

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JUNE 16, 2020

The members of the Malden Redevelopment Authority met in Regular Meeting on June 16, 2020. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Foley, Mr. Robert Rotondi, Mr. Michael Williams, Mr. Albert Spadafora and Ms. Sharon Santillo.

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 16, 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 12th day of June, 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 12th day of June, 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 12th day of June, 2020.

s/ Deborah A. Burke
Secretary

MINUTES
REGULAR MEETING
JUNE 16, 2020

Meeting was called to order at 5:38 p.m.

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

Upon a motion made by Mr. Williams, seconded by Mr. Spadafora, the minutes of the Regular Meeting of May 19, 2020 were unanimously approved.

There were no bills and communications.

The Executive Director introduced Ms. Sharon Santillo as the MRA's newest Board member recommended by Mayor Gary Christenson and appointed by the Malden City Council on June 10, 2020. Ms. Santillo is passionate about the arts and is an active member of Malden Arts. Her dedication to the creative economy aligns with the MRA's economic development mission. We look forward to having her as a member of our Board of Directors.

The Executive Director provided to each Board member a copy of the MRA Subrecipient Agreement with the City of Malden. The MRA is required by HUD to have this agreement by and between it and the City since it administers several federal grant programs on behalf of the City of Malden including the Community Development Block Grant Program (CDBG), the HOME Program, and the Lead Paint Abatement Program. The Board approved this document under New Business. The agreement will be executed by the Mayor and Director Burke.

The Executive Director also advised the Board that Subrecipient Agreements have been drafted for signature by and between the MRA and the various public service providers who will be receiving CDBG funds in Fiscal Year 2021 (July 1, 2020 through June 30, 2021). Under New Business, the Board authorized the Executive Director to execute those agreements.

The Executive Director advised the Board that the MRA Operating Budget FY 2021 and Parking Operating Budget FY 2021 were not complete for presentation at tonight's meeting. Under New Business, discussion on both of these budgets was tabled until the July meeting.

The Executive Director distributed the Parking Program Update from operator SP Plus dated May 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.

The Executive Director and Board discussed a request from Alben, Inc., 53 Summer St., Malden to extend the parking agreement it has with the MRA effective June 1, 2020 through December 31, 2020. The Board approved this under New Business with some conditions.

The Executive Director and Board discussed an option to extend the lease agreement by and between the MRA and On the Road Again Early Learning Center which leases space in the MRA-owned Jackson Garage, 180 Exchange St. The option would commence on June 30, 2020

and expire on June 30, 2025. The Board directed the Executive Director and Board Member Michael Williams in a resolution under New Business to review the lease terms and get additional information from the tenant in regards to questions about how the business will operate with Covid-19 and other insurance related questions.

The Executive Director and Board reviewed a contract with Metro Housing Boston, 1411 Tremont St., Boston to perform inspections and re-inspections for approximately 70 HOME-assisted rental units. These inspections are required by the Department of Housing and Urban Development (HUD). This was voted under New Business and supersedes Resolution No. 20-07 approved at the April 21, 2020 meeting.

The Executive Director and Board reviewed an amendment to the legal services agreement by and between the Malden Redevelopment Authority and Kopelman and Paige, P.C., 101 Arch St., Boston. The amendment would extend the expiration date for the agreement to June 14, 2021 and increase the hourly rate for attorneys by \$10.00 and \$5.00 for paralegals. The Board approved this under New Business.

The Executive Director and Board reviewed an amendment to the engineering services by and between the Malden Redevelopment Authority and Stantec, 65 Network Drive, 2nd Floor, Burlington. The amendment would extend the expiration date for the agreement to July 21, 2021 and include rate increase effective July 22, 2020 through July 21, 2021.

Under Old Business, the Executive Director and Board reviewed correspondence from CD Director Alex Pratt updating them on the Rental Assistance and Small Business Assistance Programs. These programs were instituted by the City in response to the COVID-19 pandemic. The MRA, in partnership with the City, will utilize Community Development Block Grant (CDBG) funds obtained through the federal CARES Act and CPC funds to administer these programs.

The Rental Assistance Program received 523 submissions and expects to serve approximately 358 households. Action for Boston Community Development (ABCD) and Just-A-Start Corporation, housing providers who were procured by the MRA for this program, will work with households selected in a lottery to ensure eligibility. Under the program, eligible households can receive one month's rent payable to their landlord. Once documentation is forwarded by the housing services provider to the MRA, the MRA will submit payment directly to the landlord. Payments will begin in late June or early July. The rental assistance program is being funded with \$500,000 in CDBG CARES Act monies and \$250,000 from the Community Preservation Act, administered by the Malden Community Preservation Committee.

The Small Business Assistance Program received 50 submissions and will serve businesses with grants of up to \$10,000. Twenty-eight of the applicants were deemed eligible for the program; a public lottery posted on YouTube was held on Friday, June 12. Once selected businesses will be required to provide the requisite documentation and sign a grant agreement with the MRA. CARES Act funding in the amount of \$100,000 was set aside for Phase One of this program. Eligible applicants had to be so-called "micro enterprise" businesses with five or fewer fulltime employees in addition to other HUD requirements. Grant payments to businesses are expected to be issued by the MRA in late June or early July. The second phase of the Small Business Program will be funded with \$200,000 in CDBG CARES monies.

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 20-15

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, 2020 to June 30, 2021.

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

NAYS: None

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

RESOLUTION 20-16

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, 2020 through June 30, 2021.

Action for Boston Community Development \$15,000

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

NAYS: None

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

RESOLUTION 20-17

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, 2020 through June 30, 2021.

Asian Community Development Corporation \$11,000

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

NAYS: None

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

RESOLUTION 20-18

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, 2020 through June 30,
2021.

Communitas (formerly EMARC) \$6,000

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

NAYS: None

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

RESOLUTION 20-19

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, 2020 through June 30,
2021.

Friends of Malden Teen Enrichment Center \$5,000

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

NAYS: None

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

RESOLUTION 20-20

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, 2020 through June 30, 2021.

Greater Boston Legal Services \$15,000

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

NAYS: None

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

RESOLUTION 20-21

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, 2020 through June 30, 2021.

Housing Families, Inc. \$20,000

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

NAYS: None

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

RESOLUTION 20-22

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, 2020 through June 30, 2021.

Immigrant Learning Center \$10,000

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

NAYS: None

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

RESOLUTION 20-23

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, 2020 through June 30,
2021.

Just-A-Start \$20,000

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

NAYS: None

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

RESOLUTION 20-24

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, 2020 through June 30,
2021.

Justice Resource Institute Inc., dba Youth Harbors \$20,000

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

NAYS: None

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

RESOLUTION 20-25

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, 2020 through June 30,
2021.

Malden Elderly Transportation Program \$35,000

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

NAYS: None

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

RESOLUTION 20-26

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, 2020 through June 30, 2021.

Malden Neighborhood Basketball League \$8,500

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

NAYS: None

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

RESOLUTION 20-27

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, 2020 through June 30, 2021.

Mystic Valley Elder Services \$10,000

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

NAYS: None

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

RESOLUTION 20-28

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, 2020 through June 30, 2021.

Malden Reads \$3,000

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

NAYS: None

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

RESOLUTION 20-29

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, 2020 through June 30, 2021.

The Salvation Army \$5,000

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

NAYS: None

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

RESOLUTION 20-30

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, 2020 through June 30, 2021.

Tufts University, Sharewood Project \$7,000

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

NAYS: None

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

RESOLUTION 20-31

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, 2020 through June 30,
2021.

YMCA Malden \$11,000

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

NAYS: None

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

RESOLUTION 20-32

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, 2020 through June 30,
2021.

YWCA Malden \$11,000

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

NAYS: None

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

RESOLUTION 20-33
TABLED

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT
The Board approves the proposed operating budget for the Malden Redevelopment
Authority for Fiscal Year 2021 as presented at the June 16, 2020 Board meeting.

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

NAYS: None

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

RESOLUTION 20-34
TABLED

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed parking operating budget for Fiscal Year 2021 as presented at the June 16, 2020 Board meeting.

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

NAYS: None

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

RESOLUTION 20-35

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 4 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 June 30, 2020 to December 31, 2020. The monthly parking rate will remain at \$900.00 (Nine Hundred Dollars and No Cents). Agreement will become effective July 1, 2020 and expire on December 31, 2020 contingent on the payment of the arrearage in the amount of \$8,100 less \$1,800 discount for the months of April and May when the establishment was closed due to Covid-19. Said arrearage to be paid in full by Alben, Inc. no later than June 30, 2020. All other terms of contract remain the same.

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

NAYS: None

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

RESOLUTION 20-36

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract with Metro Housing Boston, 1411 Tremont Street, Boston to perform inspections and re-inspections for approximately 59 HOME-assisted rental units. Each initial inspection will be reimbursed at a cost of \$75.00 per unit and each re-inspection at a cost of \$50.00. Total fee for professional services shall not exceed \$5,800. This resolution supersedes Resolution No. 20-07 approved by the Board at its April 21, 2020 meeting. This new contract reduces the number of required inspections and provides flexibility in scheduling due to COVID-19.

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

NAYS: None

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

RESOLUTION 20-37

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 Kopelman and Paige, P.C., 101 Arch Street, Boston, Massachusetts and the Malden Redevelopment Authority dated June 15, 2015 extending the term of the agreement from June 14, 2020 to June 14, 2021. Hourly rates for attorney will be increased by \$10.00 and hourly rates for paralegals will be increased by \$5.00. All other terms of contract remain the same.

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

NAYS: None

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

RESOLUTION 20-38

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 Stantec, 65 Network Drive, 2nd Floor, Burlington, Massachusetts and the Malden Redevelopment Authority dated July 22, 2015 extending the term of the agreement from July 21, 2020 to July 21, 2021 and incorporating the revised rate schedule. All other terms of contract remain the same.

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

NAYS: None

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

RESOLUTION 20-39

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to work with Board Member Michael Williams to review the lease terms and amendments to the existing agreement with On the Road Again Early Learning Center for space at 180 Exchange Street, ground floor Jackson St. Garage. Tenant is requesting a five (5) year extension of their lease.

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

NAYS: None

There being no further business, the meeting was adjourned at 7:07 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, July 21, 2020 at 5:30 p.m.