



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 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

Council President Linehan called the meeting to order at 7:10 PM.

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

An additional moment of silence was offered by Councillor McDonald for Renee Nicole Good who passed away after being shot by a federal immigration agent on January 7 in Minneapolis.

During personal privilege, Councillor Winslow also offered an additional moment of silence for Barbara Rogers who passed away on January 4, 2026 at the age of 67 years old.

3. ROLL CALL

Also in attendance was Dan Grover, Maria Luise, Alicia McNeil, Lisa Cagno, and Alex Pratt.

Present - Councillors: 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor, Stephen Winslow and Michelle Luong

4. PUBLIC COMMENT

No members of the public were in attendance for public comment. Clerk Desiderio read three emails into the record, all of which are attached to the history of Paper 364-25.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Sica, seconded by Councillor Taylor to

approve the Consent Agenda. The motion carried by unanimous vote.

[23-26](#)

Minutes for the meeting of December 9, 2025

These Council Minutes were approved.

[24-26](#)

Minutes for the meeting of December 16, 2026

These Council Minutes were approved.

[25-26](#)

Minutes for the meeting of January 5, 2026

These Council Minutes were approved.

[26-26](#)

Minutes for the meeting of January 6, 2026

These Council Minutes were approved.

[27-26](#)

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

The Petition was referred to the License Committee.

[28-26](#)

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

The Petition was referred to the License Committee.

[29-26](#)

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

The Petition was 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](#)

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

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

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.

Sponsors: Amanda Linehan

Attachments: [Papers in Committee to Roll into 2026](#)
[Final Paper: 31-26 Outstanding Papers for the New Biennial](#)

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

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.

A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried 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](#)
[Public Comment on Paper 364-25 River Works Project](#)
[Final Paper: 364-25 HUD Loan Order for River Works](#)

A motion was made by Councillor McDonald, seconded by Councillor Crowe, that the Order be adopted. The motion carried by the following vote:

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

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

Attachments: [467-25 Cable Access Appropriation](#)

A motion was made by Councillor Simonelli, seconded by Councillor Taylor, that the Order be adopted. The motion carried by the following vote:

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

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:

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

[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](#)
[Final Paper: 434-25 Debt Exclusion Ballot Question - Voke](#)

A motion was made by Councillor O'Malley, seconded by Councillor Colon Hayes, that the Order be adopted. The motion failed by the following vote:

Yea: 2 - Colon Hayes and O'Malley

Nay: 9 - Condon, Crowe, Linehan, McDonald, Sica, Simonelli, Taylor, Winslow and Luong

9. PERSONAL PRIVILEGE

10. ADJOURNMENT

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that this meeting be adjourned. The motion carried unanimously.
Meeting was adjourned at 8:21 PM.**

CAROL ANN DESIDERIO, CITY CLERK

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www.cityofmalden.org/captions