

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MAY 16, 2017

The members of the Malden Redevelopment Authority met in Regular Meeting on May 16, 2017. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Robert Foley, Ms. Amanda Linehan, Mr. Albert Spadafora, and Mr. Michael Williams.

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, May 16, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 12th day of May, 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 12th day of May, 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 12th day of May, 2017.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of April 27, 2017 were unanimously approved.

Under Bills and Communications the Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development (HUD) dated May 12, 2017 regarding an on-site monitoring of the 2016 HOME Program. HUD will be monitoring the federally funded HOME program from June 12-14, 2017. The MRA is the lead agency of the North Suburban Consortium (NSC) which consists of eight (8) cities and towns receiving HOME funds. The Authority has a Mutual Cooperation Agreement which is signed annually with participating community members. The Executive Director advised the Board that she has sent letters to the Mayors or Town Managers of the respective communities regarding the monitoring and their respective responsibilities.

Under New Business, the Executive Director and Board reviewed the FY2018 Community Development Block Grant (CDBG) budget that was passed at the Malden City Council meeting of May 9, 2017. The City Council re-allocated some of the line items in the budget which had been developed by the Mayor working in concert with the MRA. The changes included some revisions in the funding allocated to public services and the creation of a new public service line item to provide funds to the Malden Emergency Center.

The Executive Director updated the Board on the City Hall/Police Station demolition project. A demolition event was held at 200 Pleasant Street on Friday, May 12 to commemorate the demolition of both buildings. Speakers at the event included Mayor Christenson, Secretary of the Executive Office of Housing and Economic Development Jay Ash, Council President Peg Crowe and Senior Vice President of Jefferson Apartment Group Sandi Silk, the developer of the city hall site. All speakers thanked the Commonwealth for the financial support it provided the City to reach this milestone.

The Executive Director informed the Board she met with representatives of the Senior Living Residences who will be marketing Forestdale Park Assisted Living at 341 Forest St. The Executive Director was advocating on behalf of the Mayor and the Ward Five City Councillor for a comprehensive outreach to Malden residents who may be interested in living or working there. This property was a former city-owned nursing home sold for redevelopment under a Request For Proposal process.

The Executive Director shared several press articles with the Board on various MRA-related topics/projects including articles related to the City Council-approved CDBG budget and articles related to the City Hall demolition event.

The Executive Director presented the Board with the 2016 MRA Annual Report which has been distributed to several City, State and Federal agencies. The report encapsulates the many programs the MRA manages on behalf of the City.

Board Member Robert Rotondi informed the Board that Emerson College has offered to perform repair work at Maplewood Park in exchange for the ability to play games in the park during off-peak times when not in use by the City. He said he referred the matter to Joe Levine, the City's Recreation Director.

MRA Comptroller Karen Bushee and Executive Director Burke briefed the Board on the preparation of the MRA Budget for Fiscal Year 2018. They advised the Board that the budget will be driven by several factors including (1) final approval by HUD of the Community Development Block Grant and HOME budgets; (2) whether or not the MRA is awarded a federal lead paint abatement grant, the announcement of which could occur in July; (3) ongoing capital improvements needed in the off-street parking garages owned by the MRA; and (4) the impact on the MRA budget given HUD's recent directive regarding cost allocations for health and retirement benefits for retirees of the Agency.

Under Old Business the Executive Director and Board discussed space in the Jackson Street Parking Garage that is leased to the Malden Emergency Center. At this time, the Emergency Center is a tenant-at-will and is behind significantly in rent payments to Laz Parking, consultant to the MRA. The Center has been given notice to vacate a portion of the space. The City has requested to use the space for a city department. The Board will continue this discussion at the next Board meeting.

The Executive Director provided another update to the Board regarding the allegation that Laz Parking employees who had managed the MBTA parking operations had allegedly stolen millions of dollars from the operation. Since the announcement of this allegation made back in August 2016, the MRA has had ongoing dialogue with Laz's Corporate office regarding the issue. Laz Parking manages the off-street parking program on behalf of the MRA. The MBTA has filed a lawsuit against Laz. Laz officials have issued a public statement that it was "surprised by the lawsuit...and that it would fully accept its share of any responsibility..." The statement continues: "Our attorneys will file the company's reply in court, both to defend ourselves from exorbitant claims and to hold the MBTA responsible for its own actions." The CPA firm that audits the MRA also conducts an annual audit of the MRA's parking program, managed by Laz, as part of the MRA's overall financial audit. Additionally, Laz conducted its own operations audit of the Malden off-street parking program in January 2017. The Director advised the Board that she will provide additional updates as they become available.

The Executive Director informed the Board that the repairs at the Main St. parking lot are almost done. New fencing has been installed as well as landscaping and mulch. An Easement Agreement is being prepared by MRA attorneys to address an existing encroachment of the parking lot onto the abutter's property at 15 Ferry St.

The Executive Director updated the Board on the MRA-owned property at 964 & 968 and 974-100 Main Street. An offer has been accepted and the Agency is in the process of negotiating a Purchase and Sale Agreement.

There being no further business, the meeting was adjourned at 7:53 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, June 20, 2017 at 6:00 p.m.