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MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 14, 2021

The members of the Malden Redevelopment Authority met in Regular Meeting on December 14, 2021. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Albert Spadafora, Mr. Robert Foley, and Mr. Michael Williams. Ms. Sharon Santillo attended at 5:45 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, December 14, 2021 to be held at City Hall, Mayor's Conference Room, Fourth Floor, 215 Pleasant Street, Malden, Massachusetts.

Dated this 9th day of December, 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 9th day of December, 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 9th day of December, 2021.

s/ Deborah A. Burke
Secretary

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MINUTES
REGULAR MEETING
DECEMBER 14, 2021

Meeting was called to order at 5:32 p.m.

On a roll call vote, the following members answered present: Mr. Robert Rotondi, Mr. Albert Spadafora, Mr. Robert Foley, and Mr. Michael Williams. Ms. Sharon Santillo attended at 5:45 p.m.

Upon a motion made by Mr. Spadafora, seconded by Mr. Foley, the minutes of the Regular Meeting of October 19, 2021 were approved on a 4-0 vote.

Under Bills and Communications, the Executive Director and Board reviewed correspondence from our current IT service provider Micro Support Group (MSG), Inc. Ms. Dayna Morton, Director of Operations, acknowledges our request for an extension to the current Malden Redevelopment Authority's (MRA) IT Managed Services contract, which extends the terms on a month to month basis. The MRA must notify MSG 30 days prior to the final termination of services. The extension is necessary to afford additional time to migrate MRA files over the city's server now that the MRA is a city department known as the Office of Strategic Planning & Community Development. This was voted under New Business.

Under Report of the Executive Director, Ms. Burke and the Board discussed amending the Agreement by and between the Malden Redevelopment Authority and SP Plus Corporation extending the term of the Agreement for three (3) years from December 15, 2021 to December 14, 2024. All other terms and conditions of the Agreement dated December 14, 2018 remain the same. This was voted under New Business.

The Executive Director and Board discussed the parking agreement by and between the Malden Redevelopment Authority and Alben, Inc., owner of Pearl Street Station Restaurant, 53 Summer Street. The restaurant's agreement for customer and employee parking in the Mountain Ave. Parking Deck expires on December 31, 2021 and will be extended for an additional year, January 1, 2022 – December 31, 2022. All other terms of the agreement remain the same. This was voted under New Business.

The Executive Director and Board reviewed correspondence from HOME Director Alexis Turgeon summarizing the NSC HOME-ARP Consulting Services Request for Proposals (RFP). The North Suburban Consortium (NSC) is receiving \$7,275,299.00 in federal HOME Investment Partnerships program funds through the American Rescue Plan. Among the updated regulations, there is a requirement for grantees to go through an allocation planning process to assess the housing inventory, shelter, and service delivery gaps and develop priority needs that inform how the funds are allocated and spent. The RFP process will enable the NSC to contract with a consultant to assist with the consultation, public participation and analysis of gaps within the housing inventory, shelter, and service delivery systems. A resolution authorizing the Executive Director to execute a contract with the most advantageous proposal bidder responding to the RFP was voted under New Business.

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The Executive Director and Board reviewed a change to the “Persons Authorized to Recommend and/or Approve Invoices” memorandum dated December 14, 2021. As part of the Agency’s financial controls, two (2) signatures are required on all invoices to be paid. The revisions to the memo are due to the MRA’s merger with the City of Malden. This was voted under New Business.

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 21-45

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The following be nominated for office to be effective at the Annual Meeting of January 18, 2022.

Albert N. Spadafora	Chair
Michael Williams	Vice Chair
Sharon B. Santillo	Treasurer
Robert K. Foley	Assistant Treasurer
Robert D. Rotondi	Assistant Secretary

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

NAYS: None

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

RESOLUTION 21-46

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Albert N. Spadafora be and is hereby instructed to cast one ballot for the election of Officers nominated.

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

NAYS: None

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

RESOLUTION 21-47

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to extend the IT Managed Services contract with Micro Support Group (MSG), 6 Washington St., Beverley, MA 01915, on

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a month to month basis until no longer necessary. MRA must notify MSG 30 days prior to the final termination date.

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

NAYS: None

ABSENT: Ms. Santillo

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

RESOLUTION 21-48

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Revenue Collection, Facility Management and Operating Agreement by and between the Malden Redevelopment Authority and SP Plus Corporation, dated December 14, 2018 extending the term of the agreement for three (3) years from December 15, 2021 to December 14, 2024. All other terms of contract remain the same.

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

NAYS: None

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

RESOLUTION 21-49

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 6 to the parking agreement by and between Alben, Inc., 53 Summer St., Malden, and the Malden Redevelopment Authority dated May 1, 1998 extending the term of the agreement from January 1, 2022 to December 31, 2022. The monthly parking rate will remain at \$900.00 (Nine Hundred Dollars and No Cents). All other terms of the contract remain the same.

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

NAYS: None

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

RESOLUTION 21-50

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with the most advantageous proposal bidder responding to the Request for Proposals for the North Suburban Consortium HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) for Allocation Plan Consulting Services.

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

NAYS: None

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

RESOLUTION 21-51

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute the changes in the “Persons Authorized to Recommend and/or Approve Invoices” memorandum dated December 14, 2021.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:30 p.m. The next Board Meeting will be scheduled as needed.