

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
SEPTEMBER 24, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on September 24, 2019. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Foley, Mr. Robert Rotondi, and Ms. Amanda Linehan. Mr. Albert Spadafora 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, September 24, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 20th day of September, 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 20th day of September, 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 20th day of September, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Ms. Amanda Linehan, seconded by Mr. Robert Rotondi, the minutes of the Regular Meeting of August 20, 2019 were unanimously approved.

There was no correspondence.

The meeting moved on to the Report of the Executive Director. Engineering Consultant Steve O'Neill of Hayner Swanson attended the meeting to update the Board on the field condition assessment for the structural condition of the CBD Garage, 170 Centre St. The assessment is being performed by the engineering firm of Simpson Gumpertz & Heger of Waltham and is nearing completion. Findings are being reviewed and Simpson Gumpertz & Heger will be preparing a report recommending and prioritizing work needed and approximate costs. They plan to have recommendations within a month's time. Mr. O'Neill reported that the garage is stabilized. The Executive Director will update the Board at the next Board meeting.

The Executive Director informed the Board that she, SP+ Senior Vice President Nicole Hankins and Engineering Consultant Steve O'Neill will be meeting to draft a Request for Proposals to purchase and install parking access revenue control equipment at the MRA-owned garages. This RFP has been delayed for some time because of legal procurement questions which have been addressed. The Executive Director will update the Board at the next Board meeting.

The Parking Program Update from operator SP Plus dated August 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.

A presentation to the Board by Community Development Director Alex Pratt and Senior Planner & Policy Manager Evan Spetrini regarding the Mayor's Affordable Housing Strategies was tabled until the next meeting.

MRA Comptroller Karen Bushee appeared before the Board to get its approval to re-apply principal and interest payments paid to date in agreement with an amortization schedule beginning July 2014 for a loan by and between the MRA and Mountain-Washington Realty LLC for property improvements. The Board acted on this item under New Business.

The Executive Director and Board reviewed a change to the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated September 24, 2019. As part of the Agency's financial controls, two (2) signatures are required on all invoices to be paid. The revisions to the memo are due to changes in personnel. This was voted on under New Business.

The Executive Director provided the Board a copy of a flyer promoting Malden's 2nd Annual Public Safety Day being held Sunday, Oct. 6 from 11:00 a.m. – 2:00 p.m. at Linden Park, 29 Wescott St. The MRA's Lead Hazard Control/Healthy Homes Program staff will be disseminating information about the Lead Paint Abatement Program and the Healthy Homes Grant Program which can be used to remove lead water service lines in lead abated properties. Rehab Specialists Wayne Martineau and Kevin Nestor will represent the MRA at the event, which is being organized by the Malden Fire Department.

Under Old Business, the Executive Director informed the Board that the option to extend the term of the parking agreement by and between the MRA and the Malden Towers Realty Company is not scheduled to expire until Nov. 14, 2022. The MRA has an option to extend the term for an additional period of ten (10) years provided it notifies the Landlord in writing before Nov. 15, 2021.

The Executive Director advised the Board that the MDOT-funded Exchange Street Improvement Project will be advertised for bid on Oct. 26, 2019. The bids are typically opened after 90 days and awarded to the low bidder which would be 1/24/2020. There is a 30 day notice to proceed given to the contractor which would be 2/22/2020. Given these dates the contractor will probably wait until the weather improves and start working in early spring 2020.

The Executive Director updated the Board on the status of the fit-out in the former Emergency Center space currently used by the Malden Fire Dept. to hold training sessions. Chief Finn advised the Director that two of the rooms have been boarded and he is hoping work will resume soon. Work is being done by the City's Public Facilities Department.

The Executive Director informed the Board that renovations to FitzGerald Park, a small pocket park in front of the CBD Garage on Exchange Street, are complete. A ribbon cutting ceremony was held on Wednesday, September 18. Improvements included installation of a 15' side strip of synthetic turf along the face of the newly installed mural that depicts work of Malden born artist Ed Emberly. Children's play elements and seating for both children and adults has been installed within the turf area along with a children's table. The existing benches were relocated and refurbished.

Under Old Business Board Member Amanda Linehan asked the Executive Director for an update on the Roosevelt Park Improvement Project. The MRA is administering this project for and on behalf of the City of Malden. The civil engineering consultant team began work on the project in July and tasks completed to date include survey, television inspection of drains, wetland delineation, and work on schematic design.

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

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

RESOLUTION 19-42

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute the changes in the "Persons Authorized to Recommend and/or Approve Invoices" memorandum dated September 24, 2019.

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

NAYS: None

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

RESOLUTION 19-43

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board agrees to reapply the principal and interest payments paid to date in agreement with an amortization schedule beginning with a date of July, 2014 pertaining to a Promissory Note with Mountain-Washington Realty, LLC for Loan Number 2011 Lead Loan-01, 72 Mountain Ave./95 Washington St., Malden, MA dated June 18, 2012 in the amount of Two Hundred And Fifty Thousand Dollars and No Cents (\$250,000).

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

NAYS: None

There being no further business, the meeting was adjourned at 7:19 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, October 15, 2019 at 5:30 p.m.