



# 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 Michelle Luong*  
*Councillor at Large Carey McDonald*  
*Councillor Ryan O'Malley*  
*Councillor Jadeane Sica*  
*Councillor Chris Simonelli*  
*Councillor Ari Taylor*  
*Councillor Stephen Winslow*

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Tuesday, May 5, 2026

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/4mjbr8e>

### 1. CALL TO ORDER

*Council President Linehan called the meeting to order at 7:13 PM.*

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

*An additional moment of silence was offered by Councillor Linehan for the Bel-Qaid Family and the Melrose community as a whole for nine year old Zakaria Bel-Qaid who was killed after being hit by a fallen tree in the playground at the Winthrop Elementary School.*

*An additional moment of silence was offered by Councillor Sica in honor of Retired Human Resources Director Anthony 'Chic' Chiccuarelli who passed away on April 29 at the age of 67 years old, after suffering a brief illness.*

### 3. ROLL CALL

*Councillor O'Malley was in attendance via Teams so every vote this evening will be done by roll call vote.*

*Also in attendance was Zaheer Samee, Maria Luise, Lisa Cagno, and Alex Pratt.*

**Present - Councillors:** 10 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Ari Taylor, Stephen Winslow and Michelle Luong

**Absent - Councillors:** 1 - Chris Simonelli

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

Representatives from Cambridge Health Alliance's Department of Community Health will appear before the Council to present CHA's 2025 Regional Wellbeing Report.

*Laura McNaulty and Kathleen O'Brien presented on the top ten key findings from the 2025 Regional Wellbeing Report which may be found at [www.challiance.org/communityhealthdata](http://www.challiance.org/communityhealthdata).*

## **5. PUBLIC COMMENT**

## **6. CONSENT AGENDA**

### **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 the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

[239-26](#) Minutes for the meeting of April 21, 2026

**The Council Minutes were approved.**

[240-26](#) Minutes for the meeting of April 28, 2026

**The Council Minutes were approved.**

[241-26](#) Mayoral Appointment: Paul Myers of 433 Fulton Street, Medford as Director of Public Works, to fulfill the unexpired term of Robert Knox and then be appointed for a three-year term expiring April 22, 2030 which shall commence upon confirmation by the City Council.

**Sponsors:** Peg Crowe

**Attachments:** [Mayor's Appointment Letter - Paul Myers](#)

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

[242-26](#) Petition: Bowling Alley: Town Line Ten Pin Corp., 665 Broadway, Malden, 48 lanes (Renewal)

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

[243-26](#) Petition: Exterior Vending Machine: Water Stores Inc., 159 Highland Avenue, Malden (Renewal)

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

[244-26](#) Petition: Livery Company: Lion Black Car Services, LLC, 54 Cleveland Street, Malden, 1 vehicle (Renewal)

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

[245-26](#)

Petition: Livery Driver: Jeffery Jacques, 54 Cleveland Street, Malden (Renewal)

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

[246-26](#)

Petition: Lodging House: BREC LHP LLC, 155 Clifton Street, Malden (Renewal)

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

[247-26](#)

Petition: Outdoor Parking: Rigano's, Inc., 1176 Eastern Avenue, Malden, 15 spaces (Renewal)

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

[248-26](#)

Petition: Pool Tables: Malden Veterans of Irish Ancestry, Inc., 177 West Street, Malden, 2 tables (Renewal)

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

[249-26](#)

Petition: Pool Tables: Town Line Ten Pin Corp., 665 Broadway, Malden, 15 tables (Renewal)

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

[250-26](#)

Petition: Second-Hand Dealer: AM Design Jewelry, 664 Salem Street, Malden (Renewal)

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

[251-26](#)

Petition: Self-Service Gas Station: Wash Depot I, Inc., 333 Eastern Avenue, Malden (Renewal)

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

## **7. MOTIONS, ORDERS, AND RESOLUTIONS**

[252-26](#)

Order: That the City of Malden commence a one-year moratorium on permitting any proposals including but not limited to the creation, construction, or use of a property for the purpose of a data center. The foregoing moratorium is imposed to allow the City time to undertake studies and obtain resident input on the infrastructure, environmental, health, and economic considerations data centers may have on the community. This moratorium will be effective upon, and will expire one year from, the date of the adoption of this order.

**Sponsors:** Ari Taylor, Amanda Linehan, Karen Colon Hayes, Peg Crowe, Carey McDonald and Ryan O'Malley

**Attachments:** [Final Paper 252-26 Moratorium on Data Centers](#)

*Councillor Taylor explained the need for a proactive approach to data center proposals, citing the lack of existing ordinances and the importance of studying impacts before permitting any new centers. The moratorium is intended to give the city time to research and develop appropriate policies.*

*The subsequent order, Paper 253-26, directs the Economic Development Committee, in conjunction with city staff, to conduct studies and obtain resident input on data center impacts, with a report and zoning recommendations to be provided to the full Council. Councillors Crowe, Colon Hayes, McDonald, and O'Malley asked to be added as co-sponsors on this order.*

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

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

[253-26](#)

Order: That the City Council tasks the Economic Development Committee, in conjunction with respective City staff, to undertake studies and obtain resident input on the infrastructure, environmental, health, and economic considerations data centers may have on the City of Malden and surrounding communities. The Economic Development Committee will report back to the Full Council on the findings from this study and provide a recommendation to determine appropriate zoning districts and use regulations.

**Sponsors:** Ari Taylor, Carey McDonald and Ryan O'Malley

**Attachments:** [Data Center Definitions 51226](#)  
[Data Center Information 51226](#)

**A motion was made by Councillor Taylor, seconded by Councillor Sica, that the Order be referred to the Economic Development Committee. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

[254-26](#)

Order: That the City Council will adjust the meeting calendar for June to accommodate for scheduling of the budget public hearing process and deadline of the final vote on the FY'27 city budget. It is so ordered that June 2nd will now be a meeting of the Committee of the Whole and June 9th will be a meeting of the Full Council.

**Sponsors:** Carey McDonald and Amanda Linehan

**Attachments:** [Final Paper 254-26 Order to Change Council Schedule](#)

*June 2 will be a Committee of the Whole  
June 9, 16, 23 will now be full Council nights.*

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

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

[255-26](#)

Order: That the Mayor, on behalf of the City be authorized to negotiate and enter into a contract for a period of up to nine years related to the regional bike share program (also known as BlueBikes), which is expected to be paid through a combination of state/regional funding, private sponsorships, grants, and system user fees, and have no impact on the City's general funds.

**Sponsors:** Carey McDonald and Stephen Winslow

**Attachments:** [Final Paper 255-26 Blue Bikes Contract](#)

*Councillor Linehan recused herself from discussion and voting on this paper secondary to the connection she has to regional bike share programs in her capacity during her full time employment duties. Councillor McDonald chaired this part of the meeting.*

*OSPDCD Director Alex Pratt explained the background of this paper. Malden originally entered into the Blue Bikes program using ARPA funds and other state level grants. A number of communities are now joining forces in negotiating reduced operating liability to their municipalities. Although the contract details are still being finalized, Director Pratt is confident that no city funds will be used in the execution of this contract. A number of grants, state funding, and private sponsorships combined with user fees will provide financial support to continue this program.*

*In the event the program is no longer working for the city or if the grant monies are terminated, Malden has an exit clause that will allow the Mayor to end the program. Councillors expressed their support because of the assurance that the Blue Bikes would be paid for only through alternate funding sources. They were clear that no money from the general fund should be used to implement the Blue Bikes in Malden.*

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

**Yea:** 9 - Colon Hayes, Condon, Crowe, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

**Recused:** 1 - Linehan

## 8. COMMUNICATIONS

### 256-26

Communication from Mayor Christenson regarding an Economic Development Package Proposal

**Attachments:** [Mayor's Letter & Economic Development Package](#)  
[260518 Presentation Econ Dev Policy Package](#)  
[EcDevPresentation CommercialSt V5](#)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Communication be referred to the Economic Development Committee. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

### 257-26

Communication from Mayor Christenson regarding Commercial Street Economic/Zoning Analysis

**Attachments:** [Mayor's Letter and Commercial Street Analysis](#)  
[260518 Presentation Econ Dev Policy Package](#)  
[EcDevPresentation CommercialSt V5](#)

**A motion was made by Councillor Sica, seconded by Councillor Taylor, that the Communication be referred to the Economic Development Committee. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

A representative from the Solicitor's Office will follow up on Paper 234-26 with an update to the Council on the investigation into the Open Meeting Law Complaint filed by Bruce Friedman of 8 Marvin Street on April 16, 2026 against the Council related to the release of Executive Session minutes on April 14, 2026.

*A motion was made by Councillor Winslow, seconded by Councillor Taylor, to authorize the Legal Department to send response and results of the investigation into this matter to both the complainant and the Attorney General's Office. Motion approved by unanimous 9-0 roll call vote. Councillor O'Malley voted present.*

## 9. COMMITTEE REPORTS

### 258-26

Committee Report: The Standing Committee on Finance to whom was referred Papers 208 through 214 Series of 2026, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council.

**A motion was made by Councillor Taylor, seconded by Councillor Luong, that the Committee Report be received and filed. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

208-26

Order: That the appropriation enumerated below, being in the amount of \$60,000 be appropriated from the Community Preservation Act Fund for the following project: Malden Rental Assistance Program from Fund Balance to Action for Boston Community Development (ABCD).

**Sponsors:** Amanda Linehan

**Attachments:** [ABCD Malden Rental Assistance Program CPC Recommendation](#)  
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)  
[Final Paper 208-26 Rental Assistance Program CPC Appropriation](#)

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

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

209-26

Order: That the appropriation enumerated below, being in the amount of \$100,000 be appropriated from the Community Preservation Act Fund for the following project: Oliver Street Restoration Project from Fund Balance to Malden Public Facilities Department.

**Sponsors:** Amanda Linehan

**Attachments:** [139 Oliver Street Rehabilitation Project CPC Recommendation](#)  
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)  
[Final Paper 209-26 Oliver Street Restoration CPC Appropriation](#)

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

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

210-26

Order: That the appropriation enumerated below, being in the amount of \$114,000 be appropriated from the Community Preservation Act Fund for the following project: Digitization and Preservation of Historical Records Project from Fund Balance to the City Clerk's Office.

**Sponsors:** Amanda Linehan

**Attachments:** [City Clerk's Office Records Preservation and Digitization Project CPC Recommendation](#)  
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)  
[Final Paper 210-26 City Clerk's Office Preservation Project CPC Appropriation](#)

**A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Order be adopted. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

[211-26](#)

Order: That the appropriation enumerated below, being in the amount of \$122,500 be appropriated from the Community Preservation Act Fund for the following project: Saint Paul's Parish Church Buttress Restoration Project from Fund Balance to Saint Paul's Parish.

**Sponsors:** Amanda Linehan

**Attachments:** [Saint Paul's Parish Buttress Restoration Project CPC Recommendation](#)  
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)  
[Final Paper 211-26 Saint Paul's Parish CPC Appropriation](#)

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

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

[212-26](#)

Order: That the appropriation enumerated below, being in the amount of \$250,000 be appropriated from the Community Preservation Act Fund for the following project: First Parish Church Restoration Project from Historic Preservation Reserve and the Fund Balance to First Parish Church.

**Sponsors:** Amanda Linehan

**Attachments:** [First Parish Church Restoration Project CPC Recommendation](#)  
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)  
[Final Paper 212-26 First Parish Church CPC Appropriation](#)

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

**Yea:** 9 - Colon Hayes, Condon, Crowe, Linehan, O'Malley, Sica, Taylor, Winslow and Luong

**Recused:** 1 - McDonald

[213-26](#)

Order: That the appropriation enumerated below, being in the amount of \$500,000 be appropriated from the Community Preservation Act Fund for the following project: Malden Affordable Housing Trust Fund from Housing Reserve, the Budgeted Reserve, and Fund Balance to Office of Strategic Planning and Community Development (OSPCD).

**Sponsors:** Amanda Linehan

**Attachments:** [Affordable Housing Trust Fund CPC Recommendation](#)  
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)  
[Final Paper 213-26 Affordable Housing Trust Fund CPC Appropriation](#)

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

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

214-26

Order: That the appropriation enumerated below, being in the amount of \$500,000 be appropriated from the Community Preservation Act Fund for the following project: Linden Park Restoration Project from Open Space Reserve, Budgeted Reserve, and Fund Balance to the Office of Strategic Planning and Community Development (OSPCD).

**Sponsors:** Amanda Linehan

**Attachments:** [Linden Park Improvement Project CPC Recommendation](#)  
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)  
[Final Paper 214-26 Linden Park Restoration CPC Appropriation](#)

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

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

259-26

Committee Report: The Standing Committee on Finance to whom was referred Paper 232 Series of 2026, having considered the same make the following report: Committee recommends the paper out favorably to the Full Council.

**A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Sica, Taylor, Winslow and Luong

[232-26](#)

Order: The City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Office of Strategic Planning & Community Development for Fiscal Year 2027, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

**Sponsors:** Carey McDonald

**Attachments:** [Mayor's FY27 CDBG Budget Letter](#)

[Proposed FY27 CDBG Budget](#)

[Final Paper 232-26 FY27 CDBG Budget](#)

*Councillor Sica was not present in Council Chambers at the time this vote was taken.*

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

**Yea:** 8 - Colon Hayes, Condon, Linehan, McDonald, O'Malley, Taylor, Winslow and Luong

**Recused:** 1 - Crowe

## **10. TABLED PAPERS**

[153-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 31239416 - National Grid to install underground facilities on Main Street. Trench and install (6) 4" concrete encased conduit from MH A/1 18 to switchgear located on 1100 Main Street approximately 60' on public right of way. Malden, MA.  
(Hearing Required)

**Attachments:** [1100 Main Street Petition](#)

[Abutters 1100 Main Street](#)

[Hearing Notice 1100 Main Street - Updated March 25, 2026](#)

[Updated Plan](#)

[1100 Main Street - landscaping plan](#)

[1100 Main Street - updated plan for electrical equipment w fencing buffers](#)

[1100 Main Street Petition Sketch May 19 2026](#)

## **11. PERSONAL PRIVILEGE**

**12. ADJOURNMENT**

**A motion was made by Councillor Sica, seconded by Councillor Luong, that the be adjourned. The motion carried by the following vote:**

**Yea:** 10 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Taylor, Winslow and Luong

**CAROL ANN DESIDERIO, CITY CLERK**

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

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