

**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**MAY 18, 2021**

The members of the Malden Redevelopment Authority met in Regular Meeting on May 18, 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, May 18, 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 13<sup>h</sup> day of May, 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 13<sup>th</sup> day of May, 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 13<sup>th</sup> day of May, 2021.

s/ Deborah A. Burke  
Secretary

MINUTES  
REGULAR MEETING  
MAY 18, 2021

Meeting was called to order at 5:34 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. Spadafora, seconded by Mr. Foley, the minutes of the Regular Meeting of the April 20, 2021 were approved on a 5-0 vote.

Under Bills and Communications the Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development (HUD) dated April 16, 2021 notifying the Executive Director that Malden is one of the communities selected for monitoring this year. The Community Development Block Grant Program monitoring will be completed remotely. A list of required documents for review prior to the monitoring was also included. The monitoring is scheduled for May 24 – June 4.

The Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development (HUD) dated April 28, 2021 informing the Mayor that as part of the American Rescue Plan Act of 2021, the North Suburban Consortium's HOME Investment Partnerships Program-American Rescue Plan (HOME-ARP) allocation for FY 2021 is \$7,275,299. HOME-ARP Funds are being appropriated to help communities provide housing, shelter, and services for people or households who are homeless, at risk of homelessness, and other vulnerable populations.

Under the Report of the Executive Director, the Executive Director 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 2022 (July 1, 2021 through June 30, 2022). Under New Business, the Board authorized the Executive Director to execute those agreements.

The Executive Director shared the "Helping Malden Stay Housed" mailer with the Board. This was mailed as part of the MRA/City's Eviction Prevention Program. The mailer was sent to every Malden household (28,300). It was translated into 7 languages. The goal is to help prevent eviction by educating residents about resources available and their rights. The mailer also includes rental assistance and mortgage assistance information. CD Director Alex Pratt drafted this mailer.

The Executive Director and Board reviewed correspondence from CD Director Pratt regarding the Somerville Community Corporation's (SCC) First Source Jobs Program. The First Source Jobs Program requested \$50,000 to provide job readiness training, networking support, and career coaching to Malden residents seeking employment. The coronavirus crisis has amplified Malden's need for a job training program for low-and moderate-income individuals, many who lost their jobs during the pandemic. The program will be funded through the federal CARES Act (CDBG-CV). This was voted under New Business.

The Executive Director distributed to the Board a flyer promoting the new parking validation program for downtown businesses. Visitors to the downtown will receive validation stamps from the establishments they visit which would provide upwards of 4 hours of free parking in the Central Business District (CBD) and Jackson Street Garages. This validation parking program has been developed to entice people to shop, dine and explore Malden and reinvigorate the downtown. The validation program began on Monday, May 10. After one week of the new program being in place, customers have redeemed 40 validation stickers for the CBD Garage and 2 validation stickers for the Jackson Street Parking Garage.

The Executive Director distributed the Parking Program Update from operator SP Plus dated April 2021 to the Board members. The Executive Director informed the Board if they have any questions regarding the SP Parking report they should contact her and she will obtain additional information from the operator.

The Executive Director also distributed to the Board various news articles that mentioned projects or activities carried out by the MRA staff over the past month.

Under Old Business the Executive Director and Board reviewed correspondence from Mr. Pratt updating them on the Trafton Park and Ferryway School Tot Lot Projects. Both projects are substantially complete.

Trafton Park opened on May 14 following a ribbon cutting. This project included expansion of and improvements to the existing playground, tree plantings, ADA sidewalk improvements, new benches and picnic tables, new dugouts, and drainage and safety improvements throughout the park.

The Ferryway Tot Lot Project was completed in early May. This project included the resurfacing of the existing playground and the addition of a play panel and park benches. Additionally, the tot lot is now ADA accessible.

The Executive Director and Board reviewed correspondence from Mr. Pratt updating them on the Small Business Assistance Program. The 2021 Small Business Assistance Program received 68 eligible applications, which were entered into a lottery held April 13. The budget allowed for twenty businesses to be selected. After MRA staff reviews and approves a business's completed grant application, a grant agreement will be executed and a \$10,000 grant will be given to each business. Kevin Nestor, MRA's rehab staff, has taken the lead on the application review.

The Executive Director and Board reviewed correspondence from Senior Planner & Policy Manager Evan Spetrini updating them on the Malden River Works Project. This project will reimagine and redesign Malden's DPW yard to incorporate public open space along the river while streamlining DPW operations and incorporating climate resiliency measures. The group is currently working to develop a 25% design for the site and begin permitting conversations. The MRA/City secured two grants totaling approximately \$200,000 for this phase of the project. The group submitted an application for an MVP Action Grant and will be submitting applications for other grants for the 75% design and permitting.

The Executive Director updated the Board on the MRA Consolidation Plan. Ms. Burke and Mr. Ron Hogan continue bi-weekly discussions to integrate the MRA into a new City department

to be known as the Office of Strategic Planning and Community Development. The City Council as a whole voted unanimously to enroll a new ordinance to create the new department. The City Council's next step will be to ordain that paper. On tonight's City Council meeting docket is a paper that gives the Mayor authorization to execute a Cooperation Agreement with the MRA Board of Directors outlining the terms and conditions of the integration of the MRA into the newly-formed department. The Agreement has been drafted after discussion with the Executive Director, Mr. Hogan, and Foley Hoag, LLP, and sent to the City Solicitor. The MRA will remain intact as a legal entity. The City's HR Director Anthony Chiccuarelli and his team, Crystal Morano and Jeri Scibelli, have been extremely helpful answering MRA staff questions regarding enrollment for city benefits.

The meeting moved on to New Business in which the following resolutions were passed:

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

**RESOLUTION 21-14**

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, 2021 through June 30, 2022.

Action for Boston Community Development \$15,000

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

NAYS: None

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

**RESOLUTION 21-15**

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, 2021 through June 30, 2022.

Asian Community Development Corporation \$11,000

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

NAYS: None

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

**RESOLUTION 21-16**

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, 2021 through June 30, 2022.

Chinese Culture Connection                      \$3,500

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

NAYS:            None

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

**RESOLUTION 21-17**

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, 2021 through June 30, 2022.

Friends of Malden Teen Enrichment Center                      \$5,000

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

NAYS:            None

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

**RESOLUTION 21-18**

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, 2021 through June 30, 2022.

First Church of the Nazarene/Malden Warming Center                      \$16,500

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

NAYS:            None

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

**RESOLUTION 21-19**

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, 2021 through June 30, 2022.

Housing Families, Inc. \$20,000

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

NAYS: None

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

**RESOLUTION 21-20**

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, 2021 through June 30, 2022.

Immigrant Learning Center \$10,000

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

NAYS: None

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

**RESOLUTION 21-21**

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, 2021 through June 30, 2022.

Just-A-Start \$20,000

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

NAYS: None

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

**RESOLUTION 21-22**

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, 2021 through June 30, 2022.

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

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

NAYS: None

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

**RESOLUTION 21-23**

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, 2021 through June 30, 2022.

Malden Elderly Transportation Program \$40,000

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

NAYS: None

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

**RESOLUTION 21-24**

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, 2021 through June 30, 2022.

Malden Neighborhood Basketball League \$8,500

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

NAYS: None

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

**RESOLUTION 21-25**

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, 2021 through June 30, 2022.

Mystic Valley Elder Services \$10,000

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

NAYS: None

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

**RESOLUTION 21-26**

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, 2021 through June 30, 2022.

Malden Reads (UMA) \$3,000

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

NAYS: None

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

**RESOLUTION 21-27**

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, 2021 through June 30, 2022.

Tufts University, Sharewood Project \$7,000

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

NAYS: None



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

**RESOLUTION 21-28**

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, 2021 through June 30, 2022.

YMCA Malden \$11,000

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

NAYS: None

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

**RESOLUTION 21-29**

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, 2021 through June 30, 2022.

YWCA Malden \$11,000

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

NAYS: None

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

**RESOLUTION 21-30**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT  
The Executive Director execute an agreement by and between the Malden Redevelopment Authority and Somerville Community Corporation, 337 Somerville Ave., Somerville, MA 02143, to fund its First Source Jobs Program in the amount of \$50,000 (Fifty Thousand Dollars and No Cents) to provide job readiness training, networking support, and career coaching to Malden residents seeking employment. This program will be required to address COVID-19 needs, whether training individuals who are unemployed or helping businesses who have struggled to hire new staff due to COVID-19 labor shortages. This program will be funded through the federal CARES Act (CDBG-CV).

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

NAYS: None

There being no further business, the meeting was adjourned at 6:25 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, June 15, 2021 at 5:30 p.m.

