



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

*Council President Amanda Linehan  
Councillor at Large Karen Colon-Hayes  
Councillor Paul Condon  
Councillor Peg Crowe  
Councillor at Large Carey McDonald  
Councillor Ryan O'Malley  
Councillor Jadeane Sica  
Councillor Chris Simonelli  
Councillor at Large Craig Spadafora  
Councillor Ari Taylor  
Councillor Stephen Winslow*

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Tuesday, October 14, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/uzhb7p2r>

### 1. CALL TO ORDER

*Council President Linehan called the meeting to order at 7:12 PM.*

### 2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

*An additional moment of silence was offered by Councillor Taylor to honor Elizabeth 'Beth' Thoenen, a Ward 5 resident and Warming Center volunteer, who passed away in the early morning of Sunday, October 12.  
Donations in Beth's memory may be made to the Malden Warming Center, 529 Eastern Avenue, Malden MA 02148 or online [www.maldenwarmingcenter.org](http://www.maldenwarmingcenter.org)*

### 3. ROLL CALL

*Also in attendance was Maria Luise, Zaheer Samee, Lisa Cagno, Alex Pratt, and several members of the public.*

**Present - Councillors:** 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

### 4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

[375-25](#)

City Assessor Nathaniel Cramer will appear before the City Council to give a presentation on the residential exemption option of going from 30% to 35%.

**Attachments:** [RESIDENTIAL EXEMPTION CALCULATOR Nate](#)  
[Understanding the Residential Exemption](#)

*Councillor Spadafora asked Assessor Nate Cramer to appear this evening for the purpose of considering an increase in the residential tax exemption from 30 to 35%. This is the third time this initiative has been proposed. Mayor Christenson and Councillor*

*Condon have both expressed their support of this increase to 35%.*

*The presentation began with a review of how the exemption is calculated and applied. Assessor Cramer's slides are attached to this history and are on the city's website for public review. Qualification for the residential tax exemption is based on the assessed value of the home and is not dependent on age or income level of applicants. One point that is not widely known is that the residential exemption stays in the residential class, it does not affect commercial or industrial real estate or personal property taxes. The exemption does not discount the levy, but rather shifts a portion of the tax burden from owner occupied to non-owner occupied home owners. Assessor Cramer explained that large apartment complexes are considered residential and not commercial, therefore are taxed at the same tax rate as the average homeowner. It is important to note that having this exemption does slightly increase the residential tax rate per \$1,000. Without the exemption the rate would be \$10.08, with the 30% exemption the rate is \$11.44, at a 35% exemption the rate would go to \$11.64.*

*Multiple Councillors expressed concern for renters whose rent is likely to be raised if commercial homeowners reap a larger tax bill. Assessor Cramer spoke to rental income being a market based business and said he can't see land owners passing on a dollar for dollar increase on rent to make up for the tax bill. Councillor Spadafora expressed his opinion that large apartment complexes should be taxed a commercial tax rates but that is per state law and may not be modified at the local level. He conceded an increase to 35% will cause some owners of higher valued property to pay more but will be very beneficial to many low income or lower property value home owners.*

*Councillor McDonald asked the assessor to provide a list of all state level exemptions residents might qualify for. They further inquired if those other statutory exemptions are a more focused way to mitigate the impact of any potential prop 2 1/2 override increase. There are only approximately 263 residents receiving statutory exemptions on top of the residential exemption. The 30-35% exemption offers the biggest discount to homeowners especially when compared to the amount of red tape it takes to qualify for the state level statutory exemptions.*

*Assessor Cramer explained how his department audits the program, at the rate of about 500 properties annually, to make sure only those who qualify are receiving the exemption. New applicants must show cross referenced census data from the City Clerk's Office to show they are listed as residents at their respective address. Anytime a house has a change of deed showing it's been moved into a trust, the Assessor's Office simultaneously removes the homeowner from the program and also sends them an application to reapply; this is to confirm the homeowner still resides in the home. The pending introduction of the Rental Registry Ordinance will also aid in identifying home owners who are and are not eligible for this exemption. It will also serve to notify all property owners who are not currently aware that they could be receiving the discount.*

*Assessor Cramer was asked to provide a list of all state level statutory exemptions and numbers reflecting how a prop 2 1/2 override might be reflected in conjunction with an increase to the 35% exemption, in time the Finance Committee meeting on October 28.*

## **5. PUBLIC COMMENT**

## **6. CONSENT AGENDA**

[368-25](#)

Minutes for the meeting of September 30, 2025

*Councillor O'Malley requested the meeting minutes be removed from the consent agenda for the purpose of an amendment. During the discussion on September 30 on Paper 363-25, Councillors O'Malley, Spadafora, and Winslow made a strong appeal to the state delegation, and particularly to Senator Lewis, to fix the Chapter 70 formula for school funding. They also beseeched the public to ask for the same from their representatives. Councillor O'Malley would like to see that point specifically highlighted in the minutes of that meeting.*

**A motion was made by Councillor O'Malley, seconded by Councillor Colon Hayes, that the Council Minutes be amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor O'Malley, seconded by Councillor Winslow, that the Council Minutes be approved as amended. The motion carried by a unanimous vote.**

## **Approval of the Consent Agenda**

**A motion was made by Councillor Sica, seconded by Councillor Taylor to approve the Consent Agenda. The motion carried by unanimous vote.**

### [369-25](#)

Mayoral Appointment: David Camell, 35 Williams Street, Malden, as a member of the Board of Registrars of Voters, filling the unexpired term of Jessica Sherman, expiring March 31, 2028 (Confirmation required)

**Attachments:** [Mayor's Appointment Letter - David Camell](#)

**This Appointment was referred to the Personnel/Appointments Committee.**

### [370-25](#)

Petition: Class II: AGM Auto Sales, Inc. 160 Eastern Avenue, 21 cars (Renewal)

**Attachments:** [370-25 AGM Lot Over Filled](#)

**This Petition was referred to the License Committee.**

### [371-25](#)

Petition: Class II: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 3 cars (Renewal)

**This Petition was referred to the License Committee.**

### [372-25](#)

Petition: Class II: Autotech II, Inc. 1236 Eastern Avenue, Malden, 5 cars (Renewal)

**This Petition was referred to the License Committee.**

### [373-25](#)

Petition: Class II: Sega Auto Sales & Service, Inc. 451 Ferry Street, Malden, 10 cars (Renewal)

**This Petition was referred to the License Committee.**

## **7. EXECUTIVE SESSION**

### [374-25](#)

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City for the purpose of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) for the purpose of discussing strategy as

to possible future litigation related to grants, where such discussion in open meeting may have a detrimental effect on the litigation position of the City, if so declared by the chair.

And if so allowed by the Body, to admit Maria Luise, Special Assistant to the Mayor and Alex Pratt, Director of the Office of Strategic Planning and Community Development.

(Roll Call Required)

**Sponsors:** Amanda Linehan

**Attachments:** [Final Paper 374-25 Executive Session Grant Funding Oct 14](#)

**A motion was made by Councillor Spadafora, seconded by Councillor McDonald, that the Order be adopted. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

**Nay:** 1 - O'Malley

## **8. TABLED PAPERS**

### [99-24](#)

Resolve: That it is the sense of the City Council that the Body would like the Community Preservation Committee to reconsider the application for historic preservation of 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211) in a modified form so as to preserve the building through an alternative location for the building.

**Sponsors:** Ryan O'Malley

**Attachments:** [Parcel id# 075272205 used for 15 Ferry Street relocation.](#)

[100-24 City Council agenda](#)

[CPC Letter to City Council and Mayor re 15 Ferry Street Preservation 2023.01.29](#)

[MHC to Mayor & CC 1.23.24 re 15 Ferry wAtts](#)

[MHC to Mayor CC 2.21.24 re 15 Ferry wAtts](#)

[Re 5 7 24 Public Comment](#)

[MHC to Mayor CC 15 Ferry 10.23.25 wAtts](#)

### [278-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12 USE REGULATIONS is hereby amended to add 12.32.030.E CERTIFICATE OF REGISTRATION FOR SHORT TERM RENTALS

**Attachments:** [Malden Registered Voter Petition Signed for STR Ordinance Adoption](#)

[Letter to City Council petition adoption of STR ordinance in Malden](#)

[PROPOSED SHORT TERM RENTAL ORDINANCE CITY OF MALDEN](#)

### [294-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.12.060 (2) SALE OF GOODS BY WEIGHT, MEASURE, OR VOLUME is hereby amended

by striking the table it in its entirety and inserting the following:

**Sponsors:** Stephen Winslow

**Attachments:** [Weights and Measures Fee Comparison](#)

[FW Weights and Measures](#)

[W & M Proposed Fees](#)

*This paper was originally recommended out favorably from committee with the recommendation to hold off on enrolling until Nelson Miller provided Councillor O'Malley with written documentation justifying the increase in the fee schedule for testing and sealing various weighting and measuring devices. Councillor Winslow shared that he has since checked in with Commissioner Miller who has put together the documentation necessary and is of the belief the increased fees have a valid basis. Councillor O'Malley asked for that information to be shared with the entire Council.*

*Councillor McDonald asked, if the staff hours per inspection exceed the proposed fees, should the proposed fees be higher to capture the cost of the staff hours? Wherein some of these fees have not been revised for decades in some cases, the general consensus was to approve the changes without further delay with the intention to evaluate as needed. It was decided, at Councillor McDonald's recommendation, to revisit this fee schedule in one year's time to assess if they have captured the staff time that is being put into the inspections.*

**A motion was made by Councillor Winslow, seconded by Councillor O'Malley, that the Ordinance be taken from the table. The motion carried by a unanimous vote.**

**A motion was made by Councillor Winslow, seconded by Councillor McDonald, that the Ordinance be enrolled. The motion carried by a unanimous vote.**

## **9. PERSONAL PRIVILEGE**

## **10. ADJOURNMENT**

**A motion was made by Councillor Spadafora, seconded by Councillor McDonald, that this meeting be adjourned for the purpose of entering into Executive Session. Council President Linehan announced the Body would not reconvene in open session for any further business. The motion carried by a 10-1 vote, Councillor O'Malley dissenting.  
Meeting adjourned at 8:36 PM.**

**CAROL ANN DESIDERIO, CITY CLERK**

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

For instructions on enabling live translated captions in Teams, please visit:  
[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)