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**MALDEN REDEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**DECEMBER 20, 2022**

The members of the Malden Redevelopment Authority met in Regular Meeting on December 20, 2022. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Albert Spadafora, Mr. Michael Williams, Mr. Robert Rotondi, Mr. Robert Foley, 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**

On July 16, 2022, Governor Baker signed into law An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency. This Act includes an extension, until March 31, 2023, of the remote meeting provisions of his March 12, 2020, Executive Order Suspending Certain Provisions of the Open Meeting Law. This meeting will be conducted via remote participation. This meeting will not include in person attendance by members of the public but all effort will be made to permit public attendance, in the manner specified below, via remote access by internet, and telephone. Public access will also be provided by posting draft minutes, and/or a transcript, recording, or record of the meeting on the City of Malden website at [cityofmalden.org](http://cityofmalden.org) as soon as practicable after the meeting.

Dated this 15<sup>th</sup> day of December, 2022.

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 15<sup>th</sup> day of December, 2022:

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 15<sup>th</sup> day of December, 2022.

s/ Deborah A. Burke  
Secretary

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REGULAR MEETING  
DECEMBER 20, 2022

Meeting was called to order at 5:40 p.m.

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

Upon a motion made by Mr. Williams, seconded by Mr. Foley, the minutes of the Regular Meeting of December May 17, 2022 were approved on a 5-0 vote. The minutes of the Emergency Meeting of June 28, 2022 were approved on a 5-0 vote.

There were no Bills and Communications.

Executive Director Deborah A. Burke and the Board reviewed a memorandum from Community Development Director Alex Pratt and Housing Program Coordinator Kristina Tseng summarizing the National Community Development Association (NCDA) Fall 2022 Conference. The NCDA updated attendees about FFY23 budget which is expected to level fund the Community of Development Block Grant Program (CDBG) and increase the HOME Program by 11% - 15%. There were also updates given on various Department of Housing and Urban Development (HUD) initiatives. The House modified the Section 8 loan program to include a competitive economic development grant program and created a \$500 million manufactured home initiative. The Senate version does not include these changes but does include a new \$200 million affordable housing barrier removal program to identify and remove barriers to affordable housing production. Alex Pratt attended his first meeting as a member of the NCDA Region 1 Board of Directors

The Executive Director informed the Board that the Office of Strategic Planning and Community Development (OSPCD) prepared and advertised Request for Proposals for five (5) on-call professional services including legal services – small firms; full service law firms; civil engineering services; environmental engineering and planning services; and design and landscape architectural services. Proposals were due on December 12 until 10:00 A.M. Technical proposals were opened and rated. The rating sheets, proposals and unopened price proposals were given to Chief Financial Officer Chuck Ranaghan for review and award of contracts.

The Executive Director and Board reviewed an amendment to the Agreement for Professional Services with Foster Appraisal & Consulting Co., Inc., 100 Erdman Way, Leominster, MA extending the term through June 30, 2023. It is expected that an RFP for appraisal services will be advertised within the next few months. This amendment was voted under New Business.

There was no Old Business discussed.

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

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

**RESOLUTION 22-26**

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RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute Amendment No. 3 to the Agreement for Professional Services by and between the Malden Redevelopment Authority/Office of Strategic Planning and Community Development and Foster Appraisal & Consulting Co., Inc., 100 Erdman Way, Leominster, MA 01453, for appraisal services. Said term to expire June 30, 2023.

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

NAYS: None

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

**RESOLUTION 22-27**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The following be nominated for office to be effective January 17, 2023.

Michael Williams	Chair
Sharon B. Santillo	Vice Chair
Robert K. Foley	Treasurer
Robert D. Rotondi	Assistant Treasurer
Albert N. Spadafora	Assistant Secretary

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

NAYS: None

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

**RESOLUTION 22-28**

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

Michael Williams be and is hereby instructed to cast one ballot for the election of Officers nominated.

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

NAYS: None

There being no further business, the meeting was adjourned at 5:59 p.m. The next Board Meeting will be scheduled as needed.