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MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
NOVEMBER 17, 2020

The members of the Malden Redevelopment Authority met in Regular Meeting on November 17, 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, November 17, 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 November, 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 November, 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 November, 2020.

s/ Deborah A. Burke
Secretary

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REGULAR MEETING
NOVEMBER 17, 2020

Meeting was called to order at 5:37p.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 October 20, 2020 were approved on a 5-0 vote.

There were no Bills and Communications.

The Executive Director distributed the Parking Program Update from operator SP Plus dated October 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 discussed the parking agreement by and between the Malden Redevelopment Authority and Alben, Inc., owner of Pearl Street Station Restaurant, 53 Summer Street. The agreement for parking in the Mountain Ave. Parking Deck expires on December 31, 2020. The Board voted to extend the contract for an additional year, January 1, 2021 – December 31, 2021. All other terms of the agreement remain the same.

The Executive Director and Board reviewed change orders for the Trafton Park Improvements Project. Change orders totaling \$23,717.50 were requested for ledge work at the playground, installation of new drywell, removal of a hazardous tree, and replacement of up to four leaching basins. All of these issues were discovered while completing the original scope of work. These change orders will be subsidized in full by the City of Malden. This was voted under New Business.

The Executive Director and Board reviewed Amendment No. 1 to the Housing Stabilization Program subrecipient agreement dated July 1, 2020 by and between the Malden Redevelopment Authority and Just-A-Start Corporation (JAS), 1035 Cambridge Street, #12, Cambridge. Just-A-Start Corporation requested additional funds in the amount of \$75,000 for its existing housing stabilization program for rental assistance for households that are unable to pay rent due to the COVID-19 pandemic. JAS will provide dispute resolution, mediation, legal education and advice, financial assistance, direct rental assistance costs and follow up support to Malden households at risk of eviction. This was voted under New Business.

The Executive Director and Board reviewed correspondence from Community Development Director Alex Pratt recommending the Executive Director execute a contract by and between the Malden Redevelopment Authority and Just-A-Start Corporation (JAS) to manage the Eviction Prevention Program in the Malden District Court. JAS responded to the Notice of Funding Availability (NOFA) for an Eviction Prevention Program in the Malden District Court that were due on Nov. 3, 2020 at 12 pm. JAS has an existing eviction prevention program in Malden

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District Court, a comprehensive eviction prevention strategy, and experience providing rental assistance to low-income communities. This program will be funded with \$250,000 from the CDBG CARES Act Round Three. This was voted under New Business.

The Executive Director and Board reviewed additional correspondence from Mr. Pratt recommending the Executive Director execute a contract by and between the Malden Redevelopment Authority and Housing Families, Inc. (HFI), 919 Eastern Ave., Malden, to manage the Eviction Prevention Program in the Northeast Housing Court. HFI responded to the Notice of Funding Availability (NOFA) for an Eviction Prevention Program in the Housing Court that were due on Nov. 3, 2020 at 12 pm. HFI has an existing eviction prevention program in Housing Court's Woburn session, a comprehensive eviction prevention strategy, and experience providing rental assistance to low-income communities. This program will be funded with \$250,000 from the CDBG CARES Act. This was voted under New Business.

The Executive Director and Board reviewed correspondence from HOME Director Alexis Turgeon requesting the Board vote to table a resolution to execute legal services for the North Suburban Consortium (NSC). Responses to Requests for Proposals (RFPs) for NSC Homeowner Legal Services and NSC Multifamily Legal Services were due at 4:00 pm on Tuesday, Nov. 10, 2020. Due to a short time frame between the submission deadline and the MRA Board meeting as well as the volume of submissions, the Evaluation Committee felt there would not be enough time to evaluate the proposals and award the contracts by November 17 as stated in the RFP. Ms. Turgeon recommends tabling the resolution until the December 15, 2020 Board meeting. This was voted under New Business.

The Executive Director also distributed to the Board an article from the Malden Advocate regarding the completion of the 200 Exchange Street development owned by Berkeley Investments, Inc. The 320,000 square foot building features lab and research and development space, restaurants and a café. The MRA worked with the developer on some of their plans and also has a parking agreement with the developer at the Jackson Street Parking Garage.

Under Old Business, the Executive Director and Board reviewed correspondence from Ms. Turgeon regarding "No Wrong Door" coordinated entry training which was held November 12, 2020. Using the Balance of State Continuum of Care Coordinated Entry System, selected employees were trained in programs that aim to connect homeless individuals and families to the resources they need. The Balance of State created a process to facilitate the assessment of housing needs of individuals and families experiencing homelessness known as the Coordinated Entry System. This system was designed to streamline the process that individuals and families experiencing homelessness go through to obtain housing and other services as well as to understand the needs of these individuals so that strategies can be developed to address these needs. This system utilizes a No Wrong Door approach so that homeless individuals and families can access resources from any door they walk through rather than being redirected to other agencies. Employees from the Mayor's office, the Malden Redevelopment Authority, Senior Center, Teen Center, Treasurer's, Malden Library, Malden Public Schools, Board of Health, City Clerk, and the Fire Department attended the training.

The Executive Director updated the Board on the Roosevelt Park Project. At the request of the City administration, the MRA is managing this improvement project for and on behalf of the City. Most recently there were two decisions rendered by the Mass Department of Environmental

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Protection (Mass DEP). The first opinion upheld the Malden Conservation Commission's decision on the park. That decision was appealed by the Friends of Roosevelt Park and the Salemwood Community. The appeal resulted in the Mass DEP issuing a Superseding Order of Conditions for the project with a series of conditions. That decision was appealed by the Friends of Roosevelt Park and the Salemwood Community. This Thursday, Nov. 19, at 10:00 a.m., Mass DEP is holding a pre-hearing conference with the petitioner, MRA and its consultants, and the Malden Conservation Commission. The adjudicatory hearing is scheduled for March 4, 2021. The MRA received City Council authorization at a recent City Council meeting to apply for a \$1.2 million HUD Section 108 loan to bridge a budget gap in the project. This loan is leveraged by Community Development Block Grant funds. The application has not been submitted yet. Once it is, there will be a public vetting process which will be advertised in the Malden Advocate, the City website and MRA website.

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 20-58

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 5 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 January 1, 2021 December 31, 2021. The monthly parking rate will remain at \$900.00 (Nine Hundred Dollars and No Cents). All other terms of contract remain the same.

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 20-59

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute change orders in the amount of \$23,717.50 (Twenty Three Thousand Seven Hundred Seventeen Dollars and Fifty Cents) for the Trafton Park Improvement Project conducted by J.J. Phelan & Son, 120 Lumber Lane, Tewksbury for ledge work at the playground, installation of new drywell, removal of a hazardous tree, and replacement of up to four leaching basins. These change orders will be subsidized in full by the City of Malden.

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

PRESENT: Mr. Rotondi

NAYS: None

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

RESOLUTION 20-60

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Housing Stabilization Program subrecipient agreement by and between the Malden Redevelopment Authority and Just-A-Start Corporation, 1035 Cambridge Street, #12, Cambridge, amending the following:

- 1) Section III: Compensation to be increased by \$75,000 bringing Amount of Grant to \$95,000;
- 2) Appendix A, Scope of Services/FY 2020-2121, II. Project Description; and
- 3) Appendix A. Scope of Services/FY 2020-2121, IV Project Budget.

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

NAYS: None

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

RESOLUTION 20-61

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract by and between the Malden Redevelopment Authority and Just-A-Start Corporation, 1035 Cambridge Street, #12, Cambridge, to manage the Eviction Prevention Program – Malden District Housing Court to be funded with CDBG CARES Act Round Three funds. Said fees charged by the provider under this program cannot exceed \$250,000.

AYES: Mr. Williams, Mr. Spadafora, 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 20-62

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a contract by and between the Malden Redevelopment Authority and Housing Families Inc., 919 Eastern Avenue, Malden, to manage the Eviction Prevention Program – Woburn Housing Court to be funded with CDBG CARES Act Round Three funds. Said fees charged by the provider under this program cannot exceed \$250,000.

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

NAYS: None

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

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RESOLUTION 20-63

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute contracts with recommended firms that responded to the North Suburban Consortium (NSC) Homeowner Legal Services Request for Proposals (RFP) and the North Suburban Consortium (NSC) Multifamily Legal Services Request for Proposals by the submission deadline of Tuesday, November 10, 2020 at 4:00 PM. Said firms to be recommended by the Evaluation Committee.

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

NAYS: None

There being no further business, the meeting was adjourned at 6:37 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, December 15, 2020 at 5:30 p.m.