

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MARCH 21, 2017

The members of the Malden Redevelopment Authority met in Regular Meeting on March 21, 2017. The Chairman called the meeting to order, and on a roll call the following answered present: Ms. Amanda Linehan, Mr. Robert Rotondi, and Mr. Michael Williams. Mr. Albert Spadafora arrived at 5:35 p.m. 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, March 21, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 17th day of March, 2017.

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 17th day of March, 2017:

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 17th day of March, 2017.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Williams, seconded by Ms. Linehan, the minutes of the Regular Meeting of February 21, 2017 were unanimously approved.

Under Bills and Communications, the Executive Director and Board reviewed correspondence from Melissa Cryan, Grant Programs Supervisor of the Executive Office of Energy and Environmental Affairs giving formal notice that the City's Open Space and Recreation Plan has expired. The Mayor has named a committee which is working with the Metropolitan Area Planning Council to update the plan. Once approved the City of Malden will be eligible to pursue funding programs through the Division of Conservation Services.

Under the Report of Executive Director, the Executive Director and Board discussed many pieces of correspondence received from different organizations regarding President Trump's proposed budget. There may be some effort to phase out Community Development Block Grant (CDBG) programs and the HOME Investment Partnerships Program. The National Community Development Association (NCDA) and National Association of Housing and Redevelopment Officials (NAHRO) have encouraged agencies to write letters to their federal delegation in support of these programs.

The Executive Director provided the Board with a copy of the December 2016 and January 2017 Laz Parking Program Monthly Updates which give an overview of parking program activities during those months.

The Executive Director advised the Board that a committee including herself, Board Member Albert Spadafora, Laz Parking Facilities Manager Chris Candura and John Karoff of Berkeley Investments have started informal meetings with companies to provide parking automation equipment for the MRA-owned garages. A formal Request for Proposals process will follow to solicit bids for automation equipment. Berkeley Investments, new owner of 200 Exchange St., which has a parking agreement with the MRA is providing funding to automate the Jackson Street Parking Garage.

The Executive Director informed the Board that staff have been working diligently to complete the application for the U.S. Department of Housing and Urban Development (HUD) 2017 Lead Based Hazard Control Grant which must be submitted electronically by March 24, 2017. The MRA is requesting \$2.9 million in lead paint abatement funds and \$400,000 in Healthy Home funds. The Healthy Home funds would be used to address hazards including the removal of private lead water lines. Healthy Home funds can only be used in properties that have gone through lead paint abatement. Staff who have spent a considerable amount of time on the project include Shawn Rivers, Rehab Specialist; Karen Bushee, Comptroller; and Nick Pernice, CD Director.

The Executive Director and Board discussed a memorandum from Kevin Hunter, Senior Planner, regarding the Exchange Street Improvements Project. These enhancements include repaving, sidewalk extensions, high visibility crosswalks, a bike lane, ornamental lighting, street trees and other improvements. The City is eligible to receive federal funds for construction, but would have to come up with the funds to cover the design costs. The MRA is exploring possible options to cover the design fees. The MRA is also in the process of having this project included

in the state's Transportation Improvement Plan (TIP). MassDOT's Project Review Committee determined this project is eligible for federal construction funding. The Executive Director will continue to update the Board on this project.

The Executive Director informed the Board that she, Comptroller Karen Bushee and Senior Accountant Roberta Connolly meet monthly to analyze the MRA's loan portfolio. The Executive Director updated the Board on a delinquent borrower whose property may be foreclosed. The MRA is negotiating with the title company. The Board will be updated at a future meeting.

The Executive Director reminded the Board that every two years all municipalities are required by law to distribute a copy of the Massachusetts State Ethics Commission Conflict of Interest Law to all employees, contractors and Board members who must take the online Conflict of Interest Training. Once the training has been completed a certificate must be retained in the MRA's Personnel/vendor files.

The Executive Director and Board reviewed the agenda for the Mass NAHRO 2017 Annual Conference and Exhibition being held from May 21-24, 2017 at the Sea Crest Hotel, North Falmouth, MA. She advised the Board that any Board member interested in attending should contact Sherrill Hachey, Executive Administrative Assistant. This was voted on under New Business.

The Executive Director shared news articles with the Board regarding the Malden Field of Dreams project, the Open Space and Recreation Plan Review and the Mayor's State of the City Breakfast. The MRA was mentioned in all of these articles.

Under Old Business, the Executive Director advised the Board that an Invitation to Bid Sale of Land for 964 and 968 Main Street and 974-1000 Main Street became available by request on March 1, 2017. Responses are due by 10:00 a.m. on Friday, March 31, 2017. The MRA acquired these parcels several years ago under the former Mayor's Housing Task Force. A resolution was voted under New Business.

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

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

RESOLUTION 17-05

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to enter into a Purchase & Sales Agreement and proceed with a Closing with regard to vacant land located at 964 Main Street, 968 Main Street and 974-1000 Main Street, Malden.

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

NAYS: None

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

RESOLUTION 17-06

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
Board member(s) are hereby authorized to attend the MassNAHRO Annual Conference
being held on May 21-24, 2017 at the Sea Crest Hotel, 350 Quaker Road, North
Falmouth, MA.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:48 p.m. The next regularly
scheduled Board Meeting will be held on Thursday, April 27, 2017.