

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
SEPTEMBER 19, 2017

The members of the Malden Redevelopment Authority met in Regular Meeting on September 19, 2017. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Robert Foley, Mr. Albert Spadafora, and Mr. Michael Williams. Ms. Amanda Linehan arrived at 6:05 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 6:00 P.M., on Tuesday, September 19, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 15th day of September, 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 15th day of September, 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 15th day of September, 2017.

s/ Deborah A. Burke
Secretary

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

Under Bills and Communications the Executive Director and Board reviewed a proposal dated August 24, 2017 from Elaine Nickerson of FinePoint Associates/LLC for up to four (4) hours of technical assistance and training on the use of the HUD Income Calculator and the acceptable HUD documentation to determine annual household income. HUD recommended this training for MRA staff. This was voted under "New Business".

Under Report of the Executive Director the Executive Director informed the Board that she and Chris Candura of Laz Parking have been writing specs for a Request For Proposals (RFP) to automate the garages starting with the Jackson St. Parking Garage. The RFP will also include new equipment for the parking office. New automation equipment will allow for better tracking and increased usage of the garages particularly on weeknights and weekends.

The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for months of June and July 2017.

The Executive Director shared several news articles with the Board on various MRA-related topics/projects including articles related to River's Edge, a ribbon cutting at the 100-150 Exchange Street Apartments and a "topping off" ceremony at the construction site of a new office building located at the corner of Canal and Medford Streets.

Under Old Business the Executive Director advised the Board that there have been several attempts made to contact the owner of 15 Ferry St. regarding the Main Street Parking lot easement. The "grant of easement", a trustee certificate, a mortgage subordination agreement, and the easement plan were emailed on July 28, 2017.

The Executive Director advised the Board that the parcels located at 964 and 968 Main Street were scheduled to be on the Agenda for the Wednesday, Sept. 20 Board of Appeal meeting but the meeting was cancelled due to the lack of a quorum. The MRA is requesting to renew the variances associated with the construction of two single family homes.

The Executive Director informed the Board that she has filed an application to amend and extend the special permit previously obtained from the Planning Board for the construction of a six-unit townhouse at 974 Main St. The Planning Board meeting is scheduled for Oct. 11, 2017. A revised Invitation to Bid will be advertised soon for the sale of both parcels.

The Executive Director and Board reviewed correspondence from Senior Planner Kevin Hunter providing an update on the status of the Commercial Street Corridor framework plan. The team is preparing its second briefing to the City Council on September 26 and a final public meeting at Anthony's of Malden, 105 Canal St., on October 16 from 6:00 – 8:00 p.m. Completion of the plan is expected in November 2017.

The Executive Director advised the Board that she and Comptroller Karen Bushee are preparing the final response to the U.S. Department of Housing and Urban Development CDBG monitoring regarding financial management issues.

The Executive Director advised the Board that the Knights of Columbus (K of C) has moved out of the MRA site office at 176 Pearl St. Some items were removed by members of the K of C. The MRA paid a moving company to remove the larger articles that were left and is awaiting reimbursement from the K of C. Youths from the Malden Teen Center assisted with the clean up.

The Executive Director and Board reviewed the build-out plans for the space formerly occupied by the Jackson Suite in the MRA-owned Jackson Street Parking Garage. This space will be the location for the City of Malden's Parking Department which will have oversight of on-street parking. Patrons will enter the city's parking department from the Jackson St. side of the garage.

A motion was made by Mr. Albert Spadafora, seconded by Mr. Robert Foley, at 7:15 p.m., to enter into Executive Session for the purposes of discussing personnel matters. The Board voted 5-0 to enter into Executive Session. The following voted on the roll call:

Robert Foley – yes
Amanda Linehan – yes
Albert Spadafora – yes
Michael Williams – yes
Robert Rotondi – yes

A motion was made by Mr. Albert Spadafora, seconded by Ms. Amanda Linehan, to adjourn Executive Session and resume the Regular Board Meeting at 8:09 p.m. on a roll call vote:

Robert Foley – yes
Amanda Linehan – yes
Albert Spadafora – yes
Michael Williams – yes
Robert Rotondi – yes

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. Spadafora, the following resolution was adopted:

RESOLUTION 17-38

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an agreement with Elaine King Nickerson, FinePoint Associates, LLC, Post Office Box 1242, Westford, MA 01886 to provide up to four (4) hours of technical assistance and training on the use of the HUD Income Calculator and the acceptable HUD documentation to determine annual household income. Said fee not to exceed \$3,000.

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

NAYS: None

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

RESOLUTION 17-39

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an agreement with former HOME Director Dee Bireddy, 11 Juniper Ridge Road, Lincoln, MA 01773, to provide rental project review and underwriting and HOME program administrative support during the transition process of hiring a new HOME Director.

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

NAYS: None

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

RESOLUTION 17-40

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to offer the HOME Director's position to James Barnes, of 239 Ipswich Road, Boxford, MA 01921 at an annualized salary of \$65,000.

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

NAYS: None

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

RESOLUTION 17-41

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

the annualized salary paid to Community Development Director Nicolas Pernice be increased by 4 percent effective Sept 19, 2017 in conjunction with additional duties and responsibilities associated with the position.

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

NAYS: None

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

RESOLUTION 17-42

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

the annualized salary paid to Rehabilitation Specialist Shawn Rivers be increased by 4 percent effective September 19, 2017 for the additional responsibilities and duties associated with the new federal Lead Paint Abatement Grant award.

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

NAYS: None

There being no further business, the meeting was adjourned at 8:10 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, October 17, 2017 at 6:00 p.m.