

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
JUNE 18, 2019

The members of the Malden Redevelopment Authority met in Regular Meeting on June 18, 2019. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Michael Williams, Mr. Robert Rotondi, Ms. Amanda Linehan, and Mr. Robert Foley. Mr. Albert Spadafora 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, June 18, 2019 to be held at the Fourth Floor conference room, 17 Pleasant Street, Malden, Massachusetts.

Dated this 13th day of June 2019.

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 June, 2019:

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 June, 2019.

s/ Deborah A. Burke
Secretary

Upon a motion made by Mr. Foley, seconded by Ms. Linehan, the minutes of the Regular Meeting of May 21, 2019 were unanimously approved.

There were no Bills and Communications.

The meeting then moved on to the Report of the Executive Director. Deborah Burke, Director, and MRA Comptroller Karen Bushee presented the MRA's operating budget and parking budget for Fiscal Year 2020. Both budgets were approved under New Business.

The Executive Director provided to each Board member a copy of the MRA Subrecipient Agreement with the City of Malden. The MRA is required by HUD to have this agreement by and between it and the City since it administers several federal grant programs on behalf of the City of Malden including the Community Development Block Grant Program (CDBG), the HOME program, and the Lead Paint Abatement Program. The Board approved this document under New Business. The agreement will be executed by the Mayor and Director Burke.

The Executive Director also 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 2020 (July 1, 2019 through June 30, 2020). Under New Business, the Board authorized the Executive Director to execute those agreements.

Community Development Director Alex Pratt appeared before the Board to provide updates on the Community Development Block Grant (CDBG) and HOME Programs. He advised the Board that work has begun on the 2020–2024 Consolidated Plan; he distributed copies of the updated map of Malden that is used in determining CDBG eligibility for low-to-moderate income are benefits; and also provided information on the new income eligibility limits for the CDBG and HOME Programs.

The Executive Director and Board reviewed Change Order No. 1 for the 2017 City of Malden Roadway Improvements Program which is being funded with HUD Section 108 funds. The Change Order is an adjustment of the total Estimated Contract Price. This was approved under New Business.

The Executive Director and Board reviewed correspondence from Senior Planner & Policy Manager Evan Spetrini updating them on the MRA's application for MIT's Leventhal City Prize. The Prize seeks to fund urban planning and design projects in the theme of Equitable Resilience. There is a \$100,000 grant associated with the Prize. The MRA's proposal centers around a redesign of the DPW site on Commercial Street to incorporate open space, greater access to the river and other potential uses. The winner of the Prize will be announced in August.

The Parking Program Update from operator SP Plus dated June 2019 was distributed 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.

The Executive Director and Board reviewed correspondence from Civil Engineer Steve O'Neill of Hayner/Swanson regarding continuing work being done at the CBD Garage repairing delaminated concrete in the stairwell towers. Work is scheduled to begin on June 20, 2019 and is expected to take 6 days to complete.

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

The Executive Director informed the Board that a Second Amendment to the Amended and Restated Purchase and Sale Agreement was executed on June 6, 2019 amending the closing date on the MRA-owned property located at 974-1000 Main St. to June 19, 2019. Habitat for Humanity of Greater Boston, Inc. is purchasing the property, on which it will build a six-unit affordable townhouse project.

The Executive Director informed the Board that the City Council voted 10-1 at its meeting on Tuesday, June 11 to authorize a bond in the amount of \$1,450,000 to pay for costs of design and construction of non-synthetic turf items at Roosevelt Park. Community Preservation Act funds will cover the annual costs of this 10-year bond. Design work will commence this summer.

The Executive Director advised the Board that a public meeting was held on June 12 to discuss the Trafton Park Master Plan. Citizens attending requested several improvements including more multi-purpose space, more shade areas, a gazebo and new playground areas. Landscape Design Architects Shadley Associates will be preparing a plan and construction cost estimate.

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

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

RESOLUTION 19-16

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed budget for the Malden Redevelopment Authority for Fiscal Year 2020 as presented at the June 18, 2019 Board meeting.

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-17

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Board approves the proposed parking budget for Fiscal Year 2020 as presented at the June 18, 2019 Board meeting.

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-18

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute a subrecipient agreement by and between the Malden Redevelopment Authority and the City of Malden granting the Malden Redevelopment Authority the responsibility of administering the Community

Development Block Grant Program, the North Suburban HOME Consortium Program, the Lead Paint Abatement Program and all previously awarded grants for program year July 1, 2019 to June 30, 2020.

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-19

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, 2019 through June 30, 2020.

Action for Boston Community Development	\$15,000
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AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-20

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, 2019 through June 30, 2020.

Bread of Life	\$12,000
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AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-21

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, 2019 through June 30, 2020.

Communitas (formerly EMARC) \$6,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-22

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, 2019 through June 30, 2020.

Disability Policy Consortium \$2,500

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-23

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, 2019 through June 30, 2020.

Housing Families, Inc. \$20,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-24

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, 2019 through June 30, 2020.

Immigrant Learning Center \$10,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-25

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, 2019 through June 30, 2020.

Just-A-Start \$10,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-26

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, 2019 through June 30, 2020.

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

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-27

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, 2019 through June 30, 2020.

Malden Elderly Transportation Program \$35,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-28

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, 2019 through June 30, 2020.

Malden Teen Enrichment Center \$5,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-29

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, 2019 through June 30, 2020.

Malden Neighborhood Basketball League \$8,500

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-30

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, 2019 through June 30, 2020.

Mystic Valley Elder Services \$10,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-31

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, 2019 through June 30, 2020.

Malden Reads \$3,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-32

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, 2019 through June 30, 2020.

North Shore Black Women's Association \$3,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-33

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, 2019 through June 30, 2020.

The Salvation Army \$5,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-34

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, 2019 through June 30, 2020.

Tailored for Success \$5,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-35

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, 2019 through June 30, 2020.

Tufts University, Sharewood Project \$7,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-36

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, 2019 through June 30, 2020.

YMCA \$11,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-37

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, 2019 through June 30, 2020.

YWCA \$11,000

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

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

RESOLUTION 19-38

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Change Order No. 1 for the contract with Charles Contracting Co., Inc., 75 Rosedale Road, Watertown, MA in the amount of (\$73,072.51) (Seventy Three Thousand Seventy Two Dollars and Fifty One Cents) for the 2017 Section 108 funded - Roadway Improvements Program. The change order is an adjustment of Total Estimated Contract Price.

AYES: Mr. Foley, Ms. Linehan, Mr. Williams, Mr. Rotondi

NAYS: None

There being no further business, the meeting was adjourned at 7:03 p.m. The next regularly scheduled Board Meeting will be held on Tuesday, July 16, 2019 at 5:30 p.m.