



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final Finance Committee

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

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Tuesday, December 16, 2025

6:00 PM

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

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

### Roll Call

**Present:** 5 - Councillor Carey McDonald, Councillor Karen Colon Hayes, Paul Condon, Peg Crowe and Stephen Winslow  
**Absent:** 1 - Craig Spadafora

Also Present: Council President Linehan, Councillors O'Malley, Simonelli  
Charles Ranaghan-Controller/CFO  
Dan Grover-Treasurer  
Christopher Mooney-Assistant City Solicitor  
Rebekkah McPheeters-OSPCD  
Jane Ventrone-OSPCD

Councillor McDonald called the meeting to order at 6:18 PM.  
This meeting will have audio and video via TEAMS,

### Minutes to be Approved

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

**A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that the Committee Minutes OF December 9, 2025 be tabled. The motion carried by a unanimous vote.**

### 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](#)  
[MRW Presentation 12.16.25](#)

*Councillor McDonald explained we have a full agenda this evening and welcomed Jane Ventrone and Rebekkah McPheeters from OSPCD to present a slide show regarding Paper #364-25 Malden River Works Project. (see attached)*

*Becca gave a brief background about the project and explained that Phase 1 of the Malden River Works project involves horizontal construction such as earthworks, soil remediation, paving, landscaping, drainage infrastructure, and park elements, while Phase 2 will focus on vertical construction including a boathouse and salt shed. Phase 1 is ongoing, and the team aims to begin Phase 2 promptly, contingent on securing additional funding. She explained this funding is related to Phase 2 of the project. The timing is crucial here to get this Phase started quickly as Phase 1 is completed. Getting this loan for the project would help to achieve that. She showed the list of all the State, Federal, Local and Private funding sources for the project. They have explored many different funding sources and were successful with that. She explained the Section 108 loan program, which allows Malden to borrow up to five times its annual CDBG entitlement, with the proposed \$1.5 million loan to be repaid over 15 years using future CDBG funds. The loan does not impact the general fund, and repayment is solely through CDBG revenue. Once we apply for this loan we would be able to know what the interest would look like for the borrowing.*

*Councillor McDonald clarified this particular loan is against our future CDBG revenue and has no impact on the General Fund it would be repayed solely through CDBG and asked if those were the terms of the loan*

*Becca said if we were ever not able to get CDBG funds we would have to pay that loan some other way but we are very confident our CDBG loans will not be at risk.*

*Council President Linehan raised questions about the risk of losing entitlement status*

*Becca clarified that Malden has been an entitlement community for 52 years, and legal advisors have reviewed the proposal, recommending moving forward due to low risk. There remains a \$2.5 million budget gap for Phase 2, with the Section 108 loan covering only part of the need. Becca discussed ongoing efforts to secure additional funding, including potential grants from Baird and the Coastal Zone Management Program, as well as fundraising initiatives led by the steering committee.*

*Councillor McDonald clarified he spoke with Alex Pratt and asked if we have reviewed this with all of our attorneys and advisors who understand our position in this to get their advise of whether this is appropriate to proceed*

*Becca responded by saying we were encouraged to move forward with this.*

*Councillor Colon Hayes is on the steering committee and they are working diligently on accruing other funding sources for the project also.*

*Councillor Winslow raised a question about the \$1.5 mill whether the loan would be allocated specifically to the boathouse or salt shed.*

*Alex Pratt clarified that the application was written to cover both components, providing flexibility in how the funds are used, and that different grant sources may be better suited to specific project elements.*

*Councillor Crowe is excited about this project and made the following motion:  
Motion to recommend this out favorably to the Full Council by Councillor Crowe seconded  
by Councillor Colon Hayes. Roll Call Vote: Passes 5-yay 0-nay*

**A motion was made by Councillor Crowe, seconded by Councillor Colon Hayes, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.**

**Yea:** 5 - McDonald, Councillor Colon Hayes, Councillor Condon, Councillor Crowe and Councillor Winslow

[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

*Councillor McDonald asked Chuck to start the discussion on Paper 467-25*

*Chuck explained that when we started to develop the F/Y26 Budget UMA sat down with the City to outline their budgetary issues they are currently facing. UMA is funded through PEG access funds which the City of Malden has the issuing authorities received from Comcast and Verizon. They are two different pieces of the funding we receive from Comcast and Verizon. We get the Public Education Governmental funding and then we have agreements with Comcast and Verizon for specific capital upgrades used for capital upgrades such as and the audio visual in the Council Chamber and more specifically the UMA studio itself. These funds are handled through the Enterprise Fund. The City of Malden has two enterprise funds water sewer and the cable access enterprise fund. Their number one priority for this year is \$100,000 for the playback system. The proposed \$50,000 appropriation, combined with current year capital funds, will address UMA's critical need to replace an outdated playback system, which faces software instability, risk of public meeting coverage failure, and inadequate hardware, as outlined in UMA's five-year capital plan.*

*After further discussion, the council unanimously approved the appropriation, with plans to revisit UMA's capital needs in the FY27 budget and ongoing efforts to advocate for changes in state funding allocation.*

**A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Order be recommended favorably to the City Council. The motion carried by the following vote:**

**Yea:** 5 - McDonald, Councillor Colon Hayes, Councillor Condon, Councillor Crowe and Councillor Winslow

[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](#)

*Councillor Winslow briefly introduced a proposal to potentially increasing trash fees by approximately 50% and add a \$50 annual surcharge for non-owner-occupied properties. He requested assistance from the Controllers and Treasurer's office to obtain more*

*accurate financial estimates before further Finance and Rules/Ordinance Committee review. He will be working on obtaining that information.*

#### [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:** [FW\\_override\\_general\\_question\\_concern\\_for\\_tonights\\_meeting\\_to\\_be\\_entered\\_into\\_record\\_434-438\\_Public\\_Comment](#)  
[Estimates for \\$5.4 and \\$8.2](#)

*Councillor McDonald gave Councillor O'Malley to give a brief overview of Paper #434-25 which will be taken up at the next Finance Committee Meeting in January.*

*Councillor O'Malley would like to take this paper up in the New Year but would like to know the deadline for this question to make it for the Special Election. This would be added to the Special Election question in March if it passes.*

*Councillor McDonald discussed the timing requirements for placing items on the ballot for a special election, noting that a minimum of 30 days is needed after approval, and expressing concern about potential delays and the need to coordinate with other scheduled elections.*

*Dan Grover, Treasurer mentioned on behalf of the City Clerk's Office there is real concern if there is further delay. If there is a vote to do an override tonight and then there is further delay to potentially go on something else it will be problematic to properly prepare the ballot.*

## 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

*Councillor McDonald addressed Paper 487-25 regarding the OML Complaint and whether to go into Executive Session to discuss and asked for a motion to either go into executive session or not. The following motion was made:*

*Motion to discuss Paper 487-25 was made by Councillor Colon Hayes seconded by Councillor Winslow. All were in favor.*

*Motion to go enter into executive session or not was made by Councillor Colon Hayes seconded by Councillor Winslow. A no vote would allow the committee to not enter into executive session and discuss this matter in the public meeting. A yes vote would allow the committee to enter into executive session to discuss this matter. Roll Call Vote: Colon Hayes-no Condon-no Crowe-no Winslow-no McDonald-no. 5-no 0-yes. The committee will not enter into executive session and discuss this matter on the floor.*

*Councillor McDonald explained this complaint was related to whether discussions of amendments to the override should have been posted differently on the agenda.*

*The committee discussed the substance of the complaint and the appropriate process for review and agreed to refer the complaint to the legal department for review and response, noting a 14-day deadline to file a response.*

*Councillor asked Chris Mooney, Assistant City Solicitor to request a two-week extension to accommodate the holiday break.*

**Motion to discuss Paper 487-25 was made by Councillor Colon Hayes seconded by Councillor Winslow. All were in favor.**

**Motion to enter into executive session or proceed with the discussion in the Public Meeting was made by Councillor Colon Hayes seconded by Councillor Winslow. A no vote would allow the committee to not enter into executive session and discuss this matter in the public meeting. A yes vote would allow the committee to enter into executive session to discuss this matter. Roll Call Vote: Colon Hayes-no Condon-no Crowe-no Winslow-no McDonald-no. 5-no 0-yes. The committee will not enter into executive session and discuss this matter on the floor.**

**A motion was made by Councillor Crowe seconded by Councillor Condon to send Paper #487-25 to the Legal Department to prepare a response to the OML Complaint and ask for an extension till January.**

**Roll Call Vote: Colon Hayes-yes Condon-yes Crowe-yes Winslow-yes McDonald-yes. 5-yes 0-nay.**

**Nay:** 5 - McDonald, Councillor Colon Hayes, Councillor Condon, Councillor Crowe and Councillor Winslow

## Adjournment

**A motion was made by Councillor Crowe, seconded by Councillor Winslow, that this meeting be adjourned at 7:03 PM. The motion carried unanimously.**

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

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[www.cityofmaiden.org/captions](http://www.cityofmaiden.org/captions)