



# 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*

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Tuesday, January 27, 2026

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/22wdkxxv>

### 1. CALL TO ORDER

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

### 3. ROLL CALL

### 4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

Representatives from Malden Reads will appear before the City Council to announce their One City, One Book reading selection for 2026.

### 5. PUBLIC COMMENT

### 6. CONSENT AGENDA

[42-26](#) Minutes for the meeting of January 13, 2026

[43-26](#) Minutes for the meeting of January 20, 2026

*Recommendation is the previous Council minutes be approved*

44-26

Mayoral Appointment: Kevin Charles of 93 Hubbard Street, Malden as a constable to serve process in the City of Malden, said term effective January 21, 2026 and to expire on January 21, 2027.

Attachments:

[Mayor's Appointment Letter - Kevin Charles](#)

*Recommendation is the previous Appointment be placed on file*

45-26

Petition: Class II: Frank's Auto Sales, 189 Highland Avenue, Malden, 5 cars (Renewal)

47-26

Petition: Livery Company: Bella Luxury Transportation, 19 Mt. Vernon Street, Malden, 1 vehicle (Renewal)

48-26

Petition: Livery Driver: Michael Checca, 19 Mt. Vernon Street, Malden (Renewal)

49-26

Petition: Livery Company: RubyLynn Transportation LLC, 259 Mountain Avenue, Malden, 1 vehicle (Renewal)

50-26

Petition: Livery Driver: Linda Delloacono, 259 Mountain Avenue, Malden (Renewal)

51-26

Petition: Taxi Company: Malden Transportation Inc., 290 Eastern Avenue, Malden, 10 cabs (Renewal)

*Recommendation is the previous six petitions be referred to the License Committee*

52-26

Order: That the Finance Committee meet in conjunction with the Mayor's financial team to research the feasibility of submitting an application to the Massachusetts Department of Revenue, Division of Local Services' Financial Management Resource Bureau for a Financial Management Review of the City of Malden. The purpose of such a review shall be to evaluate municipal operations, financial practices, and organizational efficiency. Be it further ordered, that upon successful completion of the review the Finance Committee will come back to the Full Council to report on the Bureau's findings.

Sponsors:

Michelle Luong

53-26

Order: That the Finance Committee engage in discussions regarding the costs involved, and procedures required for, requesting the Office of the State Auditor to conduct a municipal audit on the City of Malden. The purpose of the audit shall be to identify any inefficiencies or irregularities in financial management within the city; to ensure that public funds are being used effectively and in accordance with Malden's goals and policies; to enhance transparency and public confidence; and for the State Auditor's Office to provide recommendations for improving financial controls and safeguarding against waste or loss while complying with relevant laws and regulations.

Sponsors:

Karen Colon Hayes

54-26 Order: That Three Hundred Thousand Dollars (\$300,000) is appropriated from available water sewer enterprise fund retained earnings to fund a legal settlement between the City of Malden and Tufts Construction Inc.  
*Recommendation is the previous three Orders be referred to the Finance Committee*

55-26 Communication: Planning Board respectfully submits their board approved 2025 Annual Report.

**Attachments:** [Planning Board Annual Report - 2025](#)  
*Recommendation is the previous Communication be placed on file*

## **7. APPOINTMENTS & ELECTIONS**

56-26 Council Reappointment: Lisa Cagno of 31 Quincy Street, Malden as Clerk of Committees, said term to commence upon confirmation by the City Council and to expire on January 31, 2028.  
**Attachments:** [Council Reappointment Letter - Lisa Cagno](#)

57-26 Mayoral Reappointment: Angie Liou of 35 Mount Vernon Street, Boston as a member of the Affordable Housing Trust Fund Board, said term to commence upon confirmation by the City Council and to expire on January 31, 2028.  
**Attachments:** [Mayor's Reappointment Letter - Angie Liou](#)

58-26 Mayoral Reappointment: Roxanne Reddington-Wilde of 35 Bancroft Road, Malden as a member of the Affordable Housing Trust Fund Board, said term to commence upon confirmation by the City Council and to expire on January 31, 2028.  
**Attachments:** [Mayor's Reappointment Letter - Roxanne Reddington-Wilde](#)

59-26 Mayoral Reappointment: Brian Slater of 195 Beech Avenue, Melrose as a member of the Affordable Housing Trust Fund Board, said term to commence upon confirmation by the City Council and to expire on January 31, 2028.  
**Attachments:** [Mayor's Reappointment Letter - Brian Slater](#)

## **8. MOTIONS, ORDERS, AND RESOLUTIONS**

60-26 Order: That the City Council opt the City of Malden into in-person Early Voting for the 2026 Special Municipal Election, and to designate the City Clerk's Office, 215 Pleasant Street, Room 220 as the central early voting location during regular City Hall business hours from Monday, March 16 through Thursday, March 26.  
**Sponsors:** Amanda Linehan

61-26 Order: That the City Council designate the following locations as polling places for the entirety of the 2026 election cycle.  
**Sponsors:** Amanda Linehan

62-26 Order: That the City detail a minimum of one officer for each polling building, to be determined by the Chief of Police and the City Clerk, or their respective designees.

**Sponsors:** Amanda Linehan

73-26 The Council will address the Open Meeting Law Complaint filed by Bruce Friedman of 8 Marvin Street on January 21, 2026, against the City Council related to the emergency meeting of January 20, 2026, which was posted under the provisions of M.G.L. c. 30A, 20(b).

**Sponsors:** Amanda Linehan

**Attachments:** [OML Complaint 1-20-2026](#)

72-26 Order: That, as a diverse and immigrant-rich community, the limited resources of the City of Malden shall be fully dedicated to address the local needs and priorities of Malden's residents, businesses and visitors. The goal of this order is to provide for a safe, livable and welcoming community for all. No city employees, departments, appointees, processes or representatives shall assist in fulfilling the unique and separate responsibilities of the Federal government, including immigration enforcement, or cooperate with any Federal agencies or policies contrary to the stated goal of this Order. This Order shall be followed to the maximum extent permitted by law, provided that it shall not require the City to break pre-existing contracts or agreements with Federal entities.

**Sponsors:** Carey McDonald and Stephen Winslow

## **9. COMMITTEE REPORTS**

74-26 Committee Report: The Standing Committee on License to whom was referred Papers 2 through 15 and 27 through 29 Series of 2026, having considered the same make the following report: Committee recommends these petitions out favorably to the Full City Council.

2-26 Petition: Amusement Machines: Flaming Grill & Buffet, 52 Broadway, Malden, 3 machines (Renewal)

3-26 Petition: Class II: Auto Bazaar Corp., 17 Charles Street, Malden, 12 cars (Renewal)

4-26 Petition: Class II: Quality Auto Sales Inc., 856 Eastern Avenue, Malden, 5 cars (Renewal)

5-26 Petition: Class II: Rigano's Towing Service Inc., 1081 Fellsway, Malden, 17 cars (Renewal)

6-26 Petition: Class II: Rigano's Towing Service Inc., 1176 Eastern Avenue, Malden, 10 cars (Renewal)

7-26 Petition: Livery Company: Malange Transportation, Inc., 27 Garland Avenue, Malden, 1 vehicle (New)

8-26 Petition: Livery Driver: Manuel Balanga, 27 Garland Avenue, Malden (New)

9-26 Petition: Livery Company: Boston Glide Transportation, 65 Lebanon Street, Malden, 1 vehicle (New)

10-26 Petition: Livery Driver: Mauricio A. Vasquez, 65 Lebanon Street, Malden (New)

11-26 Petition: Livery Company: Brandon Limo & VIP Transport Multi Services, LLC, 661 Main Street, Apt. 29, Malden, 1 vehicle (New)

12-26 Petition: Livery Driver: Pierre B. Jean Coute, 661 Main Street, Apt. 29, Malden (New)

13-26 Petition: Livery Company: HPL Group, LLC, 500 Broadway, Apt. 4139, Malden, 1 vehicle (Addition of 1 vehicle to existing license)

14-26 Petition: Livery Driver: Ali Abdirahaman Yassin, 3 Parkway Court, Apt. 10, Chelsea (New)

15-26 Petition: Taxi Driver: Anthony J. Ward, 156 Franklin Street, Malden (New)

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)

75-26 Committee Report: The Standing Committee on Public Property to whom was referred Papers 16 through 20 Series of 2026, having considered the same make the following report: Committee recommends these orders out favorably to the Full City Council to sell all five properties listed pending judgement.

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.

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.

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.

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.

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.

## **10. PERSONAL PRIVILEGE**

## **11. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**

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

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[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)