

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MAY 15, 2018

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The members of the Malden Redevelopment Authority met in Regular Meeting on May 15, 2018. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Albert Spadafora, Mr. Robert Rotondi, Ms. Amanda Linehan, Mr. Michael Williams, and Mr. Robert Foley.

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 15, 2018 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 11th day of May 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 11th day of May, 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 11th day of May, 2018.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Rotondi, seconded by Ms. Linehan, the minutes of the Regular Meeting of April 17, 2018 were approved.

Under Bills and Communications the Executive Director and Board reviewed a letter from Mayor Gary Christenson to the Malden City Council dated April 19, 2018 reappointing Chairman Albert N. Spadafora for a five (5) year term to the Malden Redevelopment Authority's Board of Directors.

Under Report of the Executive Director the Executive Director informed the Board that she received formal notification of allocations from the U.S. Department of Housing and Urban Development. The Fiscal Year 2019 Community Development Block Grant (CDBG) funding has been increased to \$1,344,212.00 and HOME funding has been increased to \$2,134,115.00

The Executive Director also informed the Board that the CDBG budget for Fiscal Year 2019 was approved at the May 8, 2018 City Council meeting.

The Executive Director and Board discussed sending a Notice of Default letter to the tenant leasing space for the Malden Emergency Center which is located in the MRA-owned Jackson St. Parking Garage, 7 Jackson St. Malden. This was voted under New Business.

The Executive Director and Board reviewed Change Order #2 for the Pearl Street Park, Callahan Park & Anderson Field Improvements Project. The additional work includes furnishing and installing four (4) new park benches at Anderson Field. This Change Order will be funded by Councillor Neal Anderson's ward funds. This was voted under New Business.

The Executive Director presented the Board with the 2017 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.

The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for the month of March 2018.

The Executive Director informed the Board that the Request for Proposals for Parking (RFP) Management & Revenue Collection Services will be available for release on Thursday, May 17 at 8:00 a.m. Proposals are due on Thurs., June 7 no later than 12:00 p.m. The RFP has been advertised in the State's Goods and Services Bulletin, CommBuys, Malden Advocate and on the MRA website.

The Executive Director and Board discussed a request from Encore Boston Harbor for parking spaces in the MRA-owned downtown parking garages or lots. Encore is seeking parking for employees who will work staggered shifts and require 24/7 parking. At the Board's request, the Executive Director will contact Encore to discuss the request in further detail and will update the Board at a future meeting.

The Executive Director and Board discussed another request for parking from an agency located at 6 Pleasant St. The request was for reduced parking for 20-22 employees. After discussion, the Executive Director and Board agree that the MRA is unable to offer reduced parking at this time. Laz Parking will notify the agency about monthly parking rates at the lots and garages.

The Executive Director informed the Board that Administrative Assistant Deborah Morelli will resign from the MRA effective May 30, 2018. Ms. Morelli will be relocating to another state. The Executive Director informed the Board that along with her Administrative Assistant responsibilities in the front office and finance office, her design skills have been helpful over the years designing promotional pieces, banners for the downtown and the Annual Report.

The Executive Director informed the Board that she, Chuck Ioven, Chairman of Malden Planning Board, and Amanda Maher from MassDevelopment will have a second interview with one of the candidates for the MRA Senior Planner/Project Manager position next week.

Under Old Business the Executive Director updated the Board on the mural project being constructed on metal panels which will be hung on the exterior wall of the CBD Garage facing into FitzGerald Park on Exchange St. (opposite Exchange Street Bistro). Malden Arts has invited the MRA Board and staff to a ribbon cutting on May 23 from 6:00 p.m. – 8:00 p.m. The mural depicts characters designed by children’s book author and illustrator Ed Emberely, formerly of Malden, who will attend the ribbon cutting.

The Executive Director informed the Board that she and HOME Director Jim Barnes will meet with Habitat for Humanity President & CEO Lark Palermo to discuss possible use of HOME funds for the 964 & 968 and 974–1000 Main St. property, owned by the MRA.

Habitat for Humanity, which has a purchase and sale agreement with the MRA, is also exercising its option to extend the Due Diligence Period for a period of thirty (30) days pursuant to the agreement. The extension will end on May 18. A closing could possibly take place in mid to late June.

The meeting moved onto New Business in which the following resolutions were passed:

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

RESOLUTION 18-13

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 1 in the amount of \$10,820.93 (Ten Thousand Eight Hundred Twenty Dollars and Ninety Three Cents) by Jamie T. Construction, Inc., 200 Elm St., Bridgewater, MA 02324 to add four additional benches on concrete pads at Anderson Field Park. This Change Order will be added to the current Anderson, Callahan and Pearl Street Parks Improvement Project. Funding for these benches will be provided by the City from Councillor Anderson’s mitigation funds.

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

NAYS: None

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

RESOLUTION 18-14

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Authority's legal counsel be instructed to send a Notice of Default to the Malden Emergency Center, a tenant-at-will in the Jackson Street Parking Garage, 7 Jackson Street, Malden.

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

NAYS: None

ABSTAINED: Mr. Spadafora

There being no further business, the meeting was adjourned at 7:17 p.m. The next scheduled Board meeting is Tuesday, June 19, 2018 at 5:30 p.m.