

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
NOVEMBER 21, 2017

The members of the Malden Redevelopment Authority met in Regular Meeting on November 21, 2017. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Ms. Amanda Linehan, Mr. Albert Spadafora, and Mr. Michael Williams. 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 6:00 P.M., on Tuesday, November 21, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 16th day of November, 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 16th day of November, 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 16th day of November, 2017.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of October 17, 2017 were unanimously approved.

There were no Bills and Communications.

Under Report of the Executive Director, the Executive Director and Board discussed a partnership with the City whereby contractors working for the Malden Redevelopment Authority will be required to pull permits for all lead paint abatement work once the new lead grant program begins. The public will be able to view by address all housing units which have been abated. The clearance reports will be posted to the City's Permitting, Inspections and Planning Department's online data base.

The Executive Director and Board reviewed a memorandum from Comptroller Karen Bushee recommending an amendment to the contract with Roselli, Clark & Associates, 500 West Cummings Park, Suite 4900, Woburn, MA 01801 for auditing services. The amendment extends the contract for Fiscal Years ending June 30, 2018, 2019 and 2020. The firm audits the Malden Redevelopment Authority, Parking Program and the North Suburban Consortium. This was voted on under New Business.

The Executive Director and Board discussed Change Order No. 4 for the Forestdale Park Project. This change order is for fencing repair and replacement and to extend the final completion date of the project from September 31, 2017 to January 31, 2018. CDBG funds are covering the costs of this project. This was voted on under New Business.

The Executive Director and Board reviewed a flyer promoting the City of Malden Lead Water Service Line Replacement Program which will be administered by the MRA with funding provided through the U.S. Department of Housing & Urban Development's Community Development Block Grant (CDBG). The purpose of this program is to replace privately owned lead water service lines at income eligible properties through a low-interest loan program.

The Executive Director and Board discussed the contract for the "Downtown Malden Parking Facilities Assessment and Pedestrian and Bicycle Safety Study". The study is fully funded by a 2016 \$100,000 Casino Mitigation Grant from the Massachusetts Gaming Commission. The study will evaluate Downtown Malden's existing parking facilities, examine potential modifications to facilities, and determine future needs. It will also identify potential improvements to enhance pedestrian and bicyclist safety and accessibility within Downtown Malden. The MRA and City staff interviewed four firms which expressed interest in this project as a result of a publicly-advertised Request For Proposals. The selection committee chose Weston & Sampson for this work. This was voted on under New Business.

The Executive Director and Board provided the Board with photos of the new holiday banners in the downtown. The banners were designed by MRA Administrative Assistant Deborah Morelli. They are being sold with sponsorships by the Malden Chamber of Commerce. The proceeds from the sponsorships fund the costs associated with this promotional program.

The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for month of September 2017.

The Executive Director recommended to the Board that it extend the contract for Parking Management Services to June 30, 2018 to allow the Agency to move forward with a program to automate the MRA-owned off-street parking facilities which could impact the scope of these services in the future. This was approved under New Business.

The Executive Director shared several news articles with the Board pertaining to the City Council's approval of the new sign ordinance and a "Malden Musings" article that mentioned Board members Albert Spadafora and Robert Rotondi and Administrative Assistant Jean Tucker.

Under Old Business the Executive Director reported to the Board that there will be a new Invitation to Bid released soon for the sale of MRA-owned property located at 964 and 968 and 974-1000 Main Street. The Executive Director appeared before the Planning Board and Board of Appeal to have the special permit and two variances extended along with slight modifications to the conceptual design plans. A list of potential bidders will be notified when the Invitation to Bid is released.

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

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

RESOLUTION 17-44

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to extend the contract for Auditing Services with Roselli, Clark & Associates, 500 West Cummings Park, Suite 4900, Woburn, MA 01801 for Fiscal Years ending June 30, 2018, 2019 and 2020 with the following fees per audit;

<u>MRA</u>	<u>Parking</u>	<u>NSC</u>	<u>OMB A-133</u>	<u>Cost not to exceed</u>
\$18,750	\$10,000	\$10,000	\$6,250	\$45,000

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

NAYS: None

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

RESOLUTION 17-45

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 4 for the Forestdale Park Project in the amount of \$9,929.00 (Nine Thousand Nine Hundred Twenty Nine Dollars and No Cents) for additional fencing repair and replacement and additional construction phase services. The completion of this project will be extended

from September 31, 2017 to January 31, 2018. This Change Order is recommended by Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington, MA 02420. The cost is within the project budget.

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

NAYS: None

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

RESOLUTION 17-46

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with Weston & Sampson, 100 Foxborough Boulevard, Suite 250, Foxborough, MA 02035, for the “Downtown Malden Parking Facilities Assessment and Pedestrian and Bicycle Safety Study” in an amount not to exceed \$94,854.00 (Ninety Four Thousand Eight Hundred Fifty Four and No Cents). Said cost is covered in full by the Massachusetts Gaming Commission Transportation Planning Grant. This study will work to extend best practices and improvements to off-street parking and the downtown pedestrian and bike network.

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

NAYS: None

ABSTAINED: Mr. Williams

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

RESOLUTION 17-47

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

the Executive Director be and is hereby authorized to execute Amendment No. 3 to the Agreement for Parking Management Services contract By and Between the Malden Redevelopment Authority and Laz Parking, LTD, 75 Atlantic Avenue, Boston, MA 02111, extending the term of the contract through June 30, 2018.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:12 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, December 19, 2017 at 5:30 p.m.