

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
MARCH 16, 2021

The members of the Malden Redevelopment Authority met in Regular Meeting on March 16, 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, and Ms. Sharon Santillo. Mr. Robert Foley was absent.

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, March 16, 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 11th day of March, 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 11th day of March, 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.

N TESTIMONY WHEREOF, I have hereunto set my hand this 11th day of March, 2021.

s/ Deborah A. Burke
Secretary

DRAFT MINUTES
REGULAR MEETING
MARCH 16, 2021

Meeting was called to order at 5:30 p.m.

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

Upon a motion made by Mr. Spadafora, seconded by Mr. Williams, the minutes of the Regular Meeting of the February 16, 2021 were approved on a 4-0 vote.

Under Bills and Communications the Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development (HUD) dated March 1, 2021 re: FY 2019 Consolidated Annual Performance and Evaluation Report (CAPER) notifying the Authority that the City of Malden CAPER for the Program Year July 1, 2019 to June 30, 2020 was approved. HUD determined that the City of Malden/MRA has carried out its activities and certifications in a timely manner consistent with the requirements and primary objective of the Housing and Community Development Act of 1974, as amended.

The Executive Director and Board reviewed correspondence from the Community Preservation Committee dated March 8, 2021 re: Emergency Rental Assistance Program. In May of 2020, the MRA received an award of \$250,000 in Community Preservation Act funds to administer an emergency rental assistance program. The correspondence confirms that all funds were spent in accordance with the program guidelines and the requirements of Malden's Community Preservation Committee.

The Executive Director and Board reviewed correspondence from the U.S. Department of Housing and Urban Development (HUD) dated February 25, 2021 informing the City of Malden of funding allocations for Fiscal Year (FY) 2022. The Community Development Block Grant (CDBG) Program allocation is \$1,412,042 and the HOME Investment Partnership (HOME) Program allocation for the eight-city North Suburban Consortium, managed by the MRA, is \$2,007,358. These programs provide funding for housing, community and economic development activities, and assistance for low-and moderate-income persons.

Under the Report of the Executive Director, the Executive Director and Board reviewed correspondence from CDBG Director Alex Pratt and HOME Director Alexis Turgeon advising the Board that the newly-released HUD allocations for the 2021 "Program Year" represent a 0.5% increase in the CDBG entitlement from \$1,405,403 to \$1,412,042 and a 2.1% reduction in the HOME allocation from \$2,050,504 to \$2,007,358. The MRA is currently working with the Mayor to develop a CDBG budget for the July 1, 2021 – June 30, 2022 year which will be presented to the City Council in early April. The CDBG budget must be approved and sent to HUD by May 15.

The Executive Director distributed the Parking Program Update from operator SP Plus dated February 2021 to the Board members. The ongoing decline in revenues as a result of the pandemic continues and has had a major impact on all MRA-owned and operated garages and lots. Board Member Sharon Santillo asked that a correction be made to the SP Plus-generated Parking Report. The report incorrectly identified the owners of the spider bench currently being stored in the

Jackson Garage to make way for repairs to the bike path. Ms. Santillo stated that the spider bench is owned by the City of Malden for the citizens use. The bench was purchased with Community Preservation Act funds through the Malden ArtLine project.

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 advised the Board she attended a Zoom meeting at the request of Councillor Ryan O'Malley regarding property at 15 Ferry St. A developer purchased One Salem St. and 15 Ferry St. The building at One Salem St. was found structurally unsound and has been demolished. In an effort to preserve the building, the developer has offered to move the building located at 15 Ferry St. to the MRA-owned Main St. parking lot, taking approximately 10 spaces in the parking lot. Ms. Burke advised the developer that a formal request to discontinue use of a portion of that parking lot would need to be approved by the MRA Board. At this time there is no formal proposal from the building owner. The 15 Ferry St. building has historical significance to the community as it was donated to the City by the first Mayor of Malden, Elisha Converse.

Chairman Rotondi questioned whether the relocation of the building into the parking lot would impact the entrance/exits to the lot. The Executive Director said that could not be determined at this time because there is no formal proposal.

The Executive Director and Board reviewed correspondence from HOME Director Alexis Turgeon recommending the Executive Director execute Amendment No. 1 to the Professional Services Agreement by and between the MRA and Metro Housing Boston, 1411 Tremont St., Boston. Under this contract, Metro Housing will inspect 53 HOME-assisted units in the North Suburban Consortium portfolio. In an effort to protect property managers, residents and Metro Housing Boston's inspectors during the pandemic, this amendment will extend the time and order of services of this contract from June 30, 2021 to December 31, 2021. Board Member Santillo questioned what type of inspections Metro Housing Boston provides. The Executive Director explained that they are health, safety and code inspections. This was voted under New Business.

The Executive Director distributed to the Board articles from the Boston Globe regarding the City's rental assistance program managed by the MRA and an article regarding the creation of a user-friendly waterfront park along the Malden River at the DPW site at 356 Commercial St. Also included was a flyer promoting the St. Therese Homes for Seniors, 801 Broadway, Everett, which will include 77 units of affordable homes and a health center. HOME funds in the amount of \$1,090,000 will be released by the North Suburban Consortium (NSC) to help fund this project. The NSC is managed by the MRA.

Under Old Business, the Executive Director and Board informed the Board that a total of 47 subcontractors and general contractors requested bid packages for the CBD Garage Invitation to Bid for 2021 Concrete Repairs and Waterproofing. Filed Sub-Bids were received, opened and read aloud via Zoom at the MRA on Thursday, Feb. 18, 2021 at 2:00 PM. General Bids were received, opened and read aloud via Zoom on Thursday, March 4, 2021 at 2:00 PM. The bids are currently being reviewed by the project team. Structural Preservation Systems, LLC is the apparent low bidder, which is subject to review.

The Executive Director updated the Board on the MRA Consolidation Plan. Ms. Burke and Mr. Ron Hogan continue bi-weekly discussions to create a new City department -- "Office of Planning and Community Development". Mr. Hogan has been extremely helpful working through

the details of the plan. Discussions before the City Council are expected to resume in March. Additionally, a Memorandum of Understanding has been drafted defining the terms of the consolidation plan in greater detail. Said MOU would need to be approved by the City and MRA Board. The Executive Director will continue to update the Board as needed.

Chairman Rotondi asked the Executive Director for an update on the 974-1000 Main Street property formerly owned by the MRA. Ms. Burke informed the Board that Habitat for Humanity intends to complete building the two (2) single-family homes at 964 & 968 Main Street and also intends to move forward with their Phase II plans to build townhomes on the 974-1000 Main St. site. The approved plans call for six (6) townhomes, but Habitat wants to reduce the number of townhouse units to five (5) to provide a better traffic circulation pattern on the site. The project has been delayed due to the pandemic, but Habitat remains committed to this project.

The meeting moved on to New Business in which the following resolution was passed:

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

RESOLUTION 21-05

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 1 to the Agreement for Professional Services with Metro Housing Boston, 1411 Tremont Street, Boston to perform inspections and re-inspections for approximately 53 HOME-assisted rental units. The Agreement is hereby amended as follows:

1. Revise its termination date to December 31, 2021 unless otherwise further extended by agreement in writing by the parties.
2. Revise its inspection schedule to read as follows: "The initial inspections must be completed by September 30, 2021 and re-inspections must be completed by November 30, 2021 with a re-inspection report due no later than December 31, 2021."
3. Revise the scope of work to include the performance of inspections and provision of written reports on 53 HOME assisted-units in 11 HOME-assisted developments within the consortium communities.
4. Exhibit B of the Agreement is hereby amended as set forth in the attached Amended Exhibit B.
5. All other terms and conditions of the Agreement dated July 1, 2020 are hereby ratified and confirmed.

AMENDED EXHIBIT B

2019 Program Year (7-1-19 to 6-30-20) HOME Rentals Required Inspections - Revised Schedule

ALL COMMUNITIES					
Project Name (If Exists)	Adress	City	Units in Bldg	Number HOME Units	Number to be Inspected
TND HOMES -1	98 Marlborough St, Chelsea	Chelsea	3	2	2
TND HOMES -1	75 Essex St, Chelsea	Chelsea	3	2	2
TND HOMES -1	31 Suffolk St, Chelsea	Chelsea	2	1	1
Winthrop Apartments LLC Aka Chelsea Jewish Care	101 Veterans Rd, Winthrop	Winthrop	40	11	4
Dalrymple School	46 Grovers Ave, Winthrop	Winthrop	27	27	6
Bowdoin APTS	18 Bowdoin	Malden	110	60	12
Atria aka MAPLEWOOD PLACE	295 Broadway	Malden	98	20	4
	117 Summer	Malden	33	5	4
Salem Towers Development LLC	280 Salem Street	Malden	81	50	10
	254 Broadway	Malden	4	4	4
CEDAR HOUSE LLC	116 Cedar St	Malden	11	11	4
				TOTAL	53

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

NAYS: None

There being no further business, the meeting was adjourned at 6:11 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, April 20, 2021 at 5:30 p.m.