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**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**JUNE 22, 2021**

The members of the Malden Redevelopment Authority met in Regular Meeting on June 22, 2021. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Albert Spadafora, and Mr. Robert Foley. Mr. Michael Williams and Ms. Sharon Santillo were absent.

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, June 22, 2021 to be held at City Hall, Mayor's Conference Room, Fourth Floor, 215 Pleasant Street, Malden, Massachusetts.

Dated this 17<sup>th</sup> day of June, 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 17<sup>th</sup> day of June, 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 17<sup>th</sup> day of June, 2021.

s/ Deborah A. Burke  
Secretary

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REGULAR MEETING  
JUNE 22, 2021

Meeting was called to order at 5:30 p.m.

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

Upon a motion made by Mr. Spadafora, seconded by Mr. Foley, the minutes of the Regular Meeting of May 18, 2021 were approved on a 3-0 vote.

There was no Bills and Communications.

Under the Report of the Executive Director, the Executive Director and Board reviewed the “Management and Consolidation Agreement” by and between the City of Malden and the Malden Redevelopment Authority. This Agreement is intended to consolidate and streamline certain governmental sponsored community economic development and urban renewal and other activities in the City of Malden (collectively, the “MRA’s Activities”) and realize savings and efficiencies from such consolidation and streamlining. The Agreement will establish Malden’s Office of Strategic Planning and Community Development. This was voted under New Business.

The Executive Director and Board reviewed correspondence from Hayner/Swanson, Inc. Engineer Steve O’Neill updating them on the CBD Parking Garage – 2021 Concrete Repairs and Waterproofing Project. Repairs at the entrance ramp from the 1<sup>st</sup> to 2<sup>nd</sup> level, steel beam connection repairs at the elevated levels and repairs at the exit helix ramp and the stair towers is anticipated to begin the week of 6/21/2021. Repairs will begin from the top levels of the garage and will work towards the lower levels. These repairs are expected to be fully completed in eight months.

The Executive Director distributed the Parking Program Update from operator SP Plus dated May 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 and Board reviewed amendments to nine (9) professional services agreements including, engineering services, legal services, appraisal services, environmental engineering services, landscape architecture services, and auditing services. These amendments were voted under New Business.

The Executive Director informed the Board that representatives from the Office of Housing and Urban Development (HUD) monitored the Community Development Block Grant (CDBG) Program remotely from May 26 – June 3. The HUD team reviewed information regarding physical improvement projects, cost allocations, financial policies and procedures, and other materials pertaining to the CDBG program. It is expected that the MRA will receive a monitoring letter in the next few weeks.

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The Executive Director and Board reviewed plans for renovations to Devir Park which will include a new playground, splash pad and basketball courts; improvements to the soccer field; new benches, bike racks, water bottle fillers and other improvements. The Executive Director is requesting authorization to execute a contract with Shadley Associates to prepare bid documents for Phase A & B of the \$3.5 million improvement project. CDBG funding in the amount of \$300,000 is set aside for this project in Fiscal Year 2022. This was voted under New Business.

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

Under Old Business, the Executive Director and Board reviewed correspondence from Senior Planner & Policy Manager Evan Spetrini updating them on the Malden River Works Project. This project will reimagine and redesign Malden's DPW yard to incorporate public open space along the river while streamlining DPW operations and incorporating climate resiliency measures. The group is currently working to develop a 25% design for the site and begin permitting conversations. The MRA/City secured two grants totaling approximately \$200,000 for this phase of the project. The group submitted an application for an MVP Action Grant and will be submitting applications for other grants for the 75% design and permitting. Also included is a PowerPoint presentation that will be presented at a meeting on Malden River Works Community meeting on June 24.

The Executive Director and Board reviewed correspondence from Mr. Spetrini updating them on the City's intent to acquire the old Malden District Courthouse, located at 89 Summer St., and convert it into the Malden Center for Arts & Culture. Mr. Spetrini and Ward Three Councillor Amanda Linehan will serve as co-chairs of the Steering Committee that will begin developing a concept plan for the space. The plan will determine the uses and users of the building, develop an architectural design for renovations, build a sustainable operational model, and identify funding sources for construction and operations. The Steering Committee will meet on the first Wednesday of each month.

The Executive Director presented the Board with a Inclusionary Zoning Power Point presentation that Mr. Spetrini presented to the Malden City Council Ordinance Committee on June 15, 2021.

Inclusionary zoning (IZ) will require developers to set aside a portion of units in new residential development as below-market affordable housing. A builder may make a pre-determined one-time cash payment to the Affordable Housing Trust Fund in lieu of providing the required Affordable Housing Units. A Planning Board Public Hearing on the ordinance will be held in August.

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 21-31**

**RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT**

The Chairman be and is hereby authorized to execute the Management and Consolidation Agreement by and between the Redevelopment Authority and the City of Malden which outlines the terms of the integration of the Redevelopment Authority into the City departmental structure and that the Executive Director is hereby authorized and directed to

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take all necessary and appropriate actions on behalf of the Authority to implement the terms of integration referenced in said Agreement.

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

NAYS: None

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

**RESOLUTION 21-32**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 3 to the professional services agreement by and between Stantec, 65 Network Drive, 2<sup>nd</sup> Floor, Burlington, MA 01803, and the Malden Redevelopment Authority dated July 22, 2015, extending the termination date of the agreement through June 30, 2022 and changing the entity name from Malden Redevelopment Authority "AUTHORITY" to the Office of Strategic Planning and Community Development "OSPCD". All other terms of contract remain the same.

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

NAYS: None

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

**RESOLUTION 21-33**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 3 to the professional services agreement by and between Foley Hoag, LLP, 155 Seaport Boulevard, Boston, MA 02210-2600, and the Malden Redevelopment Authority dated July 14, 2015, extending the termination date of the agreement through June 30, 2022, increasing the hourly rate and changing the entity name from Malden Redevelopment Authority "AUTHORITY" to the Office of Strategic Planning and Community Development "OSPCD". All other terms of contract remain the same.

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

NAYS: None

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

**RESOLUTION 21-34**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 2 to the professional services agreement by and between KP Law, 101 Arch Street, Boston, MA

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02108, and the Malden Redevelopment Authority dated June 15, 2015, extending the termination date of the agreement through June 30, 2022, increasing the hourly rate by and changing the entity name from Malden Redevelopment Authority “AUTHORITY” to the Office of Strategic Planning and Community Development “OSPCD”. All other terms of contract remain the same.

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

NAYS: None

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

**RESOLUTION 21-35**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the professional services agreement by and between Foster Appraisal & Consulting Co., Inc., 100 Erdman Way, Leominster, MA 01453, and the Malden Redevelopment Authority dated April 21, 2016, extending the termination date of the agreement through June 30, 2022 and changing the entity name from Malden Redevelopment Authority “AUTHORITY” to the Office of Strategic Planning and Community Development “OSPCD”. All other terms of contract remain the same.

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

NAYS: None

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

**RESOLUTION 21-36**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 3 to the professional services agreement by and between Hayner/Swanson, Inc., 3 Congress Street, Nashua, NH 03062, and the Malden Redevelopment Authority dated July 22, 2015, extending the termination date of the agreement through June 30, 2022 and changing the entity name from Malden Redevelopment Authority “AUTHORITY” to the Office of Strategic Planning and Community Development “OSPCD”. All other terms of contract remain the same.

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

NAYS: None

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

**RESOLUTION 21-37**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the professional services agreement by and between Attorney Scott Lucey, 919A Eastern Avenue, Malden, MA 02148, and the Malden Redevelopment Authority dated September 4, 2018, extending the termination date of the agreement through June 30, 2022 and changing the entity name from Malden Redevelopment Authority “AUTHORITY” to the Office of Strategic Planning and Community Development “OSPCD”. All other terms of contract remain the same.

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

NAYS: None

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

**RESOLUTION 21-38**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the professional services agreement by and between Nangle Consulting Associates, Inc., 45 Dan Road, Suite 115, Canton, MA 02021, and the Malden Redevelopment Authority dated April 21, 2016, extending the termination date of the agreement through June 30, 2022 and changing the entity name from Malden Redevelopment Authority “AUTHORITY” to the Office of Strategic Planning and Community Development “OSPCD”. All other terms of contract remain the same.

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

NAYS: None

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

**RESOLUTION 21-39**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the professional services agreement by and between Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington, MA 02420-5301, and the Malden Redevelopment Authority dated August 12, 2015, extending the termination date of the agreement through June 30, 2022 and changing the entity name from Malden Redevelopment Authority “AUTHORITY” to the Office of Strategic Planning and Community Development “OSPCD”. All other terms of contract remain the same.

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

NAYS: None

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

**RESOLUTION 21-40**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to extend the contract for Auditing Services with Roselli, Clark & Associates, 500 West Cummings Park, Suite 4900, Woburn, MA 01801 for Fiscal Year ending June 30, 2021 with the following fees per audit:

<u>MRA</u>	<u>Parking</u>	<u>NSC</u>	<u>OMB A-133</u>	<u>Cost not to exceed</u>
\$18,750	\$10,000	\$10,000	\$6,250	\$45,000

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

NAYS: None

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

**RESOLUTION 21-41**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to approve a consultant proposal from Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington, MA 02420-5301, including engineering subconsultants, for the preparation of bid documents for Phases A and B (combined into one bid set) for the Devir Park Improvement Project. Said approval is based on a detailed consultant proposal with an upset limit of \$300,000 for final design through the completion of bid documents.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:52 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, July 20, 2021 at 5:30 p.m.

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