

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JULY 16, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on July 16, 2019. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Rotondi, Ms. Amanda Linehan, and Mr. Albert Spadafora. 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 5:30 P.M., on Tuesday, July 16, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 12th day of July, 2019.

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 12th day of July, 2019:

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 12th day of July, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Ms. Linehan, the minutes of the Regular Meeting of June 18, 2019 were unanimously approved.

There were no Bills and Communications.

The meeting then moved on to the Report of the Executive Director. Director Deborah Burke and the Board reviewed the Malden Housing Needs Assessment PowerPoint presentation which was presented at the July 8, 2019 meeting of the Housing Production Plan Advisory Committee. According to the HNA, which was prepared by the Metropolitan Area Planning Council, 50% of the population is low income and a significant number are cost burdened. MAPC also said that there is a demand for a number of new units, but that it will be up to the City to determine how to meet that demand. MRA Director Burke who participated as an ex-officio member of the Advisory Committee advised the Board that a full copy of the HNA can be viewed on the City of Malden website.

The Executive Director informed the Board that SFA Malden LLC, owners of the Dowling Building, 6 Pleasant St., will not be renewing their parking agreement with the MRA which expires on July 20, 2019. The agreement was written for a specific tenant that will no longer be leasing space in the Dowling Building.

The Executive Director and Board reviewed correspondence from SP+ Senior Facility Manager Jose Olivences reporting on the revenue and costs of operating a "pilot" parking program that offered weekend parking in the Jackson Street Parking Garage. The "pilot" program ran for three weeks --labor costs far exceeded the revenues. It was agreed that this "pilot" program will be discontinued and reevaluated when parking automation equipment is installed in the off-street parking facilities owned by the MRA.

The Parking Program Update from operator SP Plus dated July 2019 was distributed to the Board members. The Executive Director informed the Board if they have any questions regarding the report they should contact her and she will obtain additional information.

The Executive Director and Board reviewed the "letter to the editor" submitted by Director Burke for the Friday, June 28, 2019 edition of the Malden Advocate. The letter was sent in response to another letter that was printed in the Friday, June 21, 2019 Malden Advocate regarding properties located at One Salem St. and 15 Ferry St. In the letter, the MRA Director refuted claims that the MRA has been in discussions with the new owner of these properties on a proposed redevelopment scenario to demolish One Salem St. and relocate 15 Ferry St. Instead the MRA director has been an advocate for the preservation of this historic center of Malden.

Housing and Economic Development Secretary Mike Kennealy toured J Malden Center and other economic development projects on June 27. Mayor Christenson, Executive Director Burke, and State Representatives Steve Ultrino and Paul Donato participated in the tour.

The Executive Director distributed a rendering of the banner that will hang at the J Malden Center apartment building site promoting new shops and eateries that will be coming soon to that building.

The Executive Director presented the Board with a list of corporate bookings at Boda Borg on Pleasant Street for the month of June. Many large corporations book an event as a team building experience for their organization. Corporate bookings included “quests” by Bain, Boston College, Wayfair, Facebook, and Google among others.

The Executive Director and Board reviewed correspondence from Senior Planner and Policy Manager Evan Spetrini recommending the Board authorize the Executive Director to negotiate and execute a contract with BSC Group, 803 Summer St., Boston. BSC Group responded to a Request for Proposals for a planning study and framework plan for the Broadway (Rte. 99) corridor. On behalf of the City, the MRA applied for and received a non-transportation planning grant from the Massachusetts Gaming Commission which will fund this study. Participating in the consultant selection process were City Planner Michelle Romero, Business Development Officer Kevin Duffy, MRA Planner Spetrini and Director Burke. This was voted under New Business.

The Executive Director also distributed to the Board various news articles that mentioned projects or activities carried out by the MRA staff.

Under Old Business the Executive Director and Board reviewed correspondence from Community Development Director Alex Pratt updating them on the Coytemore Lea, FitzGerald, and Trafton Parks Projects. New lights were installed at Coytemore Lea Park. At FitzGerald Park, work will resume next week and calls for the installation of new play equipment, a drawing activity table and a new bench. Shadley Associates working with Councillors David Camell and Stephen Winslow, the MRA and Malden residents has developed a concept phased plan for improvements to Trafton Park. The MRA has submitted a state PARC application to fund a portion of these improvements. Proposed Phase I improvements at Trafton Park include the expansion of the existing playground with new play equipment for ages 2-5 and 5-12, new fencing, tree planting, benches and picnic area. Phase I would also include the replacement of non-accessible dugouts with new accessible dugouts and the outfield turf will be improved.

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. Rotondi, the following resolution was adopted:

RESOLUTION 19-39

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Malden Redevelopment Authority By Law Article II be amended by striking from Section II thereof the following: “Except as otherwise authorized by resolution of the Authority, the Chairman shall sign all contracts, deeds, and other instruments made by the Authority, and countersign all checks for the expenditure of funds for any purpose whatsoever. At each meeting, the Chairman shall submit such recommendations and information as he may consider proper concerning the business affairs and policies of the Authority.” The amended section shall read as follows: “All checks for expenditure of funds for any purpose whatsoever no longer require the Chairman’s counter signature and furthermore, that all checks now require the signatures of any two Board Members and/or the Executive Director who are signers on these accounts.”

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

NAYS: None

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

RESOLUTION 19-40

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to negotiate and execute a contract with the qualified bidder for a planning consultant for the Planning Study for Broadway Route 99.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:01 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, August 20, 2019 at 5:30 p.m.