



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

*Council President Stephen Winslow*  
*Councillor at Large Karen Colon-Hayes*  
*Councillor Paul Condon*  
*Councillor Peg Crowe*  
*Councillor Amanda Linehan*  
*Councillor at Large Carey McDonald*  
*Councillor Ryan O'Malley*  
*Councillor Jadeane Sica*  
*Councillor Chris Simonelli*  
*Councillor at Large Craig Spadafora*  
*Councillor Ari Taylor*

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Tuesday, May 14, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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### Committee of the Whole

#### 1. CALL TO ORDER

*Council President Winslow called the meeting to order at 7:00 PM.*

#### 2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICEMEN & WOMEN

*An additional moment of silence was offered in memory of Francis K. Brown, longtime Maldonian and Malden Public Schools teacher, and husband of 66 years to Barbara Brown (Jewell).*

#### 3. ROLL CALL

*Also in attendance representing the City of Malden were Lisa Cagno, Maria Luise, Zaheer Samee, Dan Grover, Deb Burke, and Ahrehon Thompson.*

**Present - Councillors:** 9 - Karen Colon Hayes, Paul Condon, Amanda Linehan, Carey McDonald, Jadeane Sica, Chris Simonelli, Craig Spadafora, Ari Taylor and Stephen Winslow

**Absent - Councillors:** 2 - Peg Crowe and Ryan O'Malley

#### 4. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES

[243-24](#)

Petition: Outdoor Parking: AGM Auto Sales, 135 Eastern Avenue, Malden, 24 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor Condon, that the Petition be referred to the License Committee. The motion carried by a unanimous vote.**

#### 5. MOTIONS, ORDERS AND RESOLUTIONS

[244-24](#)

Order: Fiscal Year 2025 Annual Appropriation Order

**Sponsors:** Carey McDonald

**Attachments:** [Mayor's Transmittal Letter on FY25 Proposed Budget](#)  
[FY2025 Appropriation Orders](#)  
[Link to online FY 2025 Budget Book](#)

*Councillor McDonald, Chair of Finance, explained his intentions for the budget process. May 21 the Finance Committee will hear an overview of the budget by the city's finance team. June 4 the committee will meet with various department heads. June 11 will be the required public hearing, which Councillor McDonald hopes will be well attended by city constituents; this hearing will again have an overview of the budget with time for Q&A. June 18 the Finance Committee will make it's final recommendation with a full Council vote on either June 18 or 25.*

*As always, all of these Finance meetings are open to the public and will be Zoom available.*

**A motion was made by Councillor McDonald, seconded by Councillor Taylor, that the Order be referred to the Finance Committee. The motion carried by a unanimous vote.**

#### 245-24

Order: That the Mayor be authorized to sign, seal, execute and deliver a Regulatory Agreement and any other documents as required, for property located at 245 Bryant Street, Malden, Massachusetts, more specifically described in Certificate of Title No. 284292 as Document No. 1955880. This Vote also ratifies the Regulatory Agreement dated April 30, 2024, and executed by and between the City of Malden and ACDC 245 Bryant LLC.

**Sponsors:** Chris Simonelli

**Attachments:** [Final Paper: 245-24](#)

**A motion was made by Councillor Simonelli, seconded by Councillor Spadafora, that Council rules be suspended for the purpose of voting this paper on the floor during a COTW. The motion carried by the following vote:**

**Yea:** 9 - Colon Hayes, Condon, Linehan, McDonald, Sica, Simonelli, Spadafora, Taylor and Winslow

*Councillor Spadafora invited Director Deb Burke and Senior Planner and Policy Manager Ahrehon Thompson from the Office of Strategic Planning and Community Development to speak on behalf of this Paper.*

*The need for this order is a technicality; the transaction on this property has been completed and the money transferred already. Through that process, there was a documentation issue in Land Court with typos on the deed that required correction. The court is requiring confirmation that Mayor Christenson is authorized to sign legal agreements on behalf of the city to complete all documentation.*

*In response to a question posed by Councillor McDonald, Planner Thompson informed the Council that another paper may be forthcoming proactively issuing the mayor authority for any occurrences such as this one, that may happen in the future.*

*Details of this project include affordable housing, with 70% preference going to Malden residents. Councillor Spadafora asked Planner Thompson to confirm if Veterans' preference is also available. Additionally, it was explained that if ACDC ever defaults on this project, the city has legal right to call back \$1.75m with 3% interest.*

A motion was made by Councillor Simonelli, seconded by Councillor Spadafora, that the Order be adopted. The motion carried by a unanimous vote.

**6. ADJOURNMENT**

A motion was made by Councillor Simonelli, seconded by Councillor Spadafora that the meeting be adjourned. The motion carried unanimously.

Meeting was adjourned at 7:32 PM.

**CAROL ANN DESIDERIO, CITY CLERK**