



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

Tuesday, February 18, 2025

7:00 PM

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

Watch the meeting with Teams: <https://tinyurl.com/yajvs9uv>

Roll Call

Present: 4 - Councillor Carey McDonald, Councillor Karen Colon Hayes, Paul Condon and Craig Spadafora
Absent: 2 - Peg Crowe and Stephen Winslow

Also Present: Council President O'Malley, Councillors Linehan, Sica, Simonelli, Taylor

Councillor McDonald called the meeting to order at 7:04 PM.
This meeting has audio and video by TEAMS.

Minutes to be Approved

[84-25](#) Minutes of December 10, 2024 to be approved.

A motion was made by Councillor Colon Hayes, seconded by Councillor Condon, that the December 10, 2024 Committee Minutes be tabled. The motion carried by a unanimous vote.

Business

[68-25](#) Order: That One Million Four Hundred Fifty Thousand Dollars (\$1,450,000) is re-appropriated to pay costs of revitalization of Devir Park in the amount of \$450,000 and the River Works park in the amount of \$1,000,000, and for the payment of all costs incidental and related thereto, and that to meet this appropriation, \$1,450,000 shall be re-appropriated from a portion of the amount borrowed on August 2, 2023 under the Loan Order passed by the City Council on June 11, 2019 to pay costs of Roosevelt Park revitalization, which project is abandoned and no liability remains, in accordance with G. L. c. 44 s. 20.

Sponsors: Carey McDonald

Attachments: [CPA Bond Recommendation Letter Feb 6 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

The Finance Committee discussed reallocating \$1,450,000 initially intended for the Roosevelt Park revitalization project, which was abandoned. The funds are to be re-appropriated to other projects to avoid financial penalties.
Councillor McDonald explained the committee received 21 emails from community members, urging the council not to pass the reallocation and to retain the focus of these funds on Roosevelt Park. The emails will be attached to the Paper.
Dan Grover, Treasurer explained the Roosevelt Park project was abandoned due to the inability to issue the money to Roosevelt and the need to allocate the funds to other similar projects is to avoid financial penalties.
The funds are to be reallocated to other projects, including Devir Park and Malden River Park, which required additional funding.

A motion was made by Councillor Condon, seconded by Councillor Spadafora, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

69-25

Order: That the appropriation enumerated below, being in the amount of \$319,596 be appropriated from the Community Preservation Act Fund for the following project: Devir Park Revitalization Phase II:

Open Space Reserve	\$94,000
Budgeted Reserve	\$225,596

Total Appropriation= \$319,596

Sponsors: Carey McDonald

Attachments: [Devir Park Recommendation Letter Jan 29 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

A motion was made by Councillor Condon, seconded by Councillor Spadafora, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

70-25

Order: That the appropriation enumerated below, being in the amount of \$8,000 be appropriated from the Community Preservation Act Fund for the following project: Pearl Street Fire Station (176 Pearl Street) Envelope Assessment Project:

Historic Preservation Reserve	\$8,000
Total Appropriation	\$8,000

Sponsors: Carey McDonald

Attachments: [Pearl Street Envelope Recommendation Letter Feb 4 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

The committee approved funding for an envelope assessment of the Pearl Street station. This assessment will evaluate the building's structural integrity and identify necessary repairs to ensure its continued use.

A motion was made by Councillor Spadafora, seconded by Councillor Colon Hayes, that the Order be recommended favorably to the City Council. The motion

carried by a unanimous vote.

71-25

Order: That the appropriation enumerated below, being in the amount of \$8,000 be appropriated from the Community Preservation Act Fund for the following project:

Oliver Street Fire Station (139 Oliver Street) Envelope Assessment Project:

Historic Preservation Reserve	\$8,000
Total Appropriation	\$8,000

Sponsors: Carey McDonald

Attachments: [Oliver Street Envelope Recommendation Letter Feb 4 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

The committee approved funding for an envelope assessment of the Oliver Street station. Similar to the Pearl Street assessment, this will evaluate the building's structural integrity and prioritize necessary repairs.

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

72-25

Order: That the appropriation enumerated below, being in the amount of \$349,166.52 be appropriated from the Community Preservation Act Fund for the following project: Affordable Housing Trust Fund:

Community Housing Reserve	\$349,166.52
Total Appropriation=	\$349,166.52

Sponsors: Carey McDonald

Attachments: [Affordable Housing Trust Fund Recommendation Letter Jan 28 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

The committee approved the allocation of \$349,162.52 to the Affordable Housing Trust Fund. This allocation represents the 10% required allocation for affordable housing from the Community Preservation Act Fund.

The importance of leveraging local funds to support affordable housing projects was emphasized. The Affordable Housing Trust Fund allows the city to combine local funds with other funding sources to maximize impact. The benefits of the Affordable Housing Trust Fund is that it provides flexibility and the ability to move quickly on affordable housing projects.

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

73-25

Order: That the appropriation enumerated below, being in the amount of \$475,000 be appropriated from the Community Preservation Act Fund for the following project: Forest Dale Cemetery Wall Restoration Project:

Historic Preservation Reserve	\$278,000
Budgeted Reserve	\$197,000
Total Appropriation=	\$475,000

Sponsors: Carey McDonald

Attachments: [Forest Dale Cemetery Wall Recommendation Letter Feb 4 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

Rachael Running explains that the Forestdale Cemetery wall is very large. The allocated funds would be enough to allow a refacing of the entire wall. It helps with preservation and unified law. This allows them to go over the entire wall and make it structurally sound.

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

74-25

Order: That the appropriation enumerated below, being in the amount of \$14,500 be appropriated from the Community Preservation Act Fund for the following project: St. Paul's Parish Envelope Assessment Project:

Historic Preservation Reserve	\$14,500
Total Appropriation=	\$14,500

Sponsors: Carey McDonald

Attachments: [St. Paul's Parish Envelope Recommendation Letter Feb 4 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

The committee discussed the legal concerns related to funding the St. Paul's Parish Envelope Assessment project. The city solicitor provided insights on potential legal issues, referencing a similar case in Acton where the use of public funds for a church project was challenged.

Zaheer Samee, Assit. Solicitor explained the anti-aid amendment to the Massachusetts Constitution, which restricts the use of public funds for purposes that might aid religious organizations. This amendment was a key consideration in evaluating the legality of the funding.

The project included an assessment of the building envelope and stained glass windows. The council discussed the potential legal implications of funding these components, particularly the stained glass windows with religious imagery.

The committee decided to seek further legal review and a recommendation from the city solicitor before proceeding with the funding decision. The project was tabled for two weeks to allow time for this review.

A motion was made by Councillor Spadafora, seconded by Councillor Colon Hayes, that the Order be tabled. The motion carried by a unanimous vote.

75-25

Order: That the appropriation enumerated below, being in the amount of \$40,000 be appropriated from the Community Preservation Act Fund for the following project: Housing Subsidy for Older Adults Project:

Budgeted Reserve	\$40,000
Total Appropriation=	\$40,000

Sponsors: Carey McDonald

Attachments: [Housing Subsidy for Older Adults Recommendation Feb 4 2025](#)
[Mayor's Letter of Support 2 6 2025](#)

Rachel Running, CPC Chair explains this is another project in affordable housing it's helping older adults who are on the waiting list for permanent affordable housing kind of fill a gap. It helps them meet their monthly expenses to get over the hump so they can not become unhoused while they're waiting for what's provided. So what they will do in managing a project is identifying specific seniors that can be helped in this time frame. The wait list for permanent house affordable housing for families is 8 to 10 years however, seniors have a shorter wait of one year.

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

Other Business

Tabled Papers

[438-24](#)

Minutes of October 29, 2024 to be approved.

Adjournment

A motion was made by Councillor Spadafora, seconded by Councillor Condon, that this meeting be adjourned at 8:29 PM. The motion carried unanimously.

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