

MALDEN REDEVELOPMENT AUTHORITY
REGULAR MEETING
DECEMBER 9, 2025

The members of the Malden Redevelopment Authority met in Regular Meeting on December 9, 2025. The Chairman called the meeting to order, and on a roll call the following answered present: Mr. Albert Spadafora, Mr. Michael Williams, Mr. Neal Anderson, and Mr. Robert Foley. Ms. Hilda Torres 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, December 9, 2025, to be held in the Mayor’s Conference Room, 4th Floor, City Hall, 215 Pleasant Street, Malden, Massachusetts.

Dated this 4th day of December 2025.

s/ Alexander D. Pratt
Secretary

CERTIFICATE AS TO SERVICE OF NOTICE OF REGULAR MEETING

I, Alexander D. Pratt, the duly appointed, qualified and acting Secretary of the Malden Redevelopment Authority, do hereby certify that on the 4th day of December 2025:

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 4th day of December 2025.

s/ Alexander D. Pratt
Secretary

**MINUTES
REGULAR MEETING
DECEMBER 9, 2025**

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

Upon a motion made by Mr. Foley, seconded by Mr. Williams, the minutes of the Regular Meeting of September 30, 2025 were approved on a 4-0 vote.

There were no Bills and Communications.

Under the Report of the Executive Director, Mr. Pratt and the Board reviewed a memorandum from HOME Director Paul Goldstein which provided an overview of a proposed new contract with McCright and Associates, LLC for Property Standards Inspections for North Suburban Consortium (NSC). There are more than 900 units that need to be monitored across all eight communities of the NSC. A certain number must be monitored each year to satisfy HUD regulations and audits. Mr. Pratt also updated the Board on multiple first-time homebuyer and rental projects that the NSC has overseen. The request to authorize the Executive Director to execute the contract was voted under New Business.

The Executive Director informed the Board that the Mayor, if approved by the Finance Committee and City Council, is recommending that residents vote to approve a Proposition 2 ½ override. To prepare for next year's budget the Mayor has asked all department heads to consider ways to cut their department's budget. It has been suggested the City will be looking at cutting some City expenses including looking at staff stipends and stipends paid to Board and Commission members. Any cuts are not expected to take place prior to July 1, 2026.

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

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

RESOLUTION 25-02

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The Executive Director be and is hereby authorized to execute an agreement with McCright & Associates, LLC, 6650 East Brainerd Rd., Suite 101, Chattanooga, TN 37421 for Property Standards Inspections for North Suburban Consortium HOME Investment Partnerships Program at the below rates:

Inspection Type	Inspection Cost	Inspection Cost	Inspection Cost
	Year 1 (Awarded Date – December 31, 2026)	Year 2 (January 1, 2026 – December 31, 2027)	Year 3 (January 1, 2027 – December 31, 2028)
Annual Inspection	\$ 55.00 ea	\$ 56.93 ea	\$ 58.92 ea
Annual Failed Re-Inspection	\$ 40.00 ea	\$ 41.40 ea	\$ 42.85 ea
24 Hour Emergency Inspection	\$ 60.00 ea	\$ 62.10 ea	\$ 64.27 ea
No-Show/Access Refusal	\$ 30.00 ea	\$ 31.05 ea	\$ 32.14 ea

AYES: Mr. Anderson, Mr. Williams, Mr. Spadafora, Mr. Foley

NAYS: None

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

RESOLUTION 25-03

RESOLVED BY THE MALDEN REDEVELOPMENT AUTHORITY THAT

The following be nominated for office to be effective January 1, 2026.

Michael Williams	Chair
Hilda Torres	Vice Chair
Neal Anderson	Treasurer
Robert Foley	Assistant Treasurer
Albert N. Spadafora	Assistant Secretary

AYES: Mr. Foley, Mr. Spadafora, Mr. Anderson, Mr. Williams, Mr. Foley

NAYS: None

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

RESOLUTION 25-04

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: Mr. Foley, Mr. Anderson, Mr. Spadafora, Mr. Williams, Mr. Foley

NAYS: None

There being no further business, the meeting was adjourned at 5:56 p.m. The next Board Meeting will be scheduled as needed.