



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final-revised Finance Committee

Councillor McDonald, Chair
Councillor Colon-Hayes, Vice-Chair
Councillor Condon
Councillor Crowe
Councillor Spadafora
Councillor Winslow

Tuesday, December 16, 2025

6:00 PM

City Hall, Room #105
215 Pleasant Street
Malden, MA 02148

Watch the Meeting with Teams: <https://tinyurl.com/fh2ufkw9>

Roll Call

Minutes to be Approved

[473-25](#) Minutes of December 9, 2025 to be approved.

Business

[364-25](#) Order: Authorizing the City of Malden to borrow \$1,500,000 from the United States Department of Housing and Urban Development, or any other entity associated therewith, to support a second phase of construction for the Malden River Works Project.

Sponsors: Carey McDonald

Attachments: [Section 108 Loan Cover Letter to Council](#)

[467-25](#) Order: That the sum of Fifty Thousand Dollars (\$50,000) is appropriated from available Cable Access retained earnings to be used for capital expenses, specifically to upgrade the playback system at the studio of Urban Media Arts

Sponsors: Carey McDonald

[433-25](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 9.20.050 PROVISIONS APPLICABLE TO ALL WASTE is hereby amended by striking Subsections A, B, and C in their entirety and inserting the following in their place:

Sponsors: Stephen Winslow

Attachments: [Current 9.20.050 Provisions Applicable to All Waste](#)

[434-25](#)

Order: That during the City of Malden Special Municipal Election to be held on February 10, 2026, the following debt exclusion ballot question be included:
Shall the City of Malden be allowed to temporarily assess an additional \$36,000,000 in real estate and personal property taxes through a debt/expenditure exclusion, for the specific purpose of paying for the construction of the Northeast Metropolitan Regional Vocational Technical School, for which the monies will be used for the fiscal years beginning July 1, 2026 through June 30, 2052?
A yes vote would support a temporary increase in real estate and personal property taxes beginning with fiscal year 2027 (07/01/2026 to 06/30/2027) until fiscal year 2052 (07/01/2051 to 06/30/2052).
A no vote would make no change to the current tax structure.

Sponsors:

Ryan O'Malley, Karen Colon Hayes and Stephen Winslow

Attachments:

[434-438 Public Comment.pdf](#)

[FW_override general question concern for tonights meeting to be entered into](#)

Other Business

[487-25](#)

Order: The Finance Committee will vote whether to go into Executive Session with Legal Counsel in accordance with Exemption One, Massachusetts General Laws Chapter 30A Section 21(a)(1), and Exemption Seven, Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with or act under the authority of any general or special law, specifically to comply with the provisions of Massachusetts General Laws Chapter 30A Section 23(b), to act on the pending Open Meeting Law Complaint filed by Brian DeLacey of 1 Earl Street on December 12, 2025 against the Finance Committee of the Malden City Council related to the December 9, 2025 duly posted Finance Committee meeting. And if so allowed by the Committee, to admit the City Council.

(Roll Call Required)

Sponsors:

Carey McDonald

Adjournment

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www.cityofmalden.org/captions