

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
NOVEMBER 20, 2018

The members of the Malden Redevelopment Authority met in Regular Meeting on November 20, 2018. The Vice Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Rotondi, and Ms. Amanda Linehan. Mr. Albert Spadafora, and Mr. Robert Foley were absent.

The Vice 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 Vice 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, November 20, 2018 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 16th day of November, 2018.

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 16th day of November, 2018:

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 16th day of November, 2018.

s/ Deborah A. Burke
Secretary

Upon a motion made by Ms. Linehan, seconded by Mr. Rotondi, the minutes of the Regular Meeting of October 16, 2018 were unanimously approved.

Under Bills and Communications the Executive Director and Board reviewed correspondence from U.S. Department of Housing and Urban Development (HUD) dated Oct. 29, 2018 notifying the Authority that the City of Malden's Consolidated Annual Performance and Evaluation Report (CAPER) for the Program Year July 1, 2016 to June 30, 2017 has been approved. The correspondence states that the City of Malden has carried out its activities and certifications in a timely manner consistent with HUD requirements. These programs are managed by the Malden Redevelopment Authority.

Under Report of the Executive Director, the Executive Director and Board discussed a memorandum and field report from Engineering Consultants Steve O'Neill of Hayner/Swanson and Sal Capobianco of Simpson Gumpertz & Heger (SGH) regarding concrete spalls that came loose in the tenant space of the Central Business District (CBD) Garage at 170 Centre St. SGH has identified several of the conditions that required immediate attention and has developed a scope of work for emergency stabilization and waterproofing. The Executive Director will continue to update the Board as needed.

The Executive Director advised the Board of a complaint that was emailed to the Laz Parking office. The complaint regarding nuisance behavior by certain parkers at the Jackson St. Garage was discussed and referred to Malden Police Capt. Glenn Cronin who is addressing the problem.

The Executive Director provided each member of the Board with a copy of the Laz Parking Monthly Update for September 2018.

The Executive Director and Board reviewed an email from Mayor Gary Christenson regarding the vacated Malden Emergency Center space in the Jackson Street Garage. When the space is rehabilitated there will be a discussion about adding a memorial plaque to honor the late Mr. Kevin Tully, former President/Chief of the Malden Emergency Center.

The Executive Director informed the Board that she is editing the final version of the Parking Management & Revenue Collection Services contract. SP Plus Corp., 21 Custom House St., Boston was designated the new parking management operator by a Selection Committee charged with reviewing four responses to the Request For Proposals for this contract. Ms. Burke's goal is to have a contract executed by early December replacing Laz Parking as of Dec. 15, 2018.

The Executive Director informed the Board that Alexander Pratt has accepted her offer for the position of Community Development Director. Mr. Pratt is a Malden resident and is familiar with Malden's public service programs that receive Community Development Block Grant funds. He also has great communication and research skills. Mr. Pratt will be joining the MRA staff on Monday, Dec. 3. This was voted under New Business.

The Executive Director informed the Board that the Mayor and Special Assistant Maria Luise have complimented and acknowledged the work being performed by Rehab Specialist Wayne Martineau and legal consultant Atty. Scott Lucey on Problem Properties in the City. The Mayor and his assistant said, "They are doing great work and Mr. Martineau goes above and beyond to help people."

The Executive Director and Board reviewed a change to the “Persons Authorized to Recommend and/or Approve Invoices” memorandum dated April 17, 2018. 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 projects or activities carried out by the MRA staff and its Board.

There were no items discussed under Old Business.

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

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

RESOLUTION 18-53

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Redevelopment Authority Board of Directors ratify the decision by the Executive Director to hire a new Community Development Director to fill a vacancy created by a staff resignation.

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

NAYS: None

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

RESOLUTION 18-54

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 November 20, 2018.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:45 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, December 18, 2018 at 5:30 p.m.