



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

*Council President Amanda Linehan
Councillor at Large Karen Colon Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor at Large Michelle Luong
Councillor at Large Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor Ari Taylor
Councillor Stephen Winslow*

Tuesday, January 13, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/mw2tsbce>

1. CALL TO ORDER

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

3. ROLL CALL

4. PUBLIC COMMENT

5. CONSENT AGENDA

23-26 Minutes for the meeting of December 9, 2025

24-26 Minutes for the meeting of December 16, 2026

25-26 Minutes for the meeting of January 5, 2026

26-26 Minutes for the meeting of January 6, 2026

Recommendation is the previous Council minutes be approved

27-26 Petition: Livery Company: Xing Zai T Service LLC, 15 Burridge Place, Malden, 1 vehicle (Renewal)

28-26 Petition: Livery Driver: Zhisheng Liang, 134 North Street, Lexington (Renewal)

29-26 Petition: Class II: Nick's Foreign Car Center, 121 Beach Street, Malden, 4 cars
(Renewal)

Recommendation is the previous three petitions be referred to the License Committee

6. APPOINTMENTS & ELECTIONS

30-26 Council Re-appointment: Kathleen French, 596 Highland Avenue, Malden as member of the Board of Assessors, term to expire March 1, 2028 and to commence upon confirmation by the City Council.

Attachments: [Council Reappointment Letter - Kathleen French](#)

7. MOTIONS, ORDERS, AND RESOLUTIONS

31-26 Order: That outstanding council items be carried forward from the 2024-2025 Biennial Session to the current session.

Attachments: [Proposed Papers in Committee](#)

8. COMMITTEE REPORTS

32-26 Committee Report: The Standing Committee on Finance to whom was referred Papers 364 and 467 Series of 2025, having considered the same make the following report: Committee recommends these papers out favorably to the Full Council by a unanimous vote.

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](#)

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

33-26 Committee Report: The Standing Committee on Finance to whom was referred Paper #434 Series of 2025 having considered the same make the following report:

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](#)

9. PERSONAL PRIVILEGE**10. ADJOURNMENT**

CAROL ANN DESIDERIO, CITY CLERK

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