St. Lighting and Sidewalk Improvements Project had been evaluated and it was determined that it is eligible for Federal aid. MassDOT is allowing the City to use the remaining \$400,000 in federal earmark funding from the Pleasant Street Improvement Project for improvements to Exchange Street. The project is estimated at \$980,000 (construction cost.) The City would need to identify funding to cover the estimated \$193,000 in design and engineering costs. MassDOT has advised the City that it would support its efforts and advocate on its behalf for additional State funds to cover the outstanding construction costs. The State will not cover any design, survey and engineering costs associated with this project. Those costs would need to be borne by the City.

The meeting then moved on to the Report of the Executive Director. The Executive Director recommended to the Board that all staff be relocated and housed at the MRA's site office at 176 Pearl Street at least temporarily while a new city hall is being built. The MRA must move its main office staff out of 200 Pleasant St. on or before October 2016. Under New Business, the Executive Director received authorization to have architectural drawings produced in order to bid the renovation project necessary to accommodate all staff at one location.

The Executive Director distributed copies of an engineering study prepared by Hayner/Swanson, Inc. and Simpson Gumpertz and Heger, Inc. which details the costs of making much-needed, overdue capital improvements to the CBD Garage, Jackson St. Garage and Mt. Ave. Parking Deck. The total preliminary budget cost for the recommended repairs is \$5.1 million. The Executive Director discussed with the Board that these repairs be done in phases. The first phase would mitigate the active leaks in tenant spaces at the Jackson Street Parking Garage at a cost of some \$500,000. She received Board authorization to bid the first phase of improvements under New Business.

The Executive Director shared monthly update parking reports from Laz Parking for January 2016 and February 2016 with the Board. She suggested that the Board read these reports and compile a list of questions for Chris Candura, Facility Manager of the Parking Program, who will attend the April 19, 2016 Board meeting.

The Executive Director informed the Board that the contract with REMAX Andrew Realty to sell the MRA-owned parcels of land at 964-968 and 974-1000 Main Street has been terminated. The Executive Director plans to advertise these parcels for sale in the Commonwealth's Central Register in the next few weeks. These parcels were acquired by the Agency under the former Mayor's Housing Task Force.

The Executive Director discussed a memorandum from Shadley Associates recommending Jamie T. Construction, Inc., P.O. Box 815, Bridgewater, MA 02324 as the lowest qualified bidder for the Pearl Street Park Improvements project. The cost of the project is \$78,200 and will be funded using CDBG funds and money to be donated by a Councillor-At-Large. This was voted on under New Business.

The Executive Director advised the Board that she is in process of revising the applications that general contractors are required to submit before they are allowed to bid on any MRA home rehab or lead paint abatement jobs. The MRA's present application – revamped after Deborah Burke assumed the directorship of the Agency in January 2014 – is fairly comprehensive, but there will be additional language added in an ongoing effort to ensure that work is performed to the highest standard by qualified contractors. The revised applications will be presented at the April board meeting.

The Executive Director informed the Board that Community Development Block Grant (CDBG) Director Nicolas Pernice held two public hearings in February to discuss the CDBG entitlement and the application process for public service programs and physical improvement activities for Fiscal Year 2017. The applications were due no later than 5:00 p.m. on March 8. The HOME program entitlement for 2017 was also discussed at the hearings. The MRA is the lead member of the North Suburban Consortium which oversees affordable housing initiatives in eight (8) communities.

The Executive Director also noted that the MRA will be hosting an event to celebrate National Community Development Week on Wednesday, March 30 from 5:30 p.m. to 7:00 p.m. at the Malden Senior Center to emphasize how important CDBG and HOME funds are in improving the quality of life for Malden's low to moderate income residents. A video to showcase some of the great projects funded with CDBG and HOME funds will be shown that evening. City, state and federal officials along with various public service providers are invited to attend.

The Executive Director shared with the Board a “for sale” pamphlet for the 480 Main Malden Square residences. This 195-unit building with amenity space and 9,000 sq. ft. of retail is on the market for sale. The pamphlet contains some interesting facts and photos on Malden and comparison charts of market rate rents in Malden and surrounding communities.

The Executive Director shared news clippings regarding the Audrey Nelson Award for Community Development awarded to the MRA and CDBG applications being accepted for Fiscal Year 2017.

The Executive Director discussed a change order for the Callahan Park Improvement Project. The change order provides for an adjustment to the contract price for costs incurred in trucking surplus contaminated soil from the site. This was voted under New Business.

The Executive Director and Board reviewed a proposed parking agreement by and between the MRA and 200 Exchange LLC/Berkeley Investments. The Director received Board authorization to execute the Agreement when the proposed purchaser shows evidence that it has closed on the property.

The Executive Director provided an update on the status of foreclosure proceedings on 30 Fairview Terrace.

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

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

RESOLUTION 16-08

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 7 for the Callahan Park Improvements Project in the amount of \$1,393.54 (One Thousand Three Hundred Ninety Three Dollars and Fifty Four Cents) for the costs incurred by Green Acres Landscaping & Construction Co. associated with the trucking of surplus contaminated soil for proper disposal. This Change Order has been recommended by Meridian Associates and will be paid from the contractor's contingency.

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

NAYS: None

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

RESOLUTION 16-09

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with Jamie T. Construction, Inc., P.O. Box 815, Bridgewater, MA 02324 in the amount of \$78,200.00 (Seventy Eight Thousand Two Hundred Dollars and No Cents) which includes Base Bid & Add Alternate #1 for the Pearl Street Park Improvements Project. This project will be funded using Community Development Block Grant funds.

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

NAYS: None

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

RESOLUTION 16-10

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a certain Parking Agreement on behalf of the Authority, including any related documentation memorializing said Agreement, for the purpose of granting up to three hundred (300) parking spaces in the Authority's Jackson Street Parking Garage at prevailing rates for an initial term of forty (40) years, with up to four (4) additional terms of five (5) years each, with the redeveloper of 200 Exchange Street, 200 Exchange LLC, upon the closing and transfer of ownership of said property to said redeveloper and on such other terms and conditions as contained in said Parking Agreement as presented to the Board by the Executive Director on this fifteenth (15th) day of March, 2016.

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

NAYS: Mr. Spadafora

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

RESOLUTION 16-11

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to advertise a Request For Proposals for bids for Phase One Improvements for the Jackson Street Parking Garage, 7 Jackson Street.

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

NAYS: None

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

RESOLUTION 16-12

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to proceed with plans to relocate the MRA's main office to 176 Pearl Street.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:40 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, April 19, 2016.