

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MAY 17, 2022

The members of the Malden Redevelopment Authority met in Regular Meeting on May 17, 2022. The Vice Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Rotondi, Mr. Robert Foley, and Ms. Sharon Santillo. Mr. Albert Spadafora was absent.

The Vice 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 Vice 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, May 17, 2022 to be held at City Hall, Mayor's Conference Room, Fourth Floor, 215 Pleasant Street, Malden, Massachusetts.

Dated this 12th day of May, 2022.

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 May, 2022:

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 May, 2022.

s/ Deborah A. Burke
Secretary

MINUTES
REGULAR MEETING
MAY 17, 2022

Meeting was called to order at 5:35 p.m.

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

Upon a motion made by Mr. Foley, seconded by Mr. Rotondi, the minutes of the Regular Meeting of December 14, 2021 were approved on a 4-0 vote.

Under Bills and Communications, the Executive Director and Board reviewed correspondence from Victor Mejias, Jr., President of Malden High School Class of 1988, inviting Ms. Burke to the rededication of the Malden City Seal to honor Class Vice President Mr. John R. Benotti on Saturday, June 4, 2022 at 11:00 AM. The Authority hired a firm to dismantle the seal during an Urban Renewal Project which included Malden High School and the pieces were numbered, photographed, and stored. The Class of 1988 had the seal reassembled as a free-standing structure at the corner of Ferry and Salem Streets.

Under Report of the Executive Director, Ms. Burke and the Board reviewed the FY 2023 Community Development Block Grant (CDBG) budget for HUD Program Year July 1, 2022 – June 30, 2023. The budget was approved with contingencies by the City Council on April 26, 2022 which allowed line item adjustments to be made once the City received official notice from HUD on what the final grant amount would be for FY 2023. The Executive Director 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 2023. Under New Business, the Board authorized the Executive Director to execute those agreements.

The Executive Director and Board reviewed a change to the “Persons Authorized to Recommend and/or Approve Invoices” memorandum dated May 17, 2022. As part of the Agency’s financial controls, two (2) signatures are required on all invoices to be paid. This was voted under New Business.

The Executive Director and Board reviewed an Agreement for Services with Ram Co., Inc., 22 Earles Row, Wilmington, MA to schedule inspections and re-inspections with property managers/owners on an as-needed basis for the North Suburban Consortium (NSC). Inspections will be reimbursed at a cost of \$85.00 per unit and \$55.00 per unit for re-inspection. A no-show inspection will be reimbursed at a cost of \$35.00 per unit. The time of performance shall commence on the day this Agreement is entered into and shall continue until May 30, 2023. The NSC is an eight-community consortium, administered by the MRA. It provides federal HOME funding for affordable housing projects. This was voted under New Business.

The Executive Director and Board reviewed a Lender Advisor Agreement with Ram Co., Inc, 22 Earles Row, Wilmington, MA for construction oversight services regarding 703 Fellsway West, Medford. This was voted under New Business.

The Executive Director and Board reviewed amendments to seven (7) professional services

agreements including, engineering services, legal services, appraisal services, environmental engineering services, and landscape design services. These amendments to extend the agreements until Dec. 31, 2022 were voted under New Business.

The Executive Director and Board reviewed an amendment to the parking lease agreement by and between the MRA and Malden Gardens Limited Partnership, c/o Carabetta Companies, 200 Pratt St., Meriden, CT. The amendment extends the term of the agreement for an additional period of ten (10) years plus two (2) additional five (5) years each. This agreement allows the City to use a portion of the Malden Gardens garage for off-street public parking. This was voted under New Business.

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

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

RESOLUTION 22-01

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, 2022 through June 30, 2023.

Action for Boston Community Development \$13,550

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

NAYS: None

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

RESOLUTION 22-02

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, 2022 through June 30, 2023.

Asian Community Development Corporation \$10,647

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

NAYS: None

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

NAYS: None

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

RESOLUTION 22-06

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, 2022 through June 30, 2023.

Immigrant Learning Center \$9,679

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

NAYS: None

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

RESOLUTION 22-07

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, 2022 through June 30, 2023.

Just-A-Start \$19,358

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

NAYS: None

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

RESOLUTION 22-08

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, 2022 through June 30, 2023.

Justice Resource Institute Inc., dba Youth Harbors \$19,358

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

NAYS: None

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

RESOLUTION 22-09

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, 2022 through June 30, 2023.

City of Malden Senior Center \$38,716
Malden Elderly Transportation Program

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

NAYS: None

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

RESOLUTION 22-10

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, 2022 through June 30, 2023.

Malden Neighborhood Basketball League \$8,227

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

NAYS: None

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

NAYS: None

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

RESOLUTION 22-14

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, 2022 through June 30, 2023.

YWCA Malden	\$10,647
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AYES: Mr. Foley, Ms. Santillo, Mr. Rotondi, Mr. Williams

NAYS: None

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

RESOLUTION 22-15

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Director be and is hereby authorized to execute the changes in the “Persons Authorized to Recommend and/or Approve Invoices” memorandum dated May 17, 2022.

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

NAYS: None

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

RESOLUTION 22-16

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Executive Director be and is hereby authorized to execute the Agreement for Professional Services by and between the Malden Redevelopment Authority as Agent for and Representative Member of the “North Suburban Consortium” and Ram Co., Inc., 22 Earles Row, Wilmington, MA 01887 for as needed inspections and re-inspections for the HOME Program. Each inspection will be reimbursed at a cost of \$85.00 per unit and each re-inspection at a cost of \$55.00 per unit. Contract not to exceed \$9,800 (Nine Thousand Eight Hundred Dollars and No Cents).

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

NAYS: None

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

RESOLUTION 22-17

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute the Lender Advisor Agreement with Ram Co., Inc., 22 Earles Row, Wilmington, MA 01887 and the City of Medford, 85 George P. Hassett Drive, Medford, MA 02155 for construction oversight services regarding 703 Fellsway West, Medford.

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

NAYS: None

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

RESOLUTION 22-18

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 and Hayner/Swanson, Inc., 3 Congress Street, Nashua, NH 03062, for engineering services. Said term to expire December 31, 2022.

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

NAYS: None

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

RESOLUTION 22-19

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 2 to the Agreement for Professional Services by and between the Malden Redevelopment Authority and Nangle Consulting Associates, Inc., 45 Dan Road, Suite 1151, Canton, MA 02021 for environmental engineering services. Said term to expire December 31, 2022.

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

NAYS: None

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

RESOLUTION 22-20

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 2 to the Agreement for Professional Services by and between the Malden Redevelopment Authority and Law Offices of Attorney Scott Lucey, 919A Eastern Avenue, Malden, MA 02148, for legal services. Said term to expire December 31, 2022.

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

NAYS: None

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

RESOLUTION 22-21

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 3 to the Agreement for Professional Services by and between the Malden Redevelopment Authority and Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington, MA 02420, for landscape design services. Said term to expire December 31, 2022.

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

NAYS: None

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

RESOLUTION 22-22

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 and Foley Hoag LLP, 155 Seaport Boulevard, Boston, MA 0220, for legal services. Said term to expire December 31, 2022.

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

NAYS: None

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

RESOLUTION 22-23

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 and Foster Appraisal & Consulting Co., Inc., 100 Erdman Way, Leominster, MA 01453, for appraisal services. Said term to expire December 31, 2022.

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

NAYS: None

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

RESOLUTION 22-24

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors ratify the Executive Director's decision to execute Amendment No. 1 to the Parking Lease Agreement with Malden Gardens Limited Partnership.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:45 p.m. The next Board Meeting will be scheduled as needed.