

MALDEN REDEVELOPMENT AUTHORITY

REGULAR MEETING

JUNE 19, 2018

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The members of the Malden Redevelopment Authority met in Regular Meeting on June 19, 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, June 19, 2018 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 15th day of June, 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 15th day of June, 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 15th day of June, 2018.

s/ Deborah A. Burke
Secretary

Upon a motion made by Ms. Linehan, seconded by Mr. Foley, the minutes of the Regular Meeting of May 15, 2018 were unanimously approved.

The meeting then moved on to the Report of the Executive Director. Deborah Burke, Director, and MRA Comptroller Karen Bushee presented the MRA budget and parking budget for Fiscal Year 2019. Both were approved under New Business. Also discussed at this point in the meeting were the MRA's and North Suburban HOME Consortium's Audit Management Letters, prepared by the MRA's independent auditors Roselli, Clark & Associates, for the period ended June 30, 2017. The Management Letters support the agency's plan to discontinue the use of net cash flow loans, a funding mechanism used under the HOME program in prior years, commend the work to date in transitioning the HOME loan portfolio to a new mortgage tracking software system purchased by the Authority a couple of years ago, and encourage the Agency to adopt a formal Other Post Employment Benefits (OPEB) plan.

The Executive Director provided to each Board member a copy of the MRA Subrecipient Agreement with the City of Malden. The MRA is required by HUD to have this agreement by and between it and the City since it administers several grants programs on behalf of the City of Malden including the Community Development Block Grant Program, the HOME program, and the Lead Paint Abatement Program. The Board approved this document under New Business. The agreement will be executed by the Mayor and Director Burke.

The Executive Director also advised the Board that Subrecipient Agreements have been drafted for signature by and between the MRA and the various public service providers who will be receiving CDBG funds in Fiscal Year 2019 (July 1, 2018 through June 30, 2019). Under New Business, the Board authorized the Executive Director to execute those agreements.

The Executive Director advised the Board that the MRA had received four responses to its advertised Request for Proposals for Parking Management and Revenue Collection Services at the various parking lots and garages owned by the MRA and currently managed by Laz Parking. An internal subcommittee has been formed to review these proposals and to make a recommendation to the MRA Board of Directors on the parking operator. The goal is to have this process done and a contract executed by August 1, 2018.

The Executive Director distributed to each Board member a copy of the recent monthly report from Laz Parking.

The Executive Director advised the Board that she and a subcommittee had interviewed several candidates for the vacant Senior Planner and Policy Manager's position at the MRA. The Board approved her request to make an offer to one of the candidates and if accepted that they would ratify that action at its next Board meeting in July.

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

The meeting then moved onto Old Business. The Executive Director provided an update on the park improvements currently underway and being funded by Community Development Block Grant Funds. These include the installation of ADA-accessible bleachers and benches at Anderson Field in Ward Seven; covered dugouts at Callahan Park (that work began today) in Ward Two and Pearl St. Park improvements that included drainage improvements and some

landscaping work, yet to be done. The Director also advised the Board that during the installation of the bleachers and benches at Anderson Field that the contractor broke the irrigation lines. The lines have been subsequently repaired by the city's irrigation contractor and will be back-charged to the contractor working on this CDBG-funded project.

The Executive Director provided the Board with an update on the "mural project". Malden Arts received MRA Board approval to install a mural on the Exchange Street side of the CBD Garage, owned by the Authority. The project, the first of several murals by Malden Arts, highlights the illustrations by children's book author and illustrator Ed Emberley, formerly of Malden. The mural provides a colorful back drop for FitzGerald Park, a small pocket park. This park will undergo some renovations this summer and fall with funding set aside in the CDBG budget for Fiscal Year 2019.

The Executive Director advised the Board that she had attended ribbon-cutting ceremonies at Forestdale Park Assisted Living at 341A Forest St. The MRA wrote the Request for Proposals for the sale and redevelopment of this former city-owned nursing home. The Director also sat on an internal committee overseeing the development. Volunteers of America, a non-profit, submitted the winning bid to preserve and re-tool this site for 80 units of assisted living and memory care. There are 40 residents living in the complex at the present time.

The Executive Director told the Board that Habitat for Humanity, Greater Boston, Inc. which has a Purchase and Sale agreement with the MRA to buy 964-968 and 974-1000 Main St. for the construction of two single family homes and a six-unit townhouse on this now vacant, former problem properties site. Habitat and the MRA have extended the due diligence period to July 31, 2018. Habitat plans to close on the two single family house lots by August 31, 2018 and the six unit townhouse by December 31, 2018.

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

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

RESOLUTION 18-15

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed budget for the Malden Redevelopment Authority for Fiscal Year 2019 as presented at the June 19, 2018 Board meeting.

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

NAYS: None

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

RESOLUTION 18-16

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed parking budget for Fiscal Year 2019 as presented at the June 29, 2018 Board meeting.

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

NAYS: None

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

RESOLUTION 18-17

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a subrecipient agreement by and between the Malden Redevelopment Authority and the City of Malden granting the Malden Redevelopment Authority the responsibility of administering the Community Development Block Grant Program, the North Suburban HOME Consortium Program, the Lead Paint Abatement Program and all previously awarded grants for program year July 1, 2018 to June 30, 2019.

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

NAYS: None

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

RESOLUTION 18-18

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

the Executive Director be and is hereby authorized to execute a contract and/or amendments as necessary for the following Community Development Block Grant Program in the amount indicated, subject to the availability of Community Development Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30, 2019.

Action for Boston Community Development \$10,000

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

NAYS: None

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

RESOLUTION 18-19

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

the Executive Director be and is hereby authorized to execute a contract and/or amendments as necessary for the following Community Development Block Grant Program in the amount indicated, subject to the availability of Community Development

Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30, 2019.

Bread of Life, Inc. \$11,250

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

NAYS: None

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

RESOLUTION 18-20

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Club 24 \$5,000

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

NAYS: None

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

RESOLUTION 18- 21

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

East Middlesex Association for Children (EMARC) \$8,700

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

NAYS: None

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

RESOLUTION 18-22

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Housing Families, Inc. \$15,000

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

NAYS: None

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

RESOLUTION 18-23

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

The Immigrant Learning Center, Inc. \$10,000

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

NAYS: None

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

RESOLUTION 18-24

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Just-A-Start Corporation \$10,000

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

NAYS: None

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

RESOLUTION 18-25

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Justice Resource Institute \$15,000

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

NAYS: None

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

RESOLUTION 18-26

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Malden Elderly Transportation Program \$35,000

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

NAYS: None

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

RESOLUTION 18-27

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Malden Teen Enrichment Center \$5,000

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

NAYS: None

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

RESOLUTION 18-28

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Malden Neighborhood Basketball League \$8,500

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

NAYS: None

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

RESOLUTION 18-29

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Mystic Valley Elder Services, Inc. \$10,000

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

NAYS: None

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

RESOLUTION 18-30

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Malden Police Crime Prevention \$6,000

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

NAYS: None

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

RESOLUTION 18-31

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Malden Reads: One City, One Book (MATV, Inc.) \$2,500

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

NAYS: None

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

RESOLUTION 18-32

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

North Shore Black Women's Assoc., Inc. \$3,000

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

NAYS: None

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

RESOLUTION 18-33

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

North Shore Hispanic Association \$3,000

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

NAYS: None

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

RESOLUTION 18-34

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2017 through June 30,
2018.

The Salvation Army \$6,550

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

NAYS: None

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

RESOLUTION 18-35

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Tailored for Success, Inc. \$5,000

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

NAYS: None

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

RESOLUTION 18-36

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

Tufts University, Sharewood Project \$4,500

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

NAYS: None

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

RESOLUTION 18-37

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

United Conquerors \$5,000

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

NAYS: None

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

RESOLUTION 18-38

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2017 through June 30,
2018.

YMCA Malden (The Malden Young Men's Christian Assoc.) \$10,000

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

NAYS: None

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

RESOLUTION 18-39

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute a contract and/or
amendments as necessary for the following Community Development Block Grant
Program in the amount indicated, subject to the availability of Community Development
Block Grant funding. Terms of the contract shall be from July 1, 2018 through June 30,
2019.

YWCA (Young Women's Christian Assoc. of Malden, Inc.) \$10,000

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

NAYS: None

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

RESOLUTION 18-40

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute Amendment No. 4 to the
Agreement for Parking Management Services contract By and Between the Malden
Redevelopment Authority and Laz Parking, LTD, 75 Atlantic Avenue, Boston, MA
02111, extending the term of the contract through July 31, 2018.

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

NAYS: None

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

RESOLUTION 18-41

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to accept and execute a proposal from Shadley Associates, P.C. for the 2015 Community Garden Project and for additional design and oversight services at Anderson Field. The price proposals not to exceed \$2,000.00 and \$1,800.00 respectively are fully covered by the existing CDBG funded budget.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:49 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, July 24, 2018 at 5:30 p.m.