

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JANUARY 21, 2020

The members of the Malden Redevelopment Authority met in Regular Meeting on January 21, 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 and Mr. Albert Spadafora.

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, January 21, 2020 to be held at Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 16th day of January, 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 16th day of January, 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 16th day of January, 2020.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Spadafora, seconded by Mr. Rotondi, the minutes of the Regular Meeting of December 17, 2019 were unanimously approved.

There were no bills and communications.

The Executive Director introduced Marie Law-Adams of the Department of Urban Studies & Planning at MIT and MRA Senior Planner & Policy Manager Evan Spetrini who presented an update to the Board on the Malden River Works for Waterfront Equity and Resilience concept plan for the MRA-owned DPW site. The concept design is being funded by MIT's Leventhal City Prize. The Committee has spent the past couple of months doing an analysis of the DPW site to better understand the current operations, space usage, and environmental concerns which enabled them to come up with some design scenarios which Ms. Law-Adams presented to the Board. The concept plans show how the DPW operation with some reconfiguration can co-exist on the site with more public access to the River. The Malden River Works next public committee meeting will be held on January 30, 2020 at 6:30 PM in the Malden Senior Center, 7 Washington St.

The Executive Director and Board reviewed correspondence from Mr. Spetrini regarding the Affordable Housing Trust Fund Board Nominations that are being made by Mayor Christenson. Seven Trustees will be appointed to the Affordable Housing Trust Fund and a minimum of four must be Malden residents. Mayor Christenson will Chair the Board, Councillor-At-Large Steve Winslow was selected as the City Council designee, and Executive Director Steve Finn of the Malden Housing Authority will serve on the Board. The Mayor has submitted the names of three housing experts to the City Council for confirmation. A Malden resident living in affordable housing or eligible for affordable housing will also be named to the Board.

The Executive Director and Board reviewed correspondence from Community Development Director Alex Pratt informing the Mayor, City Council and general public about the citizen engagement plan for fielding questions and gathering public comment about the Community Development Block Grant (CDBG) and HOME Programs for FY 2021, the Annual Action Plan and the five-year Consolidated Plan which includes broad goals and objectives to address priority needs with the use of HUD resources. The CDBG and HOME Programs are designed to address the causes and consequences of poverty, principally through activities that benefit low and moderate income persons. The first public hearing is scheduled for Monday, January 27, 2020 at 5:30 p.m. in the Malden Senior Center auditorium, 7 Washington St. The second public hearing will be held on Tuesday, February 11, 2020 at 5:30 p.m. in the Malden Senior Center cafeteria. Applications for CDBG funds for Fiscal Year 2021 will be available beginning Tuesday, January 28 and are due no later than Friday, February 28 at 12:00 p.m.

The Executive Director and Board reviewed correspondence from former Board Member Amanda M. Linehan announcing her formal resignation from the MRA Board of Directors effective January 2, 2020. Ms. Linehan was sworn in as the new Ward 3 City Councillor on Jan. 6, 2020.

The Executive Director also advised the Board that she has hired a part-time HOME Program Manager who will transition to full-time upon her successful completion of a master's program in May 2020. This new hire will replace retiring HOME Director James Barnes.

The Executive Director advised the Board that two "smart meter" pay stations are scheduled to be installed in the Main Street Parking Lot during the week of January 27. The pay stations will be replacing the single space meters and will accept coin, credit and debit cards. The new technology will allow the MRA and its parking management staff to track maintenance issues, usage and revenue reports from the lot.

The Executive Director advised the Board that SP Plus, the MRA's Parking Manager, has drafted a Request for Proposals (RFP) for automation equipment for some of the MRA-owned garages/lots. A meeting is being scheduled to finalize the RFP and plan to advertise its release by the end of February or beginning of March.

The Parking Program Update from operator SP Plus dated January 2020 was distributed 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 gave a brief update on some of the economic development projects in the City including plans to seek commercial tenants for buildings at 6 & 22 Pleasant St. and at 11 Dartmouth St., ongoing efforts by Berkeley Investments to make significant exterior façade improvements to 200 Exchange St. opposite Malden Center MBTA station, and the recent feature story on TV's Chronicle show promoting Malden Center's growing "gaming district".

The Executive Director informed the Board that the City of Malden was awarded \$225,438 under the Housing Choice Initiative. The MRA, on behalf of the City of Malden, submitted an application to the Housing Choice Community Capital Grant Program for a Complete Streets Grant for roadway improvements on Dartmouth Street, between Mountain Avenue and Garnet Road. The work will include adjustment of utility structures, removing/resetting granite curb, reconstruction of cement concrete sidewalks, driveways, wheelchair ramps, a mill and overlay of the street, and thermoplastic striping.

The Executive Director and Board reviewed amendments to the agreements by and between the Malden Redevelopment Authority and Titan Lead Testing, LLC and JHR Environmental Testing. Both companies perform lead inspections and risk assessments for units enrolled under the Authority's Lead Paint Abatement Program. The amendments extend by one year the term of the contracts to coincide with the terms of the federal lead paint abatement program. These amendments were voted under New Business.

There was a discussion about ways to promote the Lead Paint Abatement Program. Board Member Robert Rotondi suggested reaching out to the Malden Early Learning Center to acquaint parents of those pre-schoolers about the hazards of lead paint.

The Executive Director and Board reviewed correspondence from Mr. Pratt regarding the 2020 U.S. Census. The MRA will be helping to coordinate the City's efforts to ensure that a "complete count" is achieved. A "complete count" will ensure that Malden receives its fair share of state and federal funding over the next decade. The U.S. Census numbers will impact many City of Malden programs, including the CDBG Program.

Under Old Business, the Executive Director informed the Board that old trash receptacles were removed and new ones were installed at FitzGerald Park. Many improvements have been made to this small pocket park in front of the CBD Garage on Exchange Street which included installation of a 15' side strip of synthetic turf along the face of the newly-installed mural that depicts work of Malden born artist Ed Emberly. Children's play elements and seating for both children and adults has been installed within the turf area along with a children's table.

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. Williams, the following resolution was adopted:

RESOLUTION 20-01

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Contractor's Agreement By and Between the Malden Redevelopment Authority and Titan Lead Testing, LLC, P.O. Box 760709, Melrose, MA extending the termination date of the agreement through January 31, 2021.

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

NAYS: None

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

RESOLUTION 20-02

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Contractor's Agreement By and Between the Malden Redevelopment Authority and JHR Environmental Testing, 34 School Street, Foxborough, MA 02035 extending the termination date of the agreement through January 31, 2021.

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

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, February 18, 2020 at 5:30 p.m.