

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
APRIL 20, 2021

The members of the Malden Redevelopment Authority met in Regular Meeting on April 20, 2021. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Michael Williams, Mr. Albert Spadafora, Ms. Sharon Santillo, 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, April 20, 2021. In accordance with Governor Baker's 3/12/20 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §18, and the Governor's 3/23/20 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People, this meeting will be conducted via remote participation (Zoom). In person attendance by members of the public is prohibited, and all effort will be made to permit public attendance of this meeting, in the manner specified below, via remote access by internet and telephone.

Dated this 14th day of April, 2021.

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 14th day of April, 2021:

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 14th day of April, 2021.

s/ Deborah A. Burke
Secretary

MINUTES
REGULAR MEETING
APRIL 20, 2021

Meeting was called to order at 5:32 p.m.

On a roll call vote, the following members answered present: Mr. Robert Rotondi, Mr. Albert Spadafora, Mr. Michael Williams, Ms. Sharon Santillo, and Mr. Robert Foley.

Upon a motion made by Mr. Spadafora, seconded by Mr. Foley, the minutes of the Regular Meeting of the March 16, 2021 were approved on a 5-0 vote.

Under Bills and Communications the Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development (HUD) dated March 30, 2021 notifying the Executive Director that Malden is one of the communities selected for monitoring this year. The monitoring will be completed remotely and the CDBG Program will be reviewed. The monitoring is tentatively scheduled for May 24 – June 4.

Under the Report of the Executive Director, the Executive Director and Board reviewed correspondence from HOME Director Alexis Turgeon informing them as part of the American Rescue Plan Act of 2021, President Joe Biden included \$5 billion in HOME Investment Partnerships Program (HOME) funds to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, shelter, and rental assistance. HUD is referring to these funds as HOME-ARP (short for HOME Investment Partnerships Program – American Rescue Plan). The North Suburban Consortium's HOME-ARP allocation for FY 2021 is \$7,275,299 which is the third highest allocation for entitlement communities in the state of Massachusetts and 3.6 times larger than its current annual allocation. All funds must be expended by September 30, 2025. HUD will release guidance for HOME-ARP in Fall 2021.

The Executive Director and Board reviewed correspondence from CDBG Director Alex Pratt regarding CDBG reallocation to respond to COVID-19 community needs. The City and MRA have allocated \$313,000 from the Community Development Block Grant (CDBG) rehab budget in order to meet other community needs related to COVID-19. Four existing CDBG public services responded to the publicly-advertised Notice of Funding Availability (NOFA) and will receive funds. Action for Boston Community Development (ABCD) will receive \$70,000; Bread of Life will receive \$103,403; Housing Families, Inc. will receive \$79,597; and Malden YMCA will receive \$60,000. These were voted under New Business.

The Executive Director shared a flyer promoting “Reimagining Retail Post-Covid”, a series of free virtual seminars available to Malden businesses. The seminars are designed to help businesses attract customers in the post-COVID environment. The seminars will be held on April 27, May 4, and May 11 from 8:00 AM – 10:00 AM via Zoom. Businesses must register by emailing kduffy@cityofmalden.org. These seminars are sponsored by the Massachusetts Gaming Commission, the Office of Mayor Gary Christenson, Malden Redevelopment Authority, and Matt Urban Marketing.

The Executive Director and Board reviewed correspondence from Mr. Pratt regarding the Small Business Assistance Program – Round 2 which is funded with \$200,000 in Community Development Block Grant funds from the federal CARES Act (CDBG-CV) and will provide grants of up to \$10,000 to eligible micro-enterprise businesses with five or fewer full-time employees and a low-or moderate-income business owner. There were 62 qualified applicants from the 78 applications submitted before the April 8 deadline. A lottery resulted in a randomly-ordered list of the 62 businesses. The Agency hopes to serve approximately twenty businesses through the grant program.

The Executive Director and Board reviewed Mr. Pratt's correspondence updating them on the National Community Development Association (NCDA) Region 1 Conference which was held virtually on April 1. The conference included updates on economic development surveys from the U.S. Census; changes to the HUD Housing Counselor certification requirements; National Community Development Week; and updates from Congressman James McGovern, HUD Boston Director Robert Shumeyko, and NCDA Executive Director Vicki Watson.

The Executive Director and Board reviewed correspondence from Mr. Pratt regarding National Community Development Week (April 5-9). This year NCDA recommended social media posts to highlight CDBG and HOME activities to bolster awareness and support for CDBG and HOME during federal budget negotiations regarding these programs. Mr. Pratt shared the many social media posts that were posted on City of Malden and MRA social media accounts during the weeklong observance.

The Executive Director shared with the Board the notice and agenda for the Roosevelt Park Draft Involvement Plan Presentation that was held remotely on Thursday, April 15, 2021 at 6:00 PM. The purpose of the meeting was to provide background information on the Historic Fill that has been identified in the subsurface at Roosevelt Park and to present a draft Public Involvement Plan (PIP) that will establish how information will be provided to the public about the management of Historic Fill materials during proposed renovations of the park. To notify as many residents as possible, the meeting notice was translated into six languages and distributed to the school principal and the Friends of Roosevelt Park and posted on the City/MRA websites. Translation services were available, if requested, and a Connect Ed call was generated to Malden Public Schools families citywide.

The Executive Director and Board reviewed correspondence from landscape design consultant Shadley Associates, 1730 Massachusetts Ave., Lexington, recommending low bidder Belko Landscaping, LLC, 242 Lawrence Road, Salem, NH, for the Salemwood School Playground Surfacing project. The project will add a new rubberized surface in the tot lot and Councillor Barbara Murphy is raising funds to add interactive play panels. Said project will be funded in part with \$100,000 in Community Development Block Grant (CDBG) funds. This was voted under New Business.

The Executive Director and Board reviewed correspondence from HOME Director Alexis Turgeon recommending the Executive Director execute a contract with Metro Housing Boston, 1411 Tremont St., Boston, for a professional inspector to undertake the required HOME rental inspections. There are approximately 128 units in 41 properties that need to be inspected. Said contract not to exceed \$12,330. This was voted under New Business.

The Executive Director distributed to the Board sample validation coupon books and a flyer promoting a new parking validation program. Visitors to the downtown will soon be able to receive validation stamps from the establishments they visit which would provide upwards of 4 hours of free parking in the CBD and Jackson Street Garages. This validation parking program has been developed to entice people to shop, dine and explore Malden and reinvigorate the downtown. Validation coupons and window decals will be free to Malden Center businesses. Additional parking staff will be hired for the garages. Board member Sharon Santillo asked if there is a time frame in place for the program. Ms. Burke advised that this is a pilot program with plans to roll it out in early May. The program will be reevaluated at the end of the summer.

The Executive Director distributed the Parking Program Update from operator SP Plus dated March 2021 to the Board members. The Executive Director informed the Board if they have any questions regarding the SP Parking report they should contact her and she will obtain additional information from the operator.

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

The Executive Director updated the Board on the MRA Consolidation Plan. Ms. Burke and Mr. Ron Hogan continue bi-weekly discussions to integrate the MRA into a new City department to be known as the Office of Strategic Planning and Community Development. It is expected the integration will be on the docket for the next Ordinance Committee meeting which is scheduled for Tuesday, April 27. The Ordinance Committee will be asked to report out favorably the salary ordinance changes that are needed to incorporate the MRA staff salaries into the City's budget framework and an ordinance creating the new department. The full City Council would then have to vote at a subsequent meeting to enroll and ordain these ordinances.

The Executive Director and Board reviewed correspondence engineering consultant Steve O'Neill from Hayner/Swanson, Inc. recommending Structural Preservation Systems, LLC, 1755 Highland Ave., Cheshire, CT for the CBD Parking Garage – 2021 Concrete Repairs and Waterproofing project. Bids were opened and read aloud via Zoom on March 4, 2021 at 2:00 PM. Two bids were received and Structural is being recommended as the eligible and responsible low bidder. The budget has sufficient funds to accept the Base Bid and Alternate No. 1, the replacement of stair tread flooring in all of the stair towers, in the total amount of \$1,939,081. This was voted under New Business. The other bidder on the project was Contracting Specialists, Inc., 453 South Main St., Attleboro.

A motion was made by Mr. Michael Williams, seconded by Mr. Albert Spadafora, at 6:19 p.m., to enter into Executive Session for the purposes of discussing strategy in preparation for negotiations with Structural Preservation Systems, LLC in relation to the contract for repairs to the CBD Parking Garage. The Board voted 5-0 on a roll call vote to enter into Executive Session:

Albert Spadafora – yes
Michael Williams – yes
Sharon Santillo – yes
Robert Foley - yes
Robert Rotondi – yes

A motion was made by Mr. Robert Foley, seconded by Ms. Sharon Santillo, to adjourn Executive Session and resume the Regular Board Meeting at 6:47 p.m. on a roll call vote:

Albert Spadafora – yes
Michael Williams – yes
Sharon Santillo – yes
Robert Foley - yes
Robert Rotondi – yes

The meeting 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 21-06

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors authorize the Executive Director to execute Amendment No. 1 to the FY 2020-2021 Community Development Block Grant (CDBG) Public Service agreement with Action for Boston Community Development, Inc. (ABCD), 6 Pleasant St., Malden, to increase their funding in the amount of \$70,000.00 (Seventy Thousand Dollars and No Cents), for a direct relief program for low-income Malden families.

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

NAYS: None

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

RESOLUTION 21-07

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors authorize the Executive Director to execute Amendment No. 1 to the FY 2020-2021 Community Development Block Grant (CDBG) Public Service agreement with Bread of Life, Inc., 54 Eastern Ave., Malden, to increase their funding in the amount of \$103,403.00 (One Hundred Three Thousand Four Hundred Three Dollars and No Cents), to purchase a food pantry truck and to fund their lease and operating costs.

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

NAYS: None

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

RESOLUTION 21-08

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors authorize the Executive Director to execute Amendment No. 1 to the FY 2020-2021 Community Development Block Grant (CDBG) Public Service agreement with Malden YMCA, 99 Dartmouth St., Malden, to increase their funding in the amount of \$60,000.00 (Sixty Thousand Dollars and No Cents), to be used for food pantry improvements and operating costs.

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

NAYS: None

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

RESOLUTION 21-09

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors authorize the Executive Director to execute Amendment No. 1 to the FY 2020-2021 Community Development Block Grant (CDBG) Public Service agreement with Housing Families Inc., 919 Eastern Ave., Malden, to increase their funding in the amount of \$79,597.00 (Seventy Nine Thousand Five Hundred Ninety Seven Dollars and No Cents), to be used for food pantry expansion and shelter support.

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

NAYS: None

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

RESOLUTION 21-10

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors authorize the Executive Director to execute a contract by and between the Malden Redevelopment Authority and Belko Landscaping, LLC, 242 Lawrence Road, Salem, NH, for the Salemwood School Playground Surfacing Project. Said project will be funded in part with \$100,000 in Community Development Block Grant funds.

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

NAYS: None

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

RESOLUTION 21-11

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors authorize the Executive Director to execute a contract by and between the Malden Redevelopment Authority and Metro Housing Boston, 1411 Tremont St., Boston in an amount not to exceed \$12,330 (Twelve Thousand Three Hundred Thirty Dollars and No Cents) to undertake the required North Suburban Consortium's (HOME) Program rental inspections at a price of \$85.00 per inspection, \$55.00 for each re-inspection of a failed unit, and \$25.00 per no-show inspection.

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

NAYS: None

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

RESOLUTION 21-12

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors authorize the Executive Director to execute a contract by and between the Malden Redevelopment Authority and Structural Preservation Systems, LLC, 1755 Highland Ave., Cheshire, CT 06410, in the amount of \$1,888,212.00 (One Million Eight Hundred Eighty Eight Thousand Two Hundred Twelve Dollars and No Cents) for concrete repairs and waterproofing and Alternate No. 1 in the amount of \$50,869.00 (Fifty Thousand Eight Hundred Sixty Nine Dollars and No Cents) for the replacement of the resilient flooring on the stair treads on all levels of all four (4) stair towers at the Central Business District (CBD) Garage, 170 Centre St., Malden.

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

NAYS: None

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

RESOLUTION 21-13

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director, Deborah A. Burke be and is hereby authorized to execute a promissory note, mortgage and any other documents necessary for a line of credit in the amount of \$3,500,000 (Three Million Five Hundred Thousand Dollars and No Cents) pursuant to the commitment letter with East Boston Savings Bank, 10 Elm Street, Danvers, MA 01923, for repairs to the Central Business District (CBD) Garage, 170 Centre Street,

Malden, all as previously authorized by RESOLUTION 21-01 on January 19, 2021, and hereby ratifies and confirms all previously executed documents necessary thereto, including without limitation the following:

1. Mortgage from Malden Redevelopment Authority to East Boston Savings Bank in the amount of \$3,500,000.00 on property at 7 Jackson Street, Malden, MA 02148 (the "Mortgaged Property");
2. Conditional Assignment of Leases and Rents relative to Mortgaged Property;
3. Assignment of Contracts, Permits And Approvals
4. UCC Financing Statement relative to Mortgaged Property.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:00 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, May 18, 2021 at 5:30 p.m.

