

**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**OCTOBER 19, 2021**

The members of the Malden Redevelopment Authority met in Regular Meeting on October 19, 2021. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Robert Rotondi, Mr. Albert Spadafora, Mr. Robert Foley, Mr. Michael Williams 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, October 19, 2021 to be held at City Hall, Mayor's Conference Room, Fourth Floor, 215 Pleasant Street, Malden, Massachusetts.

Dated this 14<sup>th</sup> day of October, 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 14<sup>th</sup> day of October, 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 14<sup>th</sup> day of October, 2021.

s/ Deborah A. Burke  
Secretary

MINUTES  
REGULAR MEETING  
OCTOBER 19, 2021

Meeting was called to order at 5:36 p.m.

On a roll call vote, the following members answered present: Mr. Robert Rotondi, Mr. Albert Spadafora, Mr. Robert Foley, Mr. Michael Williams, and Ms. Sharon Santillo.

Upon a motion made by Mr. Foley, seconded by Mr. Spadafora, the minutes of the Regular Meeting of June 22, 2021 were approved on a 5-0 vote.

There were no Bills and Communications.

Under the Report of the Executive Director, the Executive Director provided the Board with copies of proposed changes to the Community Development Block Grant (CDBG) Rehab Program Policies and Procedures dated Oct. 20, 2021. Community Development Director Alex Pratt attended the meeting to highlight the changes to the policies and procedures. The proposed changes will: (1) ensure that cost burden is not an obstacle to receiving CDBG rehab assistance; (2) increase program participants and affordability in homeowner-occupied properties; and (3) expand the affordability period to be proportional to the amount of CDBG assistance provided. The Board voted to accept the changes under New Business.

The Executive Director and Board reviewed correspondence from Mr. Pratt and HOME Director Alexis Turgeon regarding the CDBG and HOME Investment Partnerships (HOME) Program Annual Performance Evaluation. HOME Director Alexis Turgeon attended the meeting to explain that after the close of each program year, the Consolidated Annual Performance Evaluation Report (CAPER) is submitted to the U.S. Department of Housing and Urban Development (HUD) as part of the program evaluation for the CDBG and HOME programs. The CAPER addresses a range of topics which include program outcomes, racial and ethnic composition of recipients, progress toward reducing and ending homelessness, and other subjects.

The Executive Director and Board reviewed an Amendment to the Agreement by and between the Mystic Valley Development Commission (MVDC) and the Malden Redevelopment Authority (MRA), now operating as the City of Malden Office of Strategic Planning and Community Development (OSPCD) for Project Management and Development Consulting Services. The Amendment approved by the MVDC extends the term of the Agreement to June 30, 2022. This was voted under New Business.

The Executive Director and Board reviewed Amendment No. 1 to the Lease Agreement by and between the Malden Redevelopment Authority and Malden Towers Realty Company which would extend the term of the Lease Agreement to Nov. 14, 2032. The lease allows the MRA use of a portion of the Towers facility at 54 Dartmouth St. to provide off-street parking to the public. This was voted under New Business.

The Executive Director updated the Board on the MRA's merger with the City as the department now known as the Office of Strategic Planning and Community Development. There are weekly meetings with staff from the Controller's and Treasurer's Office on various financial matters; ongoing discussions with the City's IT Department to transition MRA staff email addresses, servers and office phones to the City; and ongoing meetings to transfer all property assets to the City.

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 21-42**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to implement the changes to the Community Development Block Grant (CDBG) Rehab Policies and Procedures (P&P) dated October 20, 2021 which will replace the previous version from November 2016.

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

NAYS: None

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

**RESOLUTION 21-43**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an Amendment to the Agreement for Project Management and Development Consulting Services by and between the Mystic Valley Development Commission (MVDC) and the Malden Redevelopment Authority (MRA) extending the term of the Agreement to June 30, 2022. All other terms of the Agreement dated July 1, 1998 remain in full force and effect and are hereby ratified and confirmed by the parties hereto.

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

NAYS: None

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

**RESOLUTION 21-44**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an Amendment to the Parking Lease Agreement dated September 30, 1980 by and between Malden Towers Realty Co. and the Malden Redevelopment Authority extending the term of the Agreement for an additional ten (10) years subject to all of the terms and conditions of the Agreement. Said term to commence 11/15/2022 to 11/14/2032.

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

NAYS:           None

There being no further business, the meeting was adjourned at 6:43 p.m. The next regularly scheduled Board Meeting will be scheduled as needed.