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**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**MAY 9, 2023**

The members of the Malden Redevelopment Authority met in Regular Meeting on May 9, 2023. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Rotondi, 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 4:00 P.M., on Tuesday, May 9, 2023 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 4<sup>th</sup> day of May 2023.

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 4<sup>th</sup> day of May, 2023:

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 4<sup>th</sup> day of May, 2023.

s/ Deborah A. Burke  
Secretary

**DRAFT MINUTES**  
**REGULAR MEETING**

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MAY 9, 2023

Meeting was called to order at 5:00 p.m.

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

Upon a motion made by Albert Spadafora, seconded by Robert Foley, the minutes of the Regular Meeting of December 20, 2022 were approved on a 5-0 vote.

The Executive Director and Board discussed Mystic Valley Development Commission (MVDC) owned property at 370 Commercial St., Malden, being shown as Parcel 5-3E on a plan entitled "Boundary Survey Plan of Land in Malden, MA" prepared by Toomey-Munson & Associates, Inc., dated April 14, 2005 and recorded with the Middlesex South Registry of Deeds as Plan Number 1367 of 2006. The MVDC has voted to offer the MRA ownership of this parcel in full consideration of One Dollar (\$1.00). MRA ownership of this parcel will make the process simpler as we would be dealing with a single owner instead of multiple owners when looking into funding sources to revitalize the property. This was voted under New Business.

The Executive Director and Board reviewed a resolution approving the dedication of a portion of MRA-owned property located at 356 Commercial St., Malden as parkland for the Malden River Works Project. The Malden River Works Park will occupy only a portion of the MRA's property at 356 Commercial St. and shall further cut across the boundaries of different parcels located at that address. The property has to remain open space in order to apply for certain state grants. The remainder of the property will continue to operate as the City of Malden's Department of Public Works Yard. This was voted under New Business.

The Executive Director and Board reviewed an Amendment to the Agreement by and between the Mystic Valley Development Commission (MVDC) and the Malden Redevelopment Authority (MRA), now operating as the City of Malden Office of Strategic Planning and Community Development (OSPCD), for Project Management and Development Consulting Services. The Amendment, if approved by the MVDC, will extend the term of the Agreement to June 30, 2024. This was voted under New Business.

The Executive Director and Board reviewed the HUD Environmental Review Memorandum of Understanding by and Between the Malden Redevelopment Authority, doing business as the Office of Strategic Planning and Community Development (OSPCD), and the Malden Housing Authority. The OSPCD will be the responsible entity for the Malden Housing Authority's environmental reviews. The Housing Authority will reimburse the OSPCD for staff time and supplies required for the environmental review process. An environmental review is the process of reviewing a project and its potential environmental impacts to determine whether it meets federal, state, and local environmental standards. The Housing Authority needs an environmental review because it plans to undertake some capital improvement projects at a couple of its housing developments. This was voted under New Business.

The Executive Director and Board reviewed an amendment to the Agreement for Professional Services with Foster Appraisal & Consulting Co., Inc., 100 Erdman Way, Leominster, extending

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the term through December 31, 2023. It is expected that an RFP for appraisal services will be advertised within the next few months. This was voted under New Business.

There was no Old Business discussed.

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

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

**RESOLUTION 23-01**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Malden Redevelopment Authority accepts ownership of a parcel of land at 370 Commercial Street, Malden, MA being shown as Parcel 5-3E on a plan entitled "Boundary Survey Plan of Land in Malden, MA" prepared by Toomey-Munson & Associates dated April 14, 2005 and recorded with the Middlesex South Registry of Deeds as Plan Number 1367 of 2006, to be conveyed by the Mystic Valley Development Commission (MVDC).

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

NAYS: None

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

**RESOLUTION 23-02**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

that the Malden Redevelopment Authority dedicates the portions of its property at 356 Commercial Street within the Malden River Works project area as deed-protected parkland under M.G.L., Chapter 45, Section 3.

Whereas: The Malden River Works Park will be the first municipally-owned open space on the Malden River, fulfilling a priority action in the City's 2017 Open Space and Recreation Plan Update; and

Whereas: The Malden River Works Park will significantly increase public access to the Malden River and create opportunities for active recreation along its shores and on the river itself, with the installation of a new public boathouse, a grass lawn, and a segment of the Malden River Greenway; and

Whereas: The Malden River Works Park will occupy only a portion of the Malden Redevelopment Authority's property at 356 Commercial Street, and shall further cut across the boundaries of different parcels located at that address; and

Whereas: The remainder of the property will continue to operate as the City of Malden's Department of Public Works Yard;

Whereas: The portion of the park now dedicated as parkland shall be defined as follows;

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Beginning at a point on the easterly side of Commercial Street; thence bearing N 89°56'58"E a distance of 1.51 feet; thence along a curve to the RIGHT, having a radius of 39.88 feet and an arc length of 22.12 feet whose long chord bears S 15°54'50"E a distance of 21.84; thence bearing S 0°03'02"E a distance of 18.14 feet; thence bearing N 90° W a distance of 11.32 feet; thence bearing S 0° E a distance of 187.95 feet; thence bearing N 90° E a distance of 4.50 feet; thence bearing S 0° E a distance of 30.59 feet; thence bearing N 90°E a distance of 37.00 feet; thence bearing S 0° E a distance of 4.50 feet; thence bearing N 90°E a distance of 192.87 feet; thence bearing N 0° E a distance of 7.50 feet; thence bearing N 90°E a distance of 118.00 feet; thence bearing N 0° E a distance of 12.00 feet; thence bearing N 90°E a distance of 72.00 feet; thence bearing N 0° E a distance of 22.00 feet; thence bearing S 90°E a distance of 39.00 feet; thence bearing N 0° E a distance of 93.25 feet; thence bearing N 90°W a distance of 1.00 feet; thence bearing N 0°E a distance of 94.00 feet; thence bearing N 90°E a distance of 1.00 feet; thence bearing N 0°E a distance of 16.75 feet; thence bearing S 90°W a distance of 37.50 feet;

thence bearing N 0°W a distance of 48.92 feet; thence bearing N 90°W a distance of 74.87 feet; thence bearing S 0°E a distance of 0.50 feet; thence bearing N 90°W a distance of 145.71 feet; thence bearing N 0°03'02" W a distance of 18.44 feet to land now or formerly of Associates Limited Partnership; thence along land now or formerly of Associates Limited Partnership bearing N 89°56'58"E a distance of 453.42 feet to the Malden River; thence in the Malden River bearing S 4°02'49"E a distance of 52.12 feet; thence in the Malden River along a curve to the RIGHT, having a radius of 956.15 and an arc length of 280.79 feet whose long chord bears S 4°21'21" W a distance of 279.79 feet to land or formerly of Well-Com Associates; thence along land now or formerly of Well-Com Associates bearing N 89°56'12" W a distance of 606.41 feet; thence along land now or formerly of Well-Com Associates a curve to the LEFT, having a radius of 302.85 feet and an arc length of 136.10 feet and whose long chord bears S 77°10'21" W a distance of 134.84 feet to Commercial Street; thence along Commercial Street bearing N 16°06'23" E a distance of 311.04 feet; thence along a curve to the RIGHT, having a radius of 15 feet and an arc length of 19.33 feet and whose long chord bears N 52°49'46" E a distance of 19.33 feet to the point of beginning.

Containing in total 98,694.75 square feet.

Now Therefore Be It Resolved:

1. That the portions of 356 and 370 Commercial Street within the project boundaries of the Malden River Works Park are hereby dedicated as protected parkland under M.G.L. Chapter 45, Section 3, and such dedication will be included on the Deed of all parcels affected;
2. That this Order shall take effect upon passage.

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

NAYS: None

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

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**RESOLUTION 23-03**

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RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an Amendment to the Agreement for Project Management and Development Consulting Services by and between the Mystic Valley Development Commission (MVDC) and the Malden Redevelopment Authority (MRA) extending the term of the Agreement to June 30, 2024. All other terms of the Agreement dated July 1, 1998 remain in full force and effect and are hereby ratified and confirmed by the parties hereto.

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

NAYS: None

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

**RESOLUTION 23-04**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a Memorandum of Understanding (MOU) by and between the Malden Redevelopment Authority (MRA), doing business as the Office of Strategic Planning and Community Development, and the Malden Housing Authority (MHA) for the completion of environmental reviews. The MHA will reimburse the MRA for expenses incurred for performing services under this MOU for a five-year period commencing April 11, 2023.

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

NAYS: None

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

**RESOLUTION 23-05**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 4 to the Agreement for Professional Services by and between the Malden Redevelopment Authority/Office of Strategic Planning and Community Development and Foster Appraisal & Consulting Co., Inc., 100 Erdman Way, Leominster, MA 01453, for appraisal services. Said term to expire December 31, 2023.

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

NAYS: None

There being no further business, the meeting was adjourned at 4:55 p.m. The next Board Meeting will be scheduled as needed.