

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
AUGUST 18, 2020

The members of the Malden Redevelopment Authority met in Regular Meeting on August 18, 2020. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Foley, Mr. Robert Rotondi, Mr. Michael Williams, Mr. Albert Spadafora and Ms. Sharon Santillo.

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, August 18, 2020. 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 13th day of August, 2020.

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 13th day of August, 2020:

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 13th day of August, 2020.

s/ Deborah A. Burke
Secretary

MINUTES
REGULAR MEETING
AUGUST 18, 2020

Meeting was called to order at 5:33 p.m.

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

Upon a motion made by Mr. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of July 22, 2020 were approved on a 4-0 vote. Member Ms. Santillo abstained because she had to leave that meeting early.

Under Bills and Communications the Executive Director and Board reviewed correspondence dated August 4, 2020 from the U.S. Department of Housing and Urban Development (HUD) re: CDBG and HOME Grant Agreements. HUD's Boston Field Office thanked Executive Director Burke for the Agency's continued partnership in providing quality affordable housing, a suitable living environment, and expanding economic opportunities for low-and moderate-income persons through HUD Programs. The Grant Agreements for Fiscal Year 2020 are \$1,405,683 for the Community Development Block Grant Program (CDBG) and \$2,050,947 for the HOME Investment Partnerships Program (HOME).

Under the Report of the Executive Director, Director Burke and the Board reviewed correspondence from legal consultant Attorney Scott Lucey regarding property located at 8 Bellvale St. This property was formerly on the Mayor's Problem Properties Unit (PPU). The court named the MRA the receiver of the property. In order to bring the property up to code, the MRA hired a general contractor under a competitive procurement process to correct code and public safety violations in the property totaling \$280,000. A foreclosure auction was held on Wednesday, August 5 and the property was sold for \$332,000.00. The MRA will be reimbursed for its expenses and the remainder will be returned to the court for disbursement to any lien holders and/or the former homeowner. A resolution was passed Under New Business authorizing the Executive Director to execute all documents necessary to effectuate the sale of the property.

The Executive Director updated the Board on that status of repairs at the MRA-owned garages. As previously discussed, significant repairs are needed in the Central Business District (CBD) Garage located at 170 Centre St. Also, corrective action will be required to address concrete spalling at the Jackson Street Parking Garage (JSPG), 7 Jackson St. Civil engineers under contract with the MRA are preparing the scope of work for the necessary repairs, for which the Agency is currently exploring its options to finance said work. A structural engineer under contract with the MRA has assured the Director that the garages are safe. Bid specs for repairs to the garages are expected to be available by the end of the calendar year with work occurring in the spring of 2021.

The Executive Director distributed the Parking Program Update from operator SP Plus dated July 2020 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 from the operator.

The Executive Director and Board reviewed three amendments to the Malden Redevelopment Authority's Personnel Handbook regarding some changes in employee benefits which were included in the budget passed at the July 22, 2020 Board meeting. These amendments were voted under New Business.

The Executive Director informed the Board that all City Hall offices have moved into the new City Hall located at 215 Pleasant Street as of Friday, Aug. 14. Effective Monday, Aug. 17 City Hall will remain closed to the public but will have new hours: Monday, Wednesday, and Thursday, 8:00 a.m. – 5:00 p.m.; Tuesday, 8:00 a.m. – 7:00 p.m. and closed on Friday. The public is able to enter the building by appointment only.

The Executive Director also distributed to the Board an article from the Boston Real Estate Times regarding the completion of the new J Malden Center mixed use development which includes Malden City Hall. The MRA worked on this downtown revitalization project.

Under Old Business, the Executive Director updated the Board on the Habitat for Humanity project located on land on Main Street which was formerly owned by the MRA. Two single-family homes are being built at 964 & 968 Main St. for two low to moderate income families previously chosen by Habitat through a lottery. The project has been delayed about 45-60 days because of the COVID-19 pandemic. Students in the plumbing, carpentry and electrical programs at Northeast Regional Vocational School in Wakefield who had been working daily on-site prior to the pandemic are returning to assist with the build. After it completes work on the two single-family homes, Habitat will undertake the construction of a 6-unit townhouse at 974-1000 Main St.

Executive Director and Board reviewed correspondence from CD Director Alex Pratt updating them on the Rental Assistance and Small Business Assistance Programs. These programs were instituted by the City in response to the COVID-19 pandemic. The MRA, in partnership with the City, is utilizing Community Development Block Grant (CDBG) funds obtained through the federal CARES Act and Community Preservation Act (CPA) funds to finance these programs.

Action for Boston Community Development (ABCD) and Just-A-Start Corporation, housing providers who were procured by the MRA for this program, have worked with households selected in a lottery to ensure their eligibility for one month's of rental assistance payable to their landlord. The rental assistance program is being funded with \$500,000 in CDBG CARES Act monies and \$250,000 in CPA funds. The MRA anticipates 350 households will be served.

Phase I of The Small Business Assistance Program is funded by \$100,000 in CDBG CARES Act funds. Eligible applicants had to be "micro enterprise" businesses with five or fewer fulltime employees in addition to other HUD requirements. The MRA expects to serve eight (8) businesses through this program: six (6) have already been approved, with two (2) more in progress. Under the program eligible businesses impacted by COVID-19 could qualify for grants up to \$10,000. The MRA will provide a final report on both programs at their conclusion.

\$200,000 in CDBG CARES Act funds have been set aside for a second Phase of the Small Business Assistance Program.

The Executive Director and Board also reviewed amendments to the Agreements for Professional Services by and between the Malden Redevelopment Authority and Just-A-Start Corporation, 1035 Cambridge St., #12, Cambridge and Action for Boston Community Development, Inc., 178 Tremont St, Boston extending the term of their agreements. These were voted under New Business.

The Executive Director and Board reviewed correspondence from CD Director Pratt updating them on the Trafton Park Improvement Project which is fully underway. J.J. Phelan & Son Co., Inc. of Tewksbury began prep work on Monday, Aug. 17. Improvements will include an expanded playground with new play equipment and resilient pour-in-place rubber surfacing; new ball field dugouts; benches and picnic tables. The project is scheduled to be completed by late fall. This project is funded with CPA funds, a grant from the State's PARC Program, and donations from Councillors Winslow, Camell, DeMaria, and Spadafora.

The Executive Director updated the Board on the Roosevelt Park Improvements Project. The MRA is overseeing this project for and on behalf of the City. The Project is being funded with CPA funds and a private donation in the amount of \$660,000 to fund the purchase and installation of synthetic turf on the field. A public meeting was held in November 2019 to reveal the design which incorporated elements that the public had requested. Basketball shooting areas were added, the synthetic field was shrunk by 10% in order to add a natural grass buffer around the perimeter and additional work was done to make the field, walkways, etc. ADA compliant and accessible.

This project has both its supporters and opponents, including the Friends of Roosevelt Park, which filed a complaint with Mass Department of Environmental Protection (DEP) appealing the order of conditions, voted on by the Malden Conservation Commission. At this time the City has been served with notice not to proceed until Mass DEP makes a decision on the appeal. The Director advised the Board that there is a \$1.2 million budget shortfall largely attributable to the Design Development Phase, the site/soil investigations and a better defined program on the contaminated soils.

At meeting held on Tuesday, Aug. 11, the Friends of Roosevelt Park submitted an alternative plan for consideration by the Community Preservation Committee (CPC). The CPC advised the group they would have to get permission from the owner of the park in order to have their proposal heard before the CPC.

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

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

RESOLUTION 20-47

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director is authorized to execute any and all documents necessary to effectuate the sale of the property at 8 Bellvale Street, Malden, Middlesex County,

Massachusetts pursuant to the Order Authorizing Enforcement of Receiver's Priority Lien, dated February 19, 2020, and as amended, Middlesex Superior Court Docket 1681CV00667.

“Any and all documents necessary” shall include, but not be limited to, purchase and sale contracts or other agreements for sale; deeds, settlement statements, government forms, and any other documents customarily and normally required by buyer's lender (if applicable), buyer's counsel and/or buyer's title insurer.

The Executive Director is further authorized to do all other things reasonably necessary or convenient to accomplish the sale of said property.

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

NAYS: None

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

RESOLUTION 20-48

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors approve Amendment No. 6 to the MRA Personnel Handbook dated October 21, 2015 which was voted on and became effective at the July 22, 2020 Board Meeting.

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

NAYS: None

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

RESOLUTION 20-49

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors approve Amendment No. 7 to the MRA Personnel Handbook dated October 21, 2015 which was voted on and became effective at the July 22, 2020 Board Meeting.

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

NAYS: None

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

RESOLUTION 20-50

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors approve Amendment No. 8 to the MRA Personnel Handbook dated October 21, 2015 which was voted on and became effective at the July 22, 2020 Board Meeting.

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

NAYS: None

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

RESOLUTION 20-51

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board ratify Amendment No. 1 to the professional services agreement by and between Just-A-Start Corporation, 1035 Cambridge Street, #12, Cambridge, MA 02141 and the Malden Redevelopment Authority dated May 28, 2020 extending the term of the agreement to August 31, 2020. All other terms of contract remain the same.

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

NAYS: None

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

RESOLUTION 20-52

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board ratify Amendment No. 1 to the professional services agreement by and between Action for Boston Community Development, Inc., 178 Tremont Street, Boston, MA 02111 and the Malden Redevelopment Authority dated May 28, 2020 extending the term of the agreement to August 21, 2020. All other terms of contract remain the same.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:29 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, September 15, 2020 at 5:30 p.m.