



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final Finance Committee

*Chairperson Barbara Murphy*  
*Vice Chair David Camell*  
*Councillor Peg Crowe*  
*Councillor Amanda Linehan*  
*Councillor Deborah DeMaria*  
*Councillor Jadeane Sica*

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Tuesday, February 23, 2021

5:30 PM

Remote Meeting

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### Roll Call

**Present:** 6 - Chairperson Barbara Murphy, Vice Chair David Camell, Peg Crowe, Amanda Linehan, Deborah DeMaria and Jadeane Sica

*Also Present: Councillors Condon, O'Malley, Spadafora and Winslow*  
*Attorney Kate Fallon-City Solicitor*  
*Charles Ranaghan-Controller*

#### 73-21

In accordance with Governor Baker's 3/12/20 Order Suspending Certain Provisions of the Open Meeting Law, G.L.c.30A,ss18, and the Governor's 3/23/20 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People, this meeting will be conducted via remote participation.

In person attendance by members of the public is prohibited, and all effort will be made to permit public attendance of this meeting, in the manner specified below, via remote access by internet, telephone, and if available via public broadcast of the meeting by Malden Access Cable Television on public access television channels.

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Or iPhone one-tap :

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mluise@cityofmalden.org

<mailto:mluise@cityofmalden.org> or 781-397-7000, Ext 2005.

## Minutes to be Approved

Minutes of January 26, 2021 to be approved.

*A motion to amend the minutes of January 26, 2021 to read: The process for the residential exemptions was before the applications were mailed out they would go through individually to see which properties were transferred to a trust to determine whether or not to be rolled over to the next year. Mr. Kramer said he wiped out anybody that added being changed that was getting the residential exemption they won't lose the exemption and be mailed applications, then ran a report which took about 20 minutes and created a mailing list of 545 properties approximately half of the 1,000 transactions that occurred which were properties that had residential exemptions and created a list then mailed them out was made by Councillor DeMaria and seconded by Councillor Crowe. Roll Call Vote: Camell: Present Crowe-yes DeMaria-yes Linehan-yes Sica-yes Murphy-yes.*

*A motion to amend the minutes of January 26, 2021 to strike the word "kickbacks" and change to "returns" was made by Councillor Crowe and seconded by Councillor DeMaria. Roll Call Vote: Camell-yes Crowe-yes DeMaria-yes Linehan-yes Sica-yes Murphy-yes.*

**A motion was made by Councillor Peg Crowe, seconded by Councillor Deborah DeMaria, that the minutes be approved as amended. The motion carried by the following vote:**

**Yea:** 5 - Murphy, Councillor Crowe, Councillor Linehan, Councillor DeMaria and Councillor Sica

**Abstain:** 1 - Vice Chair Camell

## Business

[43-21](#)

Resolve: That the City Council acknowledge the work of the Administration and thank them as they continue to navigate through the pandemic. We request that a disclosure and review of all COVID-19 funds received and expended to date be provided to the Council along with a programmatic description of the sources and uses of these funds; past, present and future.

**Sponsors:** Deborah DeMaria and Amanda Linehan

*Councillor Murphy called the meeting to order at 5:31 P.M. Jon Miara recorded the meeting. Charles Ranaghan, Controller gives a power-point presentation.(see attached) It explains the history, background of the cares act, how much money Malden was allocated, detailed line item information in terms of what we have expended it on so far and what we intend to spend it on going forward. The Cares Act was created by the Federal Government the Federal Corona Virus Aide and Relief and Economic Security Act \$150 billion corona virus relief fund for state and local governments to pay for Covid-19 response costs. The Commonwealth of Massachusetts then created the Cares Act Relief fund approximately \$502million for municipalities to address unanticipated costs as a result of the public health emergency caused by Covid-19. These funds were allocated on a per capita basis Malden was allocated \$5,381,404 these funds don't go to far. In order for Malden to access the funding the Mayor had to submit a quarterly requests to the Comm of Mass. for spend downs. There are three uses for the funds necessary expenditure incurred due to Covid-19, expenses must be unbudgeted as of May/2020 and expenses must be incurred between March 1, 2020 and was extended till December 31, 2021. The report explains types of uses for the funds. It lists examples of Malden expenses. He explained Malden requested \$500,000 from the state to be used for rental assistance to be able to provide rental assistance for residents who qualified unable to pay the rent due directly to Covid-19. They dealt with two large landlords in Malden one identified 11 tenants that had \$61, 251 in arrears they utilized \$24,500 in funds to the landlord and the landlord agreed to forgive the remaining \$36, 750 in arrears the second landlord identified 20 tenants with \$158,000 in arrears the city provided 50% that amount \$79,039.30 and the landlord agreed to forgive the \$79,000. The City partnered with Housing Families to provide rental assistance with the remaining money from the \$500,000 and as of Friday we have provided rental assistance to 69 tenants totaling over \$238,000 average benefit of over \$3400/tenant. There is still \$158,000 still available from the \$500,000 allotment and Housing Families are still working with families. We were able to recoup just over \$80,000 of Cares Act money for the extended lease of 17 Pleasant Street as the pandemic slowed down work to finish the building. We have spent just over \$120,000 on PPE. Laptops, docking stations, cameras and a subscription to zoom just over \$107,000 to support extensive telework capacity. Covid-19 testing \$25,000 to be used for seniors. Drive through vaccination tent purchased \$15,000 a medical grade refrigerator to the vaccine was purchased for \$5700. The Warming Center has received \$10,022.06 for shelter for homeless for supporting the warming center as of Friday. Modifications in City Hall were made and the cost was just over \$27,000. The detailed itemization of expenditures for the allocated \$5,381,404 is included in the report which show total expenditures year to date since inception is just over \$1.2mill. The encumbered money are projects we anticipate moving forward with HVAC \$2.5mill., Additional Rental Assistance \$500,000 and Revenue Loss \$2,375,335 we would then be in a deficit of \$1.2 mill loss. We wouldn't be able to get the full \$2.3 in revenue loss we would only be eligible for whatever amount is remaining at that time. Councillor Linehan asks if there any truth in rumors that there will be a shift to FEMA reimbursement instead of CARES Act funding which concerns her they are shortfalls but it seems like it will be a multi year process. Chuck says anything that's FEMA reimbursement eligible we do first the Cares Act will only reimburse 25%. He explained when the Cares Act first started the Comm of Mass has been clear from the*

beginning to all the cities and towns to be cautious and don't spend down the money to quickly there was a good chance they would allow revenue replacement that never came to fruition as of December 27 with the deadline December 30th they allowed a full year extension it seems like every week there are revisions but no clarity of the revisions to date. He feels by the Spring if there is no clarity we may not be able to rely on the hope it might be there right now its about \$1.1 mill if revenue replacement is allowed we would have available. Councillor DeMaria thanks Chuck and hopes he will come back again with updates. Councillor Spadafora asked if any of the encumbered money could cover clinics or more vaccines. Chuck said it is not included in this number it is allowable. Chris Webb has received \$55,000 through MAPC which is being used for vaccinations and we haven't had to use any Cares Act money as of yet. Councillor Winslow asked about budget cuts when Covid started at about \$4.2 mill will some of the money we have saved and that buffer. Chuck says in the current year we had a budget contingency of \$4.2 once we got the revised state aid numbers we came back to the Council and we reduced that and got rid of it from the budget. In the event on the federal level they allow revenue replacement whatever that number is at that time would become additional revenue for the City of Malden. It does not exist as of yet. Councillor Crowe thanks Chuck and the administration being prudent with the use of funds with almost half going to the residents for rental assistance. She asked can some of the money be offset by the school Cares Act funds for the \$2.5 mill encumbered. Chuck said it depends there is alot of talk of future Cares Act programs being proposed depending on the perimeters of the programs are specific to the school department and whether or not it could offset some of the \$2.5 mill set aside for the upgrades would have to be looked at on a case by case basis as the new programs become available. Councillor O'Malley thanks Chuck and asked would we be able to use some of this money for a Mass Vaccination facility rather than having one at the Salemwood. Chuck said it would be eligible and Chris Webb would have to have that conversation with the State. Councillor Murphy said this is the first in a series of meetings we can have on this subject. She points out that in the initial discussion Mr. Ranaghan did say in the end his project shows a \$1.2 mill deficit. She said IT will be an intrical part of how we move forward and we as a Finance Committee need to look at the IT support and what it looks like as we move forward. The HVAC system is extremely important and the more we upgrade the HVAC systems in our schools is extremely important. She thanks Mr. Ranaghan and plans on bringing him back for more updates on this subject.

64-21

Order: That the appropriation enumerated below, being in the amount of \$30,000 (Thirty Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Kierstead and Tartikoff Parks Revitalization and Willow Street Recreational Corridor (Master Plan and 25% Design): \$30,000 from budgeted reserve account.  
Total Appropriation = \$30,000.

Sponsors: Barbara Murphy

Councillor Winslow gives a quick overview of this request and explained this funding is additional funding to get the Chatling Association Group to be able to complete the Master Plan and get the 25% design (Phase 1). It is money to have community meetings get community feedback and develop a master plan and some design and it will supplement the money he and Councillor Anderson have advanced to start the project. Councillor Anderson said they changed the rules as of last year when they asked for money and didn't want to waste the season and advanced some money to get it started and this would move it forward. Councillor Crowe said the CPC has approved the funding and it's the Councils role to appropriate it. The CPC has made the recommendation to the Mayor and he has to appropriate it through the proper channels. Councillor DeMaria asked the master plan and design in totality is how much? Councillor Winslow said a

*little over \$55,000, \$25,000 they advanced and \$30,000 from CPC and they supplemented it through the Bark Foundation and were able to reduced the cost. He also said the next zoom meeting will be on March 4, 2021 at 6:30 P.M. once the money is appropriated they will schedule a third meeting.*

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

**Yea:** 6 - Murphy, Vice Chair Camell, Councillor Crowe, Councillor Linehan, Councillor DeMaria and Councillor Sica

## **Other Business**

## **Adjournment**

**A motion was made by Councillor Amanda Linehan, seconded by Councillor Deborah DeMaria, that the Finance Meeting be adjourned at 7:31 P.M. The motion carried by the following vote:**

**Yea:** 6 - Murphy, Vice Chair Camell, Councillor Crowe, Councillor Linehan, Councillor DeMaria and Councillor Sica