



# 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 28, 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/239pxfx2>

### 1. CALL TO ORDER

*Meeting was called to order at 7:20 PM after having some technical difficulties with the live Teams connection.*

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

### 3. ROLL CALL

*Also in attendance was Maria Luise, Charles Ranaghan, Nate Cramer, Melissa Comita, Christopher Mooney, Lisa Cagno, and Michelle Romero*

**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. PUBLIC COMMENT

*No one in attendance chose to speak during public comment.*

### 5. CONSENT AGENDA

#### Approval of the Consent Agenda

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

[382-25](#)

Minutes for the meeting of October 14, 2025

**The Council Minutes were approved.**

[383-25](#)

Mayoral Appointment: Kevin Molis, 135 Russell Street, Malden, as a member of the License Board, said term to commence upon confirmation by the City Council, and to expire June 1, 2028.

**Attachments:** [Mayor's Appointment Letter - Kevin Molis](#)

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

[384-25](#)

Mayoral Appointment: Crystal Beauchemin, 121 Cross Street, Unit 2, Malden, as a member of the Cultural Council, said term to expire October 20, 2028.  
(Confirmation not required)

**Attachments:** [Mayor's Appointment Letter - Crystal Beauchemin](#)

**The Appointment was placed on file.**

[385-25](#)

Mayoral Appointment: James Genzale, 12 Florence Street, Unit 511, Malden, as a member of the Cultural Council, said term to expire October 20, 2028.  
(Confirmation not required)

**Attachments:** [Mayor's Appointment Letter - Jim Genzale](#)

**The Appointment was placed on file.**

[386-25](#)

Mayoral Appointment: Edward Rocha, 201 Mountain Avenue, Malden, as a member of the Cultural Council, said term to expire October 22, 2028. (Confirmation not required)

**Attachments:** [Mayor's Appointment Letter - Edward Rocha](#)

**The Appointment was placed on file.**

[387-25](#)

Petition: Amusement Machines: GLS Associates, Inc. 50 Holden Street, Malden, 5 Machines (Renewal)

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

[388-25](#)

Petition: Class II: Joe Ciampa Auto Body, Inc. 322 Eastern Avenue, Malden, 4 Vehicles (Renewal)

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

[389-25](#)

Petition: Class II: Jordan Motors Inc. dba Malden Auto Sales, 147 Ferry Street, Malden, 24 Vehicles (Renewal)

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

[390-25](#)

Petition: Extended Hours: Boda Borg Boston LLC, 90 Pleasant Street, Malden, Hours: Occasional Saturday and Sunday events, 12AM - 9AM (Renewal)

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

[391-25](#)

Petition: Extended Hours: L&K Billiards, Inc. 77 Exchange Street, Malden, Hours: 7 Days, 12pm - 12am (Renewal)

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

[392-25](#)

Petition: Extended Hours: MRM Donuts Corp. dba Dunkin' Donuts, 617 Broadway, Malden, Hours: 7 Days, 4am - 9pm (Renewal)

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

[393-25](#)

Petition: Extended Hours: Walgreens Store# 03130, 185 Centre Street, Malden, Hours: 7 Days, 24 Hours (Renewal)

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

[394-25](#)

Petition: Livery Company: HPL Group LLC, 500 Broadway Apt. 4139, Malden, 1 vehicle (New)

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

[395-25](#)

Petition: Livery Driver: Hommey Pierre Louis, 500 Broadway Apt. 4139, Malden (New)

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

[396-25](#)

Petition: Livery Company: YHS Transportation LLC, 137 Highland Avenue, Malden, 1 vehicle (New)

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

[397-25](#)

Petition: Livery Driver: Yves Henry Seide, 137 Highland Avenue, Malden (New)

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

## **6. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES**

Council will hold a public hearing on adopting a residential exemption and to set a minimum residential factor for the FY 2026 tax rate

398-25

Order: That the City Council will vote on whether to adopt a residential exemption and to set a minimum residential factor for the FY 2026 tax rate as presented by Assessor Nathaniel Cramer.

**Attachments:** [FY26 CLASSIFICATION PRES MALDEN](#)

[Public Hearing](#) [Public Comment](#) [October 28, 2025](#)

*The public hearing began with a presentation offered by Assessor Nate Cramer, which is attached to these minutes for viewing. Before opening the discussion up to Council questions, Council President Linehan opened the public hearing for anyone wishing to speak either in support or opposition of the proposed residential exemption and tax rate. No one came forward to speak; Clerk Desiderio read one comment into the record that was submitted via email.*

*Councillor McDonald wished to make it very clear to the residents that the increase from 30 to 35% residential exemption is a tax shift (benefiting owner occupied households) not a tax cut. The increase in the exemption does not lower the amount of money the city will take in for tax revenue. The shift is budget neutral. The vote to set the residential factor is taken at this time every year and is independent of the potential Proposition 2 1/2 override that is currently being discussed.*

*Councillor Colon Hayes is cautiously in support of increasing the residential exemption to 35% while also concerned about renters bearing the burden of this increased rate being handed down from landlords. She encouraged members of the public to be in contact if they do see their rental rates increase due to this exemption. There is no easy answer on this necessarily being the case but economic theory states most rental rates are set by market and changes on tax rates are unlikely to get passed on to renters at a 1:1 ratio unless there is a very significant increase in taxes.*

*Councillor Condon has been in support of increasing the residential exemption to 35% for over eight years and is hopeful that it will allow and encourage owner occupied homeowners to remain in Malden. Councillor Spadafora acknowledges this may possibly have an effect on some renters but it will be beneficial in larger numbers to the owner occupied homeowners throughout the city. He agrees more so that rents are based on supply and demand of the market over tax rates. Further most lease agreements include an elevation clause by 2-3% per year regardless of the shift being voted this evening.*

**A motion was made by Councillor O'Malley, seconded by Councillor Sica, that the Order be adopted with a .9054 residential factor and grant a residential exemption of 35%. The motion carried by the following vote:**

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

## **7. COMMUNICATIONS**

399-25

Communication: Malden Historical Commission RE: 15 Ferry Street - M. Ida Converse Building/Malden Industrial Aid Association Building

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

**A motion was made by Councillor Crowe, seconded by Councillor Taylor, that the Communication be received and filed. The motion carried by a unanimous vote.**

## **8. ENROLLED ORDINANCES**

[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](#)

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

## **9. COMMITTEE REPORTS**

[400-25](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 275 and 361 Series of 2025, having considered the same make the following report:

**A motion was made by Councillor Winslow, seconded by Councillor Crowe, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[275-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 1.04.070 PROCEDURE FOR SELLING TAX TITLE PROPERTY is hereby amended by striking it in its entirety and inserting the following:

**Sponsors:** Stephen Winslow

**Attachments:** [Current 1.04.070 Procedure for Selling Tax Title Property](#)

[City Council Final Paper 271-13](#)

*Councillor Winslow explained this ordinance amendment is to update MCC 1.04.070 to fall in line with current state law mandating how the equity in excess of what is due to the city in a tax taking, be returned to the homeowner. The language of the amendment was drafted by Treasurer Grover and reviewed by the Legal Department. The Committee recommends this amendment be enrolled as presented.*

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

[361-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.015 DEPARTMENT HEAD SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2025

**Sponsors:** Stephen Winslow

**Attachments:** [Dept Head Salary Schedule FY2026-2029](#)

[Current 2.24.015 Department Head Salary Schedule](#)

*An MOU between the Mayor's office and the Teamsters union representing the Department Head bargaining unit has been in discussion for months and was signed prior to opening talks on a possible Proposition 2 1/2 override. The Rules & Ordinance Committee was not amenable to approve a three year salary schedule while such conversations are ongoing. The recommendation is to amend the paper allowing for only a one year COLA increase. The funding to cover this increase has already been accounted for in the current fiscal year's budget. Subsequent COLAs for department heads will be considered in fiscal years '27 & '28.*

**A motion was made by Councillor Winslow, seconded by Councillor McDonald, that the Ordinance be amended to reflect the recommendation of the Rules & Ordinance Committee. The motion carried by the following vote:**

**Yea:** 7 - Crowe, Linehan, McDonald, Sica, Spadafora, Taylor and Winslow

**Nay:** 4 - Colon Hayes, Condon, O'Malley and Simonelli

*Councillors O'Malley and Colon Hayes are not willing to support COLA increases at a time when budget cuts may be looming and will not be voting in support of this paper. They would like to hold this vote for more clarity on the possible tax override. Councillor Winslow acknowledged the city is not confident of what the FY '27 budget will look like but the funds necessary for this paper, only affecting sixteen people, have already been encumbered and a financial appropriation order is not even needed to honor the cost of living increase as negotiated in the MOU. All other union contracts up to this point have been approved with salary schedules. Representatives from the Mayor's Office informed the Ordinance Committee that negotiations moving forward will only entertain COLA discussions one year at a time.*

**A motion was made by Councillor Winslow, seconded by Councillor McDonald, that the Ordinance be enrolled as amended. The motion carried by the following vote:**

**Yea:** 7 - Crowe, Linehan, McDonald, Sica, Spadafora, Taylor and Winslow

**Nay:** 4 - Colon Hayes, Condon, O'Malley and Simonelli

[401-25](#)

Committee Report: The Standing Committee on License to whom was referred Papers 349, 357 through 360, and 371 through 373 Series of 2025, having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

*Councillor Colon Hayes asked to be recused from the vote to grant the following petitions due to her service on the Board of Directors with the Metro North Housing Corp. There were no objections. Councillor Colon Hayes vacated the Chambers.*

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

[349-25](#)

Petition: Extended Hours: Burger King #922, 61 Broadway, Malden, Hours: 7 days, 24 hours (New)

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.**

[357-25](#)

Petition: Class II: Sega Auto Sales & Service, 455 Ferry Street, Malden, 7 cars (New)

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.**

[358-25](#)

Petition: Lodging House: Metro North Housing Corp., 22 Charles Street, Malden, 11 rooms (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.**

[359-25](#)

Petition: Lodging House: Cedar House LLC, 116-118 Cedar Street, Malden, 14 rooms (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.**

[360-25](#)

Petition: Lodging House: Metro North Housing Corp., 115 Washington Street, Malden, 14 rooms (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.**

[371-25](#)

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

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.**

[372-25](#)

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

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.**

[373-25](#)

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

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Petition be granted. The motion carried by a unanimous vote.**

[402-25](#)

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 369 Series of 2025, having considered the same make the following report:

**A motion was made by Councillor Crowe, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by a 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](#)

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

**Yea:** 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Spadafora, Taylor and Winslow

## **10. EXECUTIVE SESSION**

[403-25](#)

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)

**A motion was made by Councillor Sica, 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

## **11. 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](#)

**12. PERSONAL PRIVILEGE****13. ADJOURNMENT**

A motion was made by Councillor Sica, seconded by Councillor McDonald, that the meeting be adjourned to enter into Executive Session.

Council President Linehan announced the Council would adjourn directly from Executive Session and would not reconvene for any further business this evening.

Council adjourned at 8:54 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)