

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
AUGUST 21, 2018

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The members of the Malden Redevelopment Authority met in Regular Meeting on August 21, 2018. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Robert Foley, Ms. Amanda Linehan, and 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, August 21, 2018 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 17th day of August, 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 17th day of August, 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 17th day of August, 2018.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley, seconded by Ms. Linehan, the minutes of the Regular Meeting of July 24, 2018 were unanimously approved.

Under Bills and Communications the Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development dated May 28, 2018 and August 5, 2018 notifying the Executive Director that the MRA received an overall performance rating of 100 for the Quarterly Reporting periods of January 1 - March 31, 2018 and April 1 - June 30, 2018. The grant program received a green designation for the same time periods. These ratings state that the program is meeting all of the primary benchmarks and satisfied the start-up activities that were scheduled for completion.

The meeting then moved on to the Report of the Executive Director. Deborah Burke and the Board reviewed a memorandum from HOME Director James Barnes informing them that the North Suburban Consortium (NSC) received a contribution of \$5,000 from Prime Lending in recognition of the NSC's work in promoting affordable home ownership opportunities. The funds will be used to create a program to reimburse residents of NSC communities who complete a first-time homebuyers course between July 1, 2018 and June 30, 2019. Reimbursement will be limited to \$100 per household with proof of payment and course completion.

The Executive Director advised the Board that a Request for Proposals (RFP) for Legal Services had been advertised with responses due by 12:00 noon on July 25, 2018. A subcommittee consisting of CDBG Director Nick Pernice, Senior Accountant Roberta Connolly, and Housing and Community Development Program Assistant Maureen Taylor reviewed the proposals. The proposals were ranked on the criteria identified in the RFP. The committee's recommendation is to enter into three-year Agreements for Legal Services with Attorney Barbara Durgin, 6 Pleasant St., Malden and Attorney Scott Lucey, 919 Eastern Ave, Malden. The Board acted on this request under New Business.

The Executive Director and Board reviewed a proposal for landscape architectural services for Coytemore Lea Park, Forestdale Park, Green St. Park (MacArthur Park), and Maplewood Park from Shadley Associates, 1730 Massachusetts Avenue, Lexington. The bidding and construction work at these four (4) parks will be combined into one bid set. The fees and construction costs for each park will be tracked separately. The upstart cost is \$70,850.00 for design and construction phase as outlined in the proposal viewed at this meeting. This was voted under New Business.

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

The Executive Director and Board reviewed a memorandum from Parking Facilities Manager Christopher Candura regarding a Parking Agreement by and between the Malden Redevelopment Authority and Alben Inc., owner of Pearl St. Restaurant on Summer Street. The Executive Director recommended that the Board review this material along with the Mountain Ave. Parking Deck usage report and discuss recommendations on how to proceed at the September Board meeting.

The Executive Director distributed to the Board an article pertaining to the FitzGerald Park mural project, located on the face of the CBD Garage on Exchange St.

Under Old Business, the Executive Director and Board reviewed the Agreement for Judgment and Issuance of Execution regarding the Malden Emergency Center (MEC). It is expected that the MEC will vacate MRA-owned property at 114 Centre St. on or before September 4, 2018. The Executive Director advised the Board that she, Board Member Amanda Linehan, and Parking Consultant James Zullo interviewed the four (4) companies who responded to the Parking Management & Revenue Services Request for Proposals. Second interviews are scheduled with the four companies at which time the main objective is to meet and interview the Operations Manager. An update will be given at the next Board meeting.

The Executive Director advised the Board that she expects the Purchase and Sale Agreement for 964 & 968 Main St. will be executed before the end of August. The Purchase and Sale Agreement for 974-1000 Main St. is expected to be signed by year end. The buyer, Habitat for Humanity, will be building two single family homes and later a six unit townhouse.

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. Williams, the following resolution was adopted:

RESOLUTION 18-46

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute a contract for legal services for a three (3) year period with the Law Offices of Barbara Durgin, P.O. Box 205, Malden, MA at a fee of:

\$175.00 per hour	Year One
\$185.00 per hour	Year Two
\$195.00 per hour	Year Three

Contract to be based on an as needed basis at a capped hourly fee.

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

NAYS: None

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

RESOLUTION 18-47

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute a contract for legal services for a three (3) year period with the Law Office of Scott Lucey, 919A Eastern Avenue, Malden, MA at a fee of \$180.00 (One Hundred Eighty Dollars and No Cents) per hour. Contract to be based on an as needed basis at a capped hourly fee.

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

NAYS: None

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

RESOLUTION 18-48

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director's decision to sign a price proposal for design and bidding services for Coytemore Lea Park, Forestdale Park, MacArthur Park & Maplewood Park Improvements with Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington, MA 02420-5301 in the amount of \$70,850.00 (Seventy Thousand Eight Hundred Fifty Dollars and No Cents) is hereby ratified by the Board of Directors.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:55 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, September 18, 2018 at 5:30 p.m.