



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor McDonald, Chair
Councillor Taylor, Vice Chair
Councillor Condon
Councillor Luong
Councillor Sica
Councillor Simonelli

Tuesday, April 21, 2026

6:15 PM

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

Watch the meeting with Teams: <https://tinyurl.com/4dzevm5w>

Roll Call

Present: 6 - Carey McDonald, Ari Taylor, Paul Condon, Michelle Luong, Jadeane Sica and Chris Simonelli

Also Present: Council President Linehan, Councillors Colon Hayes, Crowe, O'Malley, Winslow
Maria Luise-Special Assistant to the Mayor
Christopher Mooney-Assistant City Solicitor
Dan Grover-Treasurer
Carol Ann Desiderio-City Clerk
Daniel Koff-CPC Administration

Note: Councillor McDonald, Chair of Finance is attending the meeting via Teams. Councillor Taylor, Vice Chair of Finance called the meeting to order at 6:24 PM.

There will be audio and video of this meeting via Teams.

Minutes to be Approved

[207-26](#)

Minutes of April 14, 2026 to be approved.

A motion was made by Councillor Sica, seconded by Councillor Luong, that the Committee Minutes of April 14, 2026 be approved. The motion carried by a unanimous vote.

Business

[208-26](#)

Order: That the appropriation enumerated below, being in the amount of \$60,000 be appropriated from the Community Preservation Act Fund for the following project: Malden Rental Assistance Program from Fund Balance to Action for Boston Community Development (ABCD).

Sponsors: Amanda Linehan

Attachments: [ABCD Malden Rental Assistance Program CPC Recommendation](#)

[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)

Councillor Taylor started the meeting by asking the committee to take Paper #212-26 out of order and take it up at the end of the meeting.

The Clerk read Paper #208-26 into the record.

Dan Koff explained that the \$60,000 would fund a pilot rental assistance program in Malden, operated by ABCD, providing up to 20 people with approximately one year's worth of rent and wraparound support including financial literacy programs.

Councillor McDonald asked about the relationship between this program and previous CDBG-funded initiatives?

Dan clarified that while they could not speak to CDBG specifics, the new program is intended to supplement existing rental assistance and help residents become self-sufficient.

Councillor Luong inquired about support for individuals with Section 8 or other housing programs.

Dan confirmed that ABCD would conduct intake interviews to connect applicants with appropriate programs and provide additional assistance as needed.

A motion was made by Councillor Sica, seconded by Councillor Luong, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 5 - Councillor McDonald, Councillor Taylor, Councillor Condon, Councillor Luong and Councillor Sica

209-26

Order: That the appropriation enumerated below, being in the amount of \$100,000 be appropriated from the Community Preservation Act Fund for the following project: Oliver Street Restoration Project from Fund Balance to Malden Public Facilities Department.

Sponsors: Amanda Linehan

Attachments: [139 Oliver Street Rehabilitation Project CPC Recommendation](#)

[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)

The Clerk read Paper #209-26 into the record.

Dan described the restoration project, including repointing the brick facade, removal of hazardous materials, and engineering work, with quotes totaling around \$80,000 for masonry and up to \$10,000 for hazardous material removal.

Council President Linehan asked about the current use of the building, which houses the Public Facilities Department and a small area used by law enforcement, and discussed potential future uses and storage functions.

Councillor Sica explained right now we have Public Facilities Department there and the

old Linden Library is the Police which is not Malden Police but it is law enforcement. Public Facilities use the majority of the building. This appropriation is for the outside of the building. The law enforcement work together with our Police Department and she doesn't see them leaving the building.

Councillor Colon Hayes asked what is Public Facilities using the building for is it being used for storage?

Dan said his understanding is it is used as an active shop.

Councillor O'Malley said he is fully supportive of this proposal but discussed whether the restoration would trigger ADA accessibility requirements

Councillor Sica said it would be accessible you just need to open up the garage doors there are no stairs in the back or the front to get into this building

Dan concluded that the cost threshold for such requirements is 30% of the building's value, which the project does not meet.

A motion was made by Councillor Sica, seconded by Councillor Luong, that the Order be recommended favorably. The motion carried by the following vote:

Yea: 5 - Councillor McDonald, Councillor Taylor, Councillor Condon, Councillor Luong and Councillor Sica

210-26

Order: That the appropriation enumerated below, being in the amount of \$114,000 be appropriated from the Community Preservation Act Fund for the following project: Digitization and Preservation of Historical Records Project from Fund Balance to the City Clerk's Office.

Sponsors: Amanda Linehan

Attachments: [City Clerk's Office Records Preservation and Digitization Project CPC Recommendation](#)
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)

The Clerk read Paper #210-26 into the record.

Dan explained that the City Clerk's office would use the funds to preserve and digitize frequently requested records stored in the vault, making them more accessible and preventing further deterioration. He described obtaining three quotes from preservation vendors, with work including physical restoration, proper rebinding, and digitization, and discussed options for digital storage and access.

Councillor O'Malley asked about access to birth, death, and marriage records

Carol Ann clarified that most records are public except for restricted or impounded records, which are only accessible to named individuals. She said 90% or more are public records. She feels we are not talking about any restricted records for this conversation.

A motion was made by Councillor Sica, seconded by Councillor Condon, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 5 - Councillor McDonald, Councillor Taylor, Councillor Condon, Councillor Luong and Councillor Sica

211-26

Order: That the appropriation enumerated below, being in the amount of \$122,500 be appropriated from the Community Preservation Act Fund for the following project: Saint Paul's Parish Church Buttress Restoration Project from Fund Balance to Saint Paul's Parish.

Sponsors: Amanda Linehan

Attachments: [Saint Paul's Parish Buttress Restoration Project CPC Recommendation](#)
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)

The Clerk read Paper #211-26 into the record.

Dan explained that St. Paul's Parish Church is a significant historic building on the National Register, and the restoration project focuses on repairing a buttress and surrounding windows to prevent further deterioration and emphasized the urgent need for repairs, noting visible plywood over windows and the importance of restoring the building's historic character.

A motion was made by Councillor Luong, seconded by Councillor Sica, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 5 - Councillor McDonald, Councillor Taylor, Councillor Condon, Councillor Luong and Councillor Sica

212-26

Order: That the appropriation enumerated below, being in the amount of \$250,000 be appropriated from the Community Preservation Act Fund for the following project: First Parish Church Restoration Project from Historic Preservation Reserve and the Fund Balance to First Parish Church.

Sponsors: Amanda Linehan

Attachments: [First Parish Church Restoration Project CPC Recommendation](#)
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)

The Clerk read Paper #212-26 into the record.

Councillor McDonald announced their recusal from voting on this item due to their membership in the congregation. They do not have any involvement in the project however, out of an abundance of caution asked to be recused.

Dan explained that the First Parish Church is a historic congregation, and a comprehensive building assessment by DRLA architects identified immediate life safety repairs and additional masonry work needed in the next one to two years and noted that the \$250,000 award is partial and intended to be used as matching funds for other grant applications, enabling the church to leverage additional resources.

A motion was made by Councillor Sica, seconded by Councillor Luong, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 4 - Councillor Taylor, Councillor Condon, Councillor Luong and Councillor Sica

Recused: 1 - Councillor McDonald

213-26

Order: That the appropriation enumerated below, being in the amount of \$500,000 be appropriated from the Community Preservation Act Fund for the following project: Malden Affordable Housing Trust Fund from Housing Reserve, the Budgeted Reserve, and Fund Balance to Office of Strategic Planning and Community Development (OSPCD).

Sponsors: Amanda Linehan

Attachments: [Affordable Housing Trust Fund CPC Recommendation](#)
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)

The Clerk read Paper 213-26 into the record.

Dan explained that the Community Preservation Act Fund is a major source for the Affordable Housing Trust Fund, and this is the third award, with previous funds successfully supporting multiple housing projects. He also noted that the Trust Fund's awards have helped leverage other funding sources, making local dollars foundational for affordable housing development.

A motion was made by Councillor Sica, seconded by Councillor Luong, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 5 - Councillor McDonald, Councillor Taylor, Councillor Condon, Councillor Luong and Councillor Sica

214-26

Order: That the appropriation enumerated below, being in the amount of \$500,000 be appropriated from the Community Preservation Act Fund for the following project: Linden Park Restoration Project from Open Space Reserve, Budgeted Reserve, and Fund Balance to the Office of Strategic Planning and Community Development (OSPCD).

Sponsors: Amanda Linehan

Attachments: [Linden Park Improvement Project CPC Recommendation](#)
[Mayor Christenson Letter of Support for CPC Recommendations 4 15 2025](#)

The Clerk read Paper #214-26 into the record.

Councillor Sica described the restoration plans for Linden Park, including upgrades to playground equipment and replacement of mulch with a rubberized surface. This is just for both tot lot play areas to bring it up to par with all the other parks in the City. It is desperate need for repair. It hasn't been redone since 2001 when the building was built.

Councillor McDonald Carey noted he is happy to see two projects from this side of the City that Linden Park which is overdue for repairs and improvements, and highlighted the importance of investing in parks on the east side of the city.

A motion was made by Councillor Sica, seconded by Councillor McDonald, that the Order be recommended favorably to the City Council. The motion carried by

the following vote:

Yea: 5 - Councillor McDonald, Councillor Taylor, Councillor Condon, Councillor Luong and Councillor Sica

Adjournment

A motion was made by Councillor Sica, seconded by Councillor Luong, that this meeting be adjourned at 7:00 PM. The motion carried unanimously.

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmalden.org or 781-397-7000 Ext. 2005

For instructions on enabling live translated captions in Teams, please visit:
www.cityofmalden.org/captions