

**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**SEPTEMBER 22, 2020**

The members of the Malden Redevelopment Authority met in Regular Meeting on September 22, 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, September 22, 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 17<sup>th</sup> day of September, 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 17<sup>th</sup> day of September, 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 17<sup>th</sup> day of September, 2020.

s/ Deborah A. Burke  
Secretary

MINUTES  
REGULAR MEETING  
SEPTEMBER 22, 2020

Meeting was called to order at 5:30 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. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of August 18, 2020 were approved on a 5-0 vote.

Under Bills and Communications the Executive Director and Board reviewed correspondence dated Sept. 11, 2020 from the U.S. Department of Housing and Urban Development informing Mayor Christenson that the City has received third round funding of \$780,411 in Community Development Block Grant (CDBG) funds as part of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The cumulative amount for allocation Rounds One and Three to Malden is \$1,607,321. Discussions are ongoing with the Mayor's Office to develop a prioritization for this new round of funding. The first round of CARES Act funds was allocated to Emergency Rental Assistance and Small Business Assistance Programs.

Under the Report of the Executive Director, the Director updated the Board on the status of repairs to be made at the MRA-owned Central Business District (CBD) Garage located at 170 Centre St. Ms. Burke discussed correspondence from MRA engineering consultant Steve O'Neill of Hayner/Swanson, Inc. regarding the scope of work planned and the \$2.6 million preliminary estimate of the first phase of a multi-phase program of repairs and waterproofing. Bid specs for repairs to the garage are expected to be available by the end of the calendar year with work occurring in the spring of 2021. The Executive Director will keep the Board apprised.

The Executive Director informed the Board that the City, led by Public Facilities Director Eric Rubin, has done a series of energy efficient conversions in the City. National Grid identified a series of places in MRA-owned garages and parking lots for electronic vehicle charging stations. National Grid has access to a program that gives incentives toward the maintenance and networking. The installation would be free under this incentive program for the CBD and Jackson Street Garages because they are located in an "Environmental Justice" census tract. The Executive Director will get a list of definitive sites and estimated costs for this program. Board members questioned whether an EV space could be tied up all day preventing it from being utilized by another paying customer in the garage. The Director said she would get more information about the program.

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

The Executive Director and Board reviewed correspondence from CDBG Director Alex Pratt recommending the Executive Director execute a proposal from Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington for landscape architectural services for the Salemwood School Playground Project. Shadley Associates will prepare construction documents and provide construction phase services for improvements to the existing playground. The focus of the site improvements is full replacement of the existing engineering wood fiber safety surfacing with poured-in place rubber safety surfacing. If the budget allows, the project may include up to three freestanding play panels which would be located within the existing oval play area. This project will be paid for using CDBG funds requested by Ward Five Councillor Barbara Murphy. This was voted under New Business.

The Executive Director and Board reviewed correspondence from Executive Assistant Sherrill Hachey recommending the Executive Director execute an amendment to the Managed Services Agreement by and between the Malden Redevelopment Authority and Micro Support Group Incorporated, 6 Washington St., Beverly for IT support. The consultant provides hardware and software support to the MRA. This was voted under New Business.

The Executive Director and Board reviewed correspondence sent to Mayor Christenson from a homeowner who recently received a loan and grant from the MRA's Community Development Block Grant (CDBG)-funded home repair/rehab and lead paint abatement programs. The owners commended MRA Rehab Specialist Wayne Martineau for helping them through the program and assisting with the contractor selection process. The commendation letter will be placed in Mr. Martineau's personnel file.

Under Old Business, Senior Planner Evan Spetrini presented an overview of the Malden River Works effort to reimagine and redesign Malden's DPW yard to incorporate public open space along the river while streamlining DPW operations and incorporating resiliency measures. The Committee is finalizing a concept report which will be completed in October detailing the community engagement process and final concept design. The City of Malden was awarded a FY21 Municipal Vulnerability Preparedness (MVP) Action Grant in the amount of \$150,015 for the Malden River Works for Waterfront Equity and Resilience Project. The grant will be used to begin the design/engineering phase of the project. Mr. Spetrini played a key role in writing the grant.

The Executive Director advised the Board about new marketing efforts to promote the Lead Paint Abatement Program administered by the MRA for and on behalf of the City. The program provides free grants to income eligible property owners of 1-4 dwelling units in the city of Malden and low-interest loans to property owners of more than 4 dwelling units. Property owners who qualify for the lead paint abatement program are also eligible for Healthy Homes funding to remove lead water lines. Promotional flyers about the program have been mailed to absentee owners of properties containing 1-10 units; a digital billboard on Route One will soon advertise the program and a fact sheet about the program is being inserted with the Malden property tax bills which are being mailed to an estimated 12,000 property owners within the next couple of days.

The Executive Director and Board reviewed correspondence from CD Director Pratt updating them on the Rental Assistance and Small Business Assistance Programs funded by Round One of

the CARES Act CDBG funds. These programs were instituted by the City in response to the COVID-19 pandemic. The rental assistance program is in its final stages and will have served approximately 220 households. The program is being funded with \$500,000 in CDBG CARES Act monies and \$250,000 in Community Preservation Act (CPA) funds. Phase I of The Small Business Assistance Program is funded by \$100,000 in CDBG CARES Act funds. Eligible applicants had to be “micro enterprise” businesses with five or fewer fulltime employees in addition to other HUD requirements. Under the program, eligible businesses impacted by COVID-19 could qualify for grants up to \$10,000. The MRA provided grants of \$10,000 each to eight eligible micro-enterprises. The businesses assisted through the program include hair/beauty services, an artist/music space, a convenience store, and a grocery store.

The Executive Director and Board reviewed correspondence from CD Director Pratt updating them on the Beebe School Tot Lot Project which consists of a new playground being constructed on the west side of the school. The playground includes a wheelchair ramp to provide access to different play panels for all students to play individually or in groups. The project is funded using \$200,000 in CDBG funds and is expected to be completed this fall. Sciaba Construction of Walpole was selected through a competitive bid process to perform construction.

The correspondence also updated the Executive Director and Board on the Ferryway School Tot Lot Project. The project will replace the existing woodchip surfacing with a resilient safety surfacing that is fully ADA accessible. A new play panel and two new benches will be added. The project is funded with \$80,000 in CDBG funds and is expected to be completed this fall.

Mr. Pratt also updated the Executive Director and Board on the Trafton Park Project. This project includes an expanded playground with new play equipment and resilient rubber surfacing, new ball field dugouts, new benches and picnic tables, and improvements to walkways, drainage, and other systems. Several new trees will also be planted. The project is funded with \$400,000 in state PARC grant funds and \$225,000 in local Community Preservation Act funds and is expected to be completed in spring 2021. J.J. Phelan and Son of Tewksbury was selected as the contractor for this project through a competitive bid process. The MRA is overseeing this project for and on behalf of the City. Councillors Dave Camell and Steve Winslow are co-chairing the improvement efforts.

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 20-53**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a proposal in the amount of \$20,000.00 (Twenty Thousand Dollars and No Cents) with Shadley Associates, P.C., 1730 Massachusetts Avenue, Lexington, for design and construction phase services for the Salemwood School Playground Renovation Project. This project is being paid for using Community Development Block Grant (CDBG) funds.

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

NAYS: None

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

**RESOLUTION 20-54**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an amendment to the agreement with Micro Support Group Incorporated, 6 Washington Street, Beverly, formerly known as Business Solutions Unplugged, 100 Trade Center, Woburn, for a Managed Services Agreement for technical IT support for the Authority.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:23 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, October 20, 2020 at 5:30 p.m.