

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JUNE 20, 2017

The members of the Malden Redevelopment Authority met in Regular Meeting on June 20, 2017. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Robert Foley, Ms. Amanda Linehan, and Mr. Albert Spadafora. Mr. Michael Williams arrived at 6:15 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 6:00 P.M., on Tuesday, June 20, 2017 to be held at the Malden Redevelopment Authority, 17 Pleasant St., Malden, Massachusetts.

Dated this 15th day of June, 2017.

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 15th day of June, 2017:

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 15th day of June, 2017.

s/ Deborah A. Burke
Secretary

Upon a motion made by Ms. Linehan, seconded by Mr. Foley, the minutes of the Regular Meeting of May 16, 2017 were unanimously approved.

Under Bills and Communications the Board reviewed correspondence from the U.S. Department of Housing and Urban Development dated June 6, 2017 re: 2016 CDBG Monitoring Response. There are two financial management findings that remain open. The Comptroller and staff are searching archived documents to respond to this finding. HUD will be updated as staff continues to work on documenting the response to this finding.

Under Report of the Executive Director, the Executive Director and Board reviewed the updated Sub-Recipient Agreement by and between the City of Malden and Malden Redevelopment Authority (MRA) enabling the MRA to administer programs for and on behalf of the City of Malden. These programs include the Community Development Block Grant Program, the North Suburban HOME Consortium Program and the Lead Paint Abatement Program for program year July 1, 2017 to June 30, 2018. This was voted on under New Business.

The Executive Director and Board also reviewed the Grant Agreement by and between the Malden Redevelopment Authority and various Sub-recipients. They (i.e. the CDBG public service providers) will have to execute their individual agreements and return to the MRA and a fully executed agreement will be mailed to them. This was voted on under New Business.

The Executive Director and Board reviewed a memorandum from HOME Director Dee Bireddy updating them on the U.S. Dept. of Housing and Urban Development (HUD) monitoring of the North Suburban Consortium HOME Program. HUD representatives were at the MRA on June 12 and 13, 2017 to monitor the HOME Program particularly the Homeowner Rehab Program, Rental Projects and Community Housing Development Organizations (CHDO). The HUD reps went over policies in place for homeowner rehab projects and audited rental projects where HUD funds are substantial. The Executive Director will update the Board when the audit report is received.

The MRA received formal notification of HUD allocations. Malden's CDBG allocation for FY 2018 is \$1,229,217 or slightly higher than original estimates of \$1,232,559. The HOME allocation, \$1,503,982 is slightly higher than original estimates of \$1,500,000. It is anticipated that the Agency should be able to draw down funds by late August.

The Executive Director discussed a new North Suburban Consortium (NSC) first-time homeowners program. The program would offer need-based financial assistance to qualified and eligible low - moderate income first-time homebuyers purchasing existing homes on the open market in the City of Malden through this newly established "Buy Down" Program. The goal of the program is to increase the availability of affordable home ownership opportunities in the City of Malden and other eligible NSC communities. The "buy down" subsidies would be available through a lottery. There are income limits as well as purchase price limits under the proposed program.

The Executive Director and Board reviewed a memorandum from Community Development Director Nick Pernice updating them on information he received at the 2017 National Community Development Association (NCDA) Annual Conference which was held June 14-17, 2017.

The Executive Director and Board discussed an amendment to the contract for parking management services by and between the Malden Redevelopment Authority and Laz Parking, Ltd., Inc. requesting that the term of the current contract be extended from June 30, 2017 to December 31, 2017. This will give the Executive Director time to devote to a Request for Proposal process to fully automate the garages. This was voted under New Business.

The Executive Director provided each member of the Board with copies of the LAZ Parking Malden/MRA Parking Program Monthly Update for April 2017.

The Executive Director and Board reviewed a change order for the Forestdale Park project. This change order includes design fees and construction work that includes an extension of the concrete pavement near first base, installation of granite curbing and installation of 12' long 3-row bleachers, loam and seed. The completion date for the project will be extended from May 1, 2017 to September 31, 2017. This was voted under New Business.

The Executive Director and Board discussed the upcoming job fair for Malden residents that the City and the MRA are hosting at Oppa's Restaurant, 157 Pleasant St., Malden on Tuesday, June 27 from 6:00 p.m. to 8:00 p.m. Wynn Boston Harbor representatives will be present to discuss various career opportunities and how to apply. This event is one of two that the City will sponsor per its grant agreement with the Gaming Commission. The other event will be to introduce local businesses to opportunities at the Wynn Boston Casino opening in Everett in 2019.

The Executive Director advised the Board that she attended the grand opening of ABCD Head Start & Children's Services at 359 Commercial St. ABCD Head Start & Children's Services is the largest early childhood education program serving Malden, Everett, Medford and Boston. ABCD has a proven track record in the field of early childhood development and in serving low-income families with comprehensive services.

The Executive Director shared several press articles with the Board on various MRA-related topics/projects including articles related to the Commercial Street corridor study, the Wynn Boston job fair and Forestdale Park Assisted Living & Memory Care.

Under Old Business the Executive Director updated the Board on the Commercial Street corridor project. Businesses in the area were sent a double-sided survey asking their input on different topics. Members of the committee walked the corridor and are drafting a business inventory list. A focus group will be held with stakeholders to discuss obstacles and opportunities for the corridor. Meetings with the public will also be held.

The Executive Director advised the Board that the Knights of Columbus advised her by email that they would be moving out of leased space at 176 Pearl St. by June 30, 2017. She has been advised that Knights of Columbus Santa Maria Council #105 has disbanded. The Director shared with the Board the letter and photos mailed to the Knights of Columbus acknowledging they are breaking the lease and notifying them they have items to remove from the site before vacating the premises.

The Executive Director notified the Board that she received an email from Kevin Tully, President/Chief of the Malden Emergency Center regarding the Jackson Suites. The Malden

Emergency Center had been notified that they need to vacate the Jackson Suites by the end of June in order to allow the City of Malden to occupy the space with its newly-created Parking Department overseeing on-street parking operations. Mr. Tully is requesting that they be allowed to stay until the end of August as they have event commitments until then.

The Executive Director informed the Board that as part of the City's budget the City Council voted to award the Malden Emergency Center \$30,000 in Community Development Block Grant (CDBG) funds. CDBG Director Nick Pernice has been in contact with Mr. Tully informing him of CDBG eligible activities and the process he will need to follow to receive eligible reimbursement payments.

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

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

RESOLUTION 17-10

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a subrecipient agreement by and between the Malden Redevelopment Authority and the City of Malden granting the Malden Redevelopment Authority the responsibility of administering the Community Development Block Grant Program, the North Suburban HOME Consortium Program, the Lead Paint Abatement Program and all previously awarded grants for program year July 1, 2017 to June 30, 2018.

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

NAYS: None

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

RESOLUTION 17-11

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, 2017 through June 30, 2018.

Bread of Life, Inc. \$11,250

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

NAYS: None

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

RESOLUTION 17-12

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, 2017 through June 30,
2018.

East Middlesex Association for Children (EMARC) \$6,000

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

NAYS: None

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

RESOLUTION 17-13

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, 2017 through June 30,
2018.

Housing Families, Inc. \$9,000

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

NAYS: None

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

RESOLUTION 17-14

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, 2017 through June 30,
2018.

The Immigrant Learning Center, Inc. \$10,000

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

NAYS: None

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

RESOLUTION 17-15

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, 2017 through June 30,
2018.

Intimate Partner Violence Project, Inc. \$3,000

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

NAYS: None

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

RESOLUTION 17-16

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, 2017 through June 30,
2018.

Just-A-Start Corporation \$7,500

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

NAYS: None

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

RESOLUTION 17-17

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, 2017 through June 30,
2018.

Malden Boys Youth Basketball \$3,000
through its Fiscal Agent Malden Neighborhood Basketball League.

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

NAYS: None

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

RESOLUTION 17-18

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, 2017 through June 30,
2018.

Malden Neighborhood Basketball League \$6,000

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

NAYS: None

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

RESOLUTION 17-19

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, 2017 through June 30,
2018.

Malden Elderly Transportation Program \$35,000

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

NAYS: None

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

RESOLUTION 17-20

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, 2017 through June 30,
2018.

Malden Emergency Center \$30,000

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

NAYS: None

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

RESOLUTION 17-21

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, 2017 through June 30, 2018.

Malden Reads: One City, One Book (MATV, Inc.) \$2,500

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

NAYS: None

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

RESOLUTION 17-22

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, 2017 through June 30, 2018.

Friends of Malden Teen Enrichment Center \$5,000

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

NAYS: None

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

RESOLUTION 17-23

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, 2017 through June 30, 2018.

Mystic Valley Elder Services, Inc. \$10,000

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

NAYS: None

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

RESOLUTION 17-24

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, 2017 through June 30,
2018.

North Shore Black Women's Assoc., Inc. \$3,000

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

NAYS: None

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

RESOLUTION 17-25

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, 2017 through June 30,
2018.

The Salvation Army \$5,000

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

NAYS: None

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

RESOLUTION 17-26

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, 2017 through June 30,
2018.

Tailored for Success, Inc. \$5,000

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

NAYS: None

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

RESOLUTION 17-27

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, 2017 through June 30, 2018.

YMCA Malden (The Malden Young Men's Christian Assoc.) \$10,000

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

NAYS: None

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

RESOLUTION 17-28

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, 2017 through June 30, 2018.

YWCA (Young Women's Christian Assoc. of Malden, Inc.) \$10,000

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

NAYS: None

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

RESOLUTION 17-29

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute Amendment No. 2 to the Agreement for Parking Management Services contract By and Between the Malden Redevelopment Authority and Laz Parking, LTD, 75 Atlantic Avenue, Boston, MA 02111, extending the term of the contract through December 31, 2017.

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

NAYS: None

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

RESOLUTION 17-30

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
the Executive Director be and is hereby authorized to execute Change Order #3 for the Forestdale Park Project which includes design fees and construction work including an extension of the concrete pavement near first base, installation of granite curbing and installation of 12' long 3-row bleachers, loam and seed in the amount of \$27,227.00 (Twenty Seven Thousand Two Hundred Twenty Seven Dollars and No Cents). The completion date of this project will be extended from May 1, 2017 to September 31, 2017.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:53 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, June 20, 2017 at 6:00 p.m.