



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 6, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/bdza8uy5>

1. CALL TO ORDER

Council President Linehan called the meeting to order at 7:04 PM.

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

3. ROLL CALL

Also in attendance was Prasanna Rajasekaran, Maria Luise, Dan Grover, and Lisa Cagno.

Present - Councillors: 10 - Karen Colon Hayes, Paul Condon, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor, Stephen Winslow and Michelle Luong

Absent - Councillors: 1 - Peg Crowe

4. 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.

[2-26](#)

Petition: Amusement Machines: Flaming Grill & Buffet, 52 Broadway, Malden, 3 machines (Renewal)

This Petition was referred to the License Committee.

[3-26](#)

Petition: Class II: Auto Bazaar Corp., 17 Charles Street, Malden, 12 cars (Renewal)

This Petition was referred to the License Committee.

[4-26](#)

Petition: Class II: Quality Auto Sales Inc., 856 Eastern Avenue, Malden, 5 cars
(Renewal)

This Petition was referred to the License Committee.

[5-26](#)

Petition: Class II: Rigano's Towing Service Inc., 1081 Fellsway, Malden, 17 cars
(Renewal)

This Petition was referred to the License Committee.

[6-26](#)

Petition: Class II: Rigano's Towing Service Inc., 1176 Eastern Avenue, Malden, 10 cars
(Renewal)

This Petition was referred to the License Committee.

[7-26](#)

Petition: Livery Company: Malange Transportation, Inc., 27 Garland Avenue,
Malden, 1 vehicle (New)

This Petition was referred to the License Committee.

[8-26](#)

Petition: Livery Driver: Manuel Balanga, 27 Garland Avenue, Malden (New)

This Petition was referred to the License Committee.

[9-26](#)

Petition: Livery Company: Boston Glide Transportation, 65 Lebanon Street, Malden,
1 vehicle (New)

This Petition was referred to the License Committee.

[10-26](#)

Petition: Livery Driver: Mauricio A. Vasquez, 65 Lebanon Street, Malden (New)

This Petition was referred to the License Committee.

[11-26](#)

Petition: Livery Company: Brandon Limo & VIP Transport Multi Services, LLC, 661
Main Street, Apt. 29, Malden, 1 vehicle (New)

This Petition was referred to the License Committee.

[12-26](#)

Petition: Livery Driver: Pierre B. Jean Coute, 661 Main Street, Apt. 29, Malden (New)

This Petition was referred to the License Committee.

[13-26](#)

Petition: Livery Company: HPL Group, LLC, 500 Broadway, Apt. 4139, Malden, 1
vehicle (Addition of 1 vehicle to existing license)

This Petition was referred to the License Committee.

[14-26](#)

Petition: Livery Driver: Ali Abdirahaman Yassin, 3 Parkway Court, Apt. 10, Chelsea (New)

This Petition was referred to the License Committee.

[15-26](#)

Petition: Taxi Driver: Anthony J. Ward, 156 Franklin Street, Malden (New)

This Petition was referred to the License Committee.

[16-26](#)

Order: The Council will vote on whether to sell or retain the property known as 141 Pierce Street, Unit 14, and by City Assessor's parcel identification number 091 773 302 14, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 24 TL 000380.

This Order was referred to the Public Property Committee.

[17-26](#)

Order: The Council will vote on whether to sell or retain the property known as 19 Murray Hill Park, and by City Assessor's parcel identification number 027 103 315, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 24 TL 000371.

This Order was referred to the Public Property Committee.

[18-26](#)

Order: The Council will vote on whether to sell or retain the property known as 109 West Street, and by City Assessor's parcel identification number 034 194 411, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000342.

This Order was referred to the Public Property Committee.

[19-26](#)

Order: The Council will vote on whether to sell or retain the property known as 157 Columbia Street, and by City Assessor's parcel identification number 137 800 003, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000329.

This Order was referred to the Public Property Committee.

[20-26](#)

Order: The Council will vote on whether to sell or retain the property known as 195 Beltran Street, and by City Assessor's parcel identification number 008 063 302, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 13 TL 147156.

This Order was referred to the Public Property Committee.

[21-26](#)

Communication: Historical Commission respectfully submits their board approved 2025 Annual Report.

Attachments: [Annual Report 2025 Malden Historical Commission](#)

This Communication was received and filed.

6. MOTIONS, ORDERS, AND RESOLUTIONS

[22-26](#)

The 2026 Council President will announce the appointments of 2026 Council Committees

Attachments: [2026 City Council Committees](#)
[2026 Council Committees & Goals](#)

A motion was made by Councillor Simonelli, seconded by Councillor Colon Hayes, that the Appointments be placed on file. The motion carried by a unanimous vote.

7. 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](#)

8. PERSONAL PRIVILEGE

9. ADJOURNMENT

**A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the meeting be adjourned. The motion carried by a unanimous vote.
Meeting adjourned at 7:20 PM.**

CAROL ANN DESIDERIO, CITY CLERK

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www.cityofmaiden.org/captions