

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 17, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on December 17, 2019. The Vice Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Foley, Mr. Robert Rotondi, Ms. Amanda Linehan, and Mr. Albert Spadafora. Mr. Michael Williams 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, December 17, 2019 to be held at J Malden Center, 190 Pleasant Street, second floor conference room, Malden, Massachusetts.

Dated this 13th day of December, 2019.

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 December, 2019:

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 December, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Rotondi, the minutes of the Regular Meeting of November 19, 2019 were unanimously approved.

The Executive Director reviewed correspondence from the U.S. Department of Housing and Urban Development, dated November 18, 2019, approving the City of Malden's Consolidated Annual Performance and Evaluation Report (CAPER) for the program year July 1, 2018 to June 30, 2019. The report, prepared by the Malden Redevelopment Authority, which administers the Community Development Block Grant and HOME Programs for the City of Malden, describes how the City is working to meet the goals identified in the plans as well as proposed versus actual outcomes.

The Executive Director also shared correspondence from the U. S. Department of Housing and Urban Development, dated November 26, 2019, regarding the Agency's performance in administering the Lead Paint Abatement Grant. Unit production (numbers of housing units abated) has fallen behind in this quarter. The Agency was asked to provide a strategic plan for increasing the numbers of abated units in the upcoming quarters of the grant.

Under the Report of the Executive Director, Deborah Burke shared with Board members a copy of correspondence she authored on December 11, 2019 in response to the HUD letter regarding MRA performance on the Lead Paint Abatement Grant. The letter details a strategic plan aimed at increasing unit production in the next quarter. The plan details a comprehensive marketing and outreach program to attract new applicants including public service announcements, direct mail, targeted mailings, coordinated promotions with Agency partners including Immigrant Learning Center, Malden Housing Authority, ABCD, the City's anti-poverty agency, and participation in public events. Board members Robert Rotondi and Amanda Linehan made other suggestions including the need to better advertise the program to non-English speaking residents through flyers, targeted mailings and paid advertising; the possibility of holding some type of community event (maybe a movie night) to attract an audience that may be interested in learning more about a grant program to abate lead paint from their homes; and the possibility of more outreach to pediatrician offices and perhaps flyer distributions to the City's Early Learning Center since children six years and younger are most at risk of health issues related to lead poisoning.

Board member Amanda Linehan took this opportunity to thank her fellow Board members and MRA staff for her years of service to the Board. On January 6, 2020, Ms. Linehan will be sworn in as the Ward Three Malden City Councillor.

The Executive Director distributed to each member copies of several news articles that either include reference to the MRA or talk about projects that the MRA is administering for and on behalf of the City including the Route 99/Broadway Corridor Study and the Roosevelt Park Improvement Project.

The meeting moved onto Old Business. During this portion of the meeting, the Executive Director provided an update to the Board about the Agency's work on the Roosevelt Park Improvement Project. She gave the Board an update on the November 25 public meeting that took place at the Salemwood School to "unveil the design" for the park which includes synthetic turf, ADA accessible improvements, new trees, basketball shooting areas and an outdoor

classroom. She also advised the Board that on December 11, 2019 a portion of the park needed to be fenced off because soil samples showed a higher than allowable level of lead in the soil. Notices were sent out that day to City Councillors, School Committee members, the School Superintendent, the Salemwood School Principal and the Malden Recreation Director. Flyers were also distributed about this matter to the 1200 students who attend the school (the flyers, at the principal's request, were translated into six different languages). The Executive Director advised the Board that the goal is to begin construction on this park improvement project in June 2020 after the last day of school.

Malden resident Stefanie Alberto attended this portion of the meeting and asked a few questions that centered on heat island effect, wetland delineation and environmental reporting. Ms. Burke suggested that she put the questions in writing so that she could share with the "project team" to get responses.

Ms. Burke shared copies of the most recent monthly report from the MRA's parking operator SP Plus.

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

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

RESOLUTION 19-53

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The following be nominated for office to be effective at the Annual Meeting of January 21, 2020.

Robert K. Foley	Chairman
Robert Rotondi	Vice Chairman
Albert N. Spadafora	Treasurer
Michael Williams	Assistant Treasurer
Vacant	Assistant Secretary

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

NAYS: None

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

RESOLUTION 19-54

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Robert K. Foley be and is hereby instructed to cast one ballot for the election of Officers nominated.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:02 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, January 21, 2020 at 5:30 p.m.