

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JANUARY 19, 2021

The members of the Malden Redevelopment Authority met in Regular Meeting on January 19, 2021. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Michael Williams, Mr. Albert Spadafora, Ms. Sharon Santillo, and Mr. Robert Foley,

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 19, 2021. 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 13th day of January, 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 13th day of January, 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 13th day of January, 2021.

s/ Deborah A. Burke
Secretary

MINUTES
REGULAR MEETING
JANUARY 19, 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. Michael Williams, Ms. Sharon Santillo, and Mr. Robert Foley.

Upon a motion made by Mr. Foley, seconded by Mr. Spadafora, the minutes of the Regular Meeting of the December 15, 2020 were approved on a 5-0 vote.

There were no Bills and Communications.

Under the Report of the Executive Director, the Executive Director circulated a memo prepared by MRA Community Development Director Alex Pratt, who provided technical assistance to City officials that resulted in the creation of a City of Malden rental assistance program using \$500,000 in funds from the Coronavirus Relief Fund-Municipal Program (CvRF-MP). This program is in addition to the MRA-administered rental assistance program, funded with \$250,000 in Community Preservation Act funds and \$500,000 in Community Development Block Grant (CDBG) CARES Act funds. According to the memo, the City is on track to spend its entire allocation. Under the CvRF-MP rental assistance program, the City worked with landlords of large residential properties and Housing Families, Inc., a services provider, to provide financial assistance to address rent arrearage by tenants.

The Executive Director distributed the Parking Program Update from operator SP Plus dated December 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 an amendment to the Agreement for Professional Services Contract by and between the Malden Redevelopment Authority and Foley, Hoag LLP, 155 Seaport Boulevard, Boston. The amendment extends the termination date of the contract to June 30, 2021 and increases the blended hourly rate. This was voted under New Business

The Executive Director and Board reviewed amendments to the lead inspector's contractor's agreements by and between the Malden Redevelopment Authority and JHR Environmental Testing, 90 Webster Street, Newton and Titan Lead Testing, LLC, P.O. Box 760709, Melrose. The MRA received notice that HUD's Office of Lead Hazard Control and Healthy Homes has granted an extension to the Lead-Based Paint Hazard Control and Housing Rehabilitation Program, administered by the MRA on behalf of the City of Malden. The Executive Director is requesting the Board vote to amend the current lead inspector's agreements to coincide with the program's extension for achieving its benchmarks through July 31, 2021. These were voted under New Business.

The Executive Director distributed to the Board articles from the Malden Advocate regarding the consolidation of the Malden Redevelopment Authority as a City department and the City's moratorium on evictions in Malden.

Under Old Business, the Board reviewed a commitment letter with the East Boston Savings Bank, which was executed by the Executive Director. The letter provides a commitment from the bank to provide a loan to fund repairs to the Central Business District (CBD) Garage, 170 Centre St. The Board voted to ratify execution of the commitment letter under New Business.

The Executive Director and Board reviewed correspondence from the MRA's civil engineering consultant Steve O'Neill of Hayner/Swanson, Inc. who is currently working in association with Simpson Gumpertz & Heger, Inc. to finalize the plans, details, technical specifications and other Contract Documents in order to advertise a Request for Proposals for the repairs to CBD Garage. The scope of work will include repairs to the entrance ramp above the tenant spaces leading from the 1st level of the garage to the 2nd level; localized painting of steel framing at the elevated levels, and repairs at the helix exit ramp and the stair towers. A Notice to Proceed is expected to be executed by March 2021. Updates will be provided at the next Board meeting.

The Executive Director updated the Board on office operations during the pandemic. The staff continues to work remotely as much as possible and also works in the office as necessary to open mail, check messages, and to implement finance office functions that are not able to be done remotely. Meetings with the public in the office are by appointment only. The Executive Director has been diligent about keeping staff socially distant and requiring mask wearing while staff is in the office. The staff is also cleaning their personal areas before and after working at their desks and also cleaning all touchpoints in the office on a daily basis. Ms. Burke will keep the Board updated as changes are made.

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 21-01

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board of Directors ratify the Executive Director's execution of a commitment letter with East Boston Savings Bank, 10 Elm Street, Danvers, MA 01923, for repairs to the Central Business District (CBD) Garage, 170 Centre Street, Malden.

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

NAYS: None

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

RESOLUTION 21-02

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an amendment to the legal services agreement by and between the Malden Redevelopment Authority and Foley Hoag LLP, Seaport West, 155 Seaport Boulevard, Boston, 02210-2600.

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

NAYS: None

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

RESOLUTION 21-03

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an amendment to the contractor's agreement by and between the Malden Redevelopment Authority and JHR Environmental, 9 Webster Street, Newton, MA 02465.

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

NAYS: None

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

RESOLUTION 21-04

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an amendment to the contractor's agreement by and between the Malden Redevelopment Authority and Titan Lead Testing, LLC, P.O. Box 760709, Melrose, MA 02176.

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

There being no further business, the meeting was adjourned at 6:15 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, February 16, 2021 at 5:30 p.m.