

**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**OCTOBER 20, 2020**

The members of the Malden Redevelopment Authority met in Regular Meeting on October 20, 2020. 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 and Ms. Sharon Santillo. Mr. Robert Foley was present at 5:41 p.m.

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, October 20, 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 15<sup>th</sup> day of October, 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 15<sup>th</sup> day of October, 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 15<sup>th</sup> day of October, 2020.

s/ Deborah A. Burke  
Secretary

MINUTES  
REGULAR MEETING  
OCTOBER 20, 2020

Meeting was called to order at 5:37 p.m.

On a roll call vote, the following members answered present: Mr. Albert Spadafora, Mr. Robert Rotondi, Mr. Michael Williams and Ms. Sharon Santillo. Mr. Robert Foley was present at 5:41 p.m.

Upon a motion made by Mr. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of September 22, 2020 were approved on a 4-0 vote.

Under Bills and Communications the Executive Director and Board reviewed correspondence from Scott M. Fitzpatrick & Son, LLC dated October 2, 2020 regarding a notice to abutters that the demolition work at One Salem Street will commence on Monday, Oct. 19, 2020. The MRA is an abutter as it owns the Main Street surface parking lot next door to this property. The demolition process will take approximately 30 days, weather permitting. The hours of operation are scheduled for Monday through Friday, 7:00 am to 5:00 pm.

Under the Report of the Executive Director, the Director updated the Board on the status of repairs at the Jackson Street Parking Garage (JSPG). Repair work has been completed after a small piece of deteriorated concrete fell from the underside of the third floor of the garage. Work was done as a preemptive action to protect against additional concrete falls and to make the garage safe. The work was inspected by a structural engineer.

The Executive Director advised the Board the MRA advertised a Request for Qualifications for On-call Structural Engineering Services for the Malden Redevelopment Authority Parking Garages. Eight (8) structural engineering firms responded. Of those firms, the list was narrowed down to three (3) finalists firms which are Timothy Haahs & Associates, Walker Associates and Simpson Gumpertz and Heger, Inc. The Selection Committee consists of MRA Executive Director Deborah A. Burke; Malden Building Commissioner Nelson Miller; and Civil Engineer John Vancor of Hayner/Swanson. The Committee has completed the interviews and are in the process of ranking the entities that were interviewed. In order to get a structural engineer under contract as soon as possible to start pressing repairs needed in the CBD Garage, the Executive Director is requesting authorization to enter into a contract with the engineer that is vetted and recommended by the Committee. This was voted under New Business.

The Executive Director advised the Board that the Malden Education Association (MEA) has moved out of the tenant space it has leased on the ground floor of the MRA-owned Central Business District (CBD) Garage since 2011. Because of COVID and other factors the space has not been used much the last several months. The MEA advised the MRA and SP Plus that the space was no longer needed. MEA vacated the premises on Sept. 30.

The Executive Director distributed the Parking Program Update from operator SP Plus dated September 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 discussed the parking agreement by and between the Malden Redevelopment Authority and Alben, Inc., 53 Summer St., owner of Pearl Street Station Restaurant. The agreement for parking in the Mountain Ave. Parking Deck expires on December 31, 2020. Terms for a new agreement will be discussed at the November 17, 2020 Board meeting.

The Executive Director shared the MRA's completed survey form which was returned to the Mayor's office which is working with a consultant on an ADA Self Evaluation & Transition Plan for the City. All City departments and the MRA were asked to complete the survey. The plan will take a look at accessibility of websites, public properties, and other public infrastructures. The City hired Donahue Institute from UMass to undertake this project which is partially funded with Community Development Block Grant (CDBG) funds.

The Executive Director and Board reviewed a memorandum to staff regarding a temporary modification of the Agency's vacation policy. Due to the impact of the current public health crisis and the unanticipated changes that have occurred over the past seven months, many employees have been unable to use their accrued vacation time as scheduled. The modification to the policy would allow employees to carry over 70 hours of accrued vacation time on Dec. 31, 2020. Employees will have until April 2, 2021 to use or, if not forfeit, any carried-over vacation time. This extension is for the current calendar year only. This was voted under New Business.

The Executive Director and Board reviewed a memorandum from CD Director Alex Pratt regarding the implementation of a new program designed to slow the spread of COVID-19 by preventing eviction and promoting housing stability among eligible Malden households. The Eviction Prevention Program will be funded using Community Development Block Grant (CDBG) funds allocated in Round 3 of the federal CARES Act. The City has received \$750,000 in CDBG Cares Act funds in Round 3. More information about the program will be provided at the next Board meeting.

Under Old Business the Executive the Director advised the Board there is a budget gap that needs to be addressed on the Roosevelt Park Improvement Project. The Malden City Council gave the MRA authorization to submit an application to HUD for a Section 108 Loan to cover the budget gap in the amount of \$1.2 million. The MRA is just beginning to undertake the process of writing the application to HUD. There is a Citizen Participation Plan that goes along with the application which will give the opportunity for the public at large to comment on the actual application to HUD. The funding to pay off the 108 loan will come from the CDBG entitlement. The goal is to begin construction of this \$3.5 million project by July 2021.

The Executive Director advised the Board that National Grid has been working with the City implementing environmental cost savings plans throughout the City. The MRA has been asked if it would consider installing five (5) electric vehicle (EV) charging stations in the MRA-owned Jackson Street and Central Business District Garages. The MRA's engineering consultant advised that the mounting for these charging stations will not impact the concrete superstructure of either garage. The cost for installation will be \$3,523.00 per each garage. The fact these garages are located in a census tract known as an environmental justice area qualifies the MRA for \$100,000 worth of free equipment in both garages. The Board voted to ratify the contract with Horizon Solutions, which will provide the equipment and install, under New Business.

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

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

**RESOLUTION 20-55**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors ratify the Executive Director's decision to execute a contract with Horizon Solutions LLC, 175 Josons Drive, Rochester, NY, for the purchase and installation of EV charging stations in the Jackson Street, 7 Jackson Street, and Central Business District (CBD), 170 Centre Street, Parking Garages.

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

NAYS: None

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

**RESOLUTION 20-56**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to enter into a contract for on-call structural engineering services for Malden Redevelopment Authority-owned garages.

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

ABSTAINED: Mr. Williams

NAYS: None

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

**RESOLUTION 20-57**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to send a memorandum to staff extending the accrued vacation carry over deadline from December 31, 2020 to April 2, 2021. Maximum carry over will be 70 hours. Said extension is for the current calendar year only.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:36 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, November 17, 2020 at 5:30 p.m.