

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
OCTOBER 20, 2015

The members of the Malden Redevelopment Authority met in Regular Meeting on October 20, 2015. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Foley, Ms. Amanda Linehan, Mr. Robert Rotondi, 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, October 20, 2015 to be held at the Malden Redevelopment Authority, Malden Government Center, Room 621, Malden, Massachusetts.

Dated this 16th day of October, 2015.

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 October, 2015:

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 October, 2015.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Albert Spadafora, seconded by Mr. Robert Rotondi, the minutes of the Regular Meeting of September 15, 2015 were unanimously approved.

There were no Bills and Communications.

Under Report of the Executive Director, Ms. Deborah Burke discussed the dedication ceremonies held at South Broadway Park on Saturday, October 3, 2015. The park was dedicated in honor of former Mayor Richard C. Howard and the baseball field was named in honor of Board Member Robert Rotondi for his 60 years of dedicated service to the Babe Ruth League. More than 200 persons attended this event.

The Executive Director discussed the City Hall redevelopment project. The redeveloper appeared before the Board of Appeal for a variance on density on Oct. 15, 2015 and will appear before the City Council at a public hearing on Tuesday, Oct. 27 for a special permit. The new police station at 800 Eastern Ave. is on target to be completed in October 2016. Once the police station moves, the developer can begin plans to demolish the current police station, city hall and First Church in Malden Congregational to make way for a mixed-use residential/retail/office development.

The Executive Director met with Flansburgh Associates to see if all MRA staff could fit in the MRA-owned building at 176 Pearl Street in which the Agency's Lead Paint and Rehab staff are currently housed. Flansburgh has provided a rough fit-out plan showing that all staff could be housed within the two floors of Pearl St. with some renovations. The Executive Director is requesting authorization to issue a Request for Proposals for architectural services related to a Pearl Street retrofit space plan. Build-out could take 5 to 6 months. This will be voted on under New Business.

The Executive Director discussed the Pearl Street Playground Project which went out to bid in October 2015. Bids were rejected because they came back higher than anticipated. The project will be re-bid to aim for a Spring 2016 construction.

The Executive Director discussed the Coytemore Lea Park Project. This will be Malden's first all-inclusive playground. Due to a delay in receiving equipment, the contractor is planning to mobilize on site next week. It is expected that the playground should be completed by end of year. The playground is being funded with Massachusetts Parkland Acquisitions and Renovations for Communities (PARC) Program and Community Development Block Grant (CDBG) funds.

The Executive Director discussed a memorandum from HOME Director Dee Bireddy and CDBG Director Ellie Muter regarding the Consolidated Annual Evaluation and Performance Report (CAPER) that the MRA submits to the Department of Housing and Urban Development (HUD) on a yearly basis. The report accounts for where CDBG and HOME money will be spent and targets the needs of the public.

The Executive Director shared a news clip from Banker & Tradesman that discusses the HOME Program. Using HOME funds, the MRA manages an eight-city consortium (North Suburban Consortium) which offers a First-Time Homebuyers Assistance Program and also help

communities fund various affordable housing initiatives. In recent years, Congress has threatened cuts in the HOME Program. HUD is working on various videos promoting the HOME Program. The Mayor will appear in one of the segments.

The Executive Director discussed the Florence Street parking lot which was operational as of October 19. It will provide monthly parking to the Residences @ Malden Station and The Heritage. The lot is owned by Corcoran Jennison, the developer of the Residences @ Malden Station. The MRA has an easement on a portion of the property to operate a public parking lot. This lot is a "credit card only" lot. The Board voiced its opinion that it should be a paid lot with no validation.

The Executive Director advised the Board that the owner of property at 15 Ferry Street had advised the MRA several months ago that the Main St. surface parking lot administered by Laz Parking on behalf of the MRA is encroaching on his property. The MRA had a survey done recently and the lot is encroaching 120 sq. ft. onto the abutter's property. Discussion will continue as to how to resolve this issue.

The Executive Director distributed the monthly Parking Program update from Laz.

The Executive Director discussed the emergency parking repairs that are needed on the CBD Garage pedestrian ramp. Laz will make interim repairs to the paved ramp to address trip hazards before the winter sets in and then it will move forward with permanent repairs in Spring 2016.

The Executive Director presented the Metropolitan Area Planning Council (MAPC)'s final Parking Study to the Board. The report recommends better/uniform signage; suggests that there be improved marketing and recommends that the City install meters to better manage the on-street parking.

The Executive Director presented the revised Personnel Handbook to the Board for its adoption. She advised that the Handbook has been reviewed by the Agency's attorneys at Kopelman & Paige. This will be voted on under New Business

The meeting moved on to Old Business. The Executive Director showed the Board concepts for a downtown banner program that were designed by Debi Morelli, MRA administrative assistant who has a graphic design background. The MRA will work in concert with the Malden Chamber of Commerce on this program. Business sponsorships will be sold with the Chamber's help. Proceeds will help subsidize the cost of the banners. Ward Four City Councillor James Nestor will also provide a donation from his ward funds in support of this project.

The Executive Director advised the Board that she met with Kevin Tully, manager of the Jackson Suites and Malden Emergency Center which is a tenant in the Jackson St. Garage. Topics at the meeting included back rent owed by the tenant and the tenant's request for an energy audit. The MRA is working with NGrid on the audit.

A motion was made by Mr. Albert Spadafora, seconded by Ms. Amanda Linehan, at 6:51 p.m., to enter into Executive Session for the purposes of discussing pending litigation. The Board voted 5-0 to enter into Executive Session. The following voted on the roll call:

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

A motion was made by Ms. Amanda Linehan, seconded by Mr. Albert Spadafora, to adjourn Executive Session and resume the Regular Board Meeting at 7:15 p.m. on a roll call vote:

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

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

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

RESOLUTION 15-81

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Board approves the proposed changes to the Malden Redevelopment Authority Personnel Handbook as presented at the October 20, 2015 Board meeting.

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

NAYS: None

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

RESOLUTION 15-82

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Executive Director be and is hereby authorized to issue a Request for Proposals for architectural services related to the temporary build out of our offices at 176 Pearl Street to allow for the relocation and absorption of the main office operations.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:50 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, November 17, 2015 at 5:30 p.m.