



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor McDonald, Chair
Councillor Condon, Vice-Chair
Councillor Colon-Hayes
Councillor Spadafora
Councillor Taylor
Councillor Winslow

Tuesday, April 23, 2024

5:45 PM

City Hall, Room #105

215 Pleasant Street

Please click the link below to join the webinar:
[https://cityofmalden.zoom.us/j/99723018104?
pwd=QUNXenlZSDZGQld6SXpMNEJUbTJWZz09](https://cityofmalden.zoom.us/j/99723018104?pwd=QUNXenlZSDZGQld6SXpMNEJUbTJWZz09)

Roll Call

Present: 6 - Councillor Carey McDonald, Councillor Paul Condon, Karen Colon Hayes, Craig Spadafora, Ari Taylor and Stephen Winslow

Also Present: Councillors Sica, Linehan
Ali McNeil-City Solicitor
Charles Ranaghan-CFO/Controller
Dan Grover-Treasurer
Nate Cramer-Assessor
Carol Ann Desiderio-City Clerk

Councillor McDonald called the meeting to order at 5:46 PM.

Minutes to be Approved

187-24

Minutes of March 12, 2024 to be approved.

Paper #187-24 Minutes of March 12, 2024 to be approved. Motion was made to table was made by Councillor Taylor and seconded by Councillor Condon to come back to this paper at the end of the meeting. All in favor.

Motion to take the minutes of March 12, 2024 off the table was made by Councillor Winslow and seconded by Councillor Taylor. All were in favor.

Councillor McDonald asked to amend the minutes by striking \$4mill to say \$400mill.

The following motion was made: Motion to amend the minutes of March 12, 2024 to strike \$4mill and say \$400mill was made by Councillor Winslow and seconded by Councillor Colon Hayes. All were in favor.

Motion to approve the minutes as amended by Councillor Winslow and seconded by Councillor Taylor. All were in favor.

A motion was made by Councillor Winslow, seconded by Councillor Taylor, that

the Committee Minutes be approved as amended. The motion carried by a unanimous vote.

Business

[176-24](#)

Order: The City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Office of Strategic Planning & Community Development for Fiscal Year 2025, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

Sponsors: Carey McDonald

Attachments: [Mayor's Letter CDBG Submittal](#)

[Mayor's Proposed CDBG Budget](#)

[Final Paper: 176-24](#)

Paper #176-24: Alex Pratt gave an overview of the proposed F/Y 2025 CDBG Budget. He began by explaining not this past year but the year before our funding was cut by HUD and so we had a contingency plan that said if the budget came in higher or lower than projected we would make adjustments in a certain way and you will see that again this year. Our estimate is \$1.3 mill.

Affordable Housing: we have our housing rehab program proposing to fund \$350,000.

Public Services: There aren't any new public services this year. Every organization receives \$20,000 or less except for the Senior Center which includes door to door transportation service as well and we want to keep it there this year as well. The public services are capped at 15% of our entitlement amount and if it goes up or down we will change those awards accordingly.

Physical Improvements: The big difference this year is the amount of funds providing for the ADA pedestrian improvement program, ADA pads and signalization in crosswalks.

We are also using some of the money for bus shelters upgrades as well.

Planning, Admin & Management: They would like to amend the program description to read: 20% of entitlement amount plus 20% of program income received.

Section 108 Loan Repayments: this pays off loans for projects we already completed loan payments we make to HUD using the CDBG funds it would be a bond between CDBG not the City.

He walked through the contingency language. The \$1.3 mill entitlement figure is an estimate we don't know if it will be higher or lower. Based on that we need to have a budget approved based on what we know and if we need to make any adjustments we need to plan for them whether they are higher or lower.

Councillor Condon asked if all funds for affordable housing were spent last year or are there balances here

Alex said we spent the \$350,000 and then applied other funds we had available from another source which we are spending now some may roll over to the Summer but the expectation is to spend it all by Fall.

Councillor Winslow said in terms of the Master Plan will it be limited to 15% of the Admin cost

Alex the Master Plan will cost somewhere around \$250,000. We can't pay for all of that out of the CDBG but we are applying for state grants to help pay for that. Councillor McDonald asked Alex to explain how people apply to be considered for CDBG funding

Alex said we have a competitive application process which begins in late January and applications are opened for a month for both physical improvements and public services. They go through the criteria and try to give everyone at least something and have been successful for the past several years. We then develop a budget based on that working with the Mayor's Office. The Mayor then sends the budget to the Council for approval. Councillor McDonald mentioned regarding the MBTA bus route they are proposing that Malden will be one of the first high frequency bus route which would be the new 104 route which would be a one seat ride from Malden Center to the Airport. It will come every 15 minutes. Eastern and Ferry St might be the corridor and might need more bus station improvements.

Councillor Winslow mentioned Main and Clarendon, Main and Center is being added, Main and Pleasant, Salem and Sprague, Florence and Ramsdale is a new one and Washington and Oak Grove is an outbound one. He said those are the ones we are talking about on the list. There will probably be a second set next year for phase two. Councillor McDonald asked the members of the Finance Committee if they were ready to make a motion to recommend the CDBG Budget out favorably as amended under admin and management the program description reads: 20% of entitlement amount and will be amended to say: 20% of entitlement amount plus 20% of program income received.

The following motion was made on the amendment: Motion to recommend out favorably the CDBG Budget under planning, admin and management the program description as amended to say 20% of entitlement amount plus 20% of program income received was made by Councillor Colon Hayes and seconded by Councillor Taylor. All were in favor.

The following motion was made: Motion to recommend the CDBG Budget out favorably as amended to the Full Council by Councillor Condon and seconded by Councillor Taylor. All were in favor.

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

[177-24](#)

Order: That the Mayor be authorized to file an application for grants under the Housing and Community Development Act of 1974 and the Cranston-Gonzalez Housing Act of 1990 (CDBG Budget).

Sponsors: Carey McDonald

Attachments: [Mayor's Letter CDBG Submittal](#)
[Mayors Proposed CDBG Budget](#)
[Final Paper: 177-24](#)

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

Other Business

Adjournment

Motion was made by Councillor Taylor, seconded by Councillor Condon, that this be adjourned at 6:17 PM. The motion carried unanimously.