



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

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

Tuesday, April 8, 2025

6:00 PM

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

Watch the meeting with Teams: <https://tinyurl.com/8hrjx63w>

Roll Call

Present: 5 - Councillor Carey McDonald, Councillor Karen Colon Hayes, Peg Crowe, Craig Spadafora and Stephen Winslow
Absent: 1 - Paul Condon

Also Present: Councillor Simonelli and Councillor O'Malley via Teams
Zaheer Samee-Assistant Solicitor
Nate Cramer-Assessor
Dan Grover-Treasurer

*Note Councillor Spadafora joined the meeting via Teams.

Councillor McDonald called the meeting to order at 6:12 PM.
This meeting is being recorded by Teams.

Minutes to be Approved

[178-25](#) Minutes of February 18, 2025 to be approved.

A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Committee Minutes be approved. The motion carried by the following vote:

Yea: 5 - McDonald, Councillor Colon Hayes, Councillor Crowe, Councillor Spadafora and Councillor Winslow

[179-25](#) Minutes of March 4, 2025 to be approved.

A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Committee Minutes of March 4, 2025 be approved. The motion carried by the following vote:

Yea: 5 - McDonald, Councillor Colon Hayes, Councillor Crowe, Councillor Spadafora and Councillor Winslow

180-25

Minutes of March 18, 2025 to be approved.

A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Committee Minutes of March 18, 2025 be approved. The motion carried by the following vote:

Yea: 5 - McDonald, Councillor Colon Hayes, Councillor Crowe, Councillor Spadafora and Councillor Winslow

181-25

Minutes of March 25, 2025 to be approved.

A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Committee Minutes of March 25, 2025 be approved. The motion carried by the following vote:

Yea: 5 - McDonald, Councillor Colon Hayes, Councillor Crowe, Councillor Spadafora and Councillor Winslow

Business

152-25

Order: That the City Council amend its local room occupancy excise under M.G.L. c. 64G s. 3A from the current 4% to the rate of 6%.

Sponsors: Carey McDonald

Councillor McDonald asked Dan Grover, Treasurer to talk about the rational of the impact of Paper #152-25.

Dan explained we have the ability to lever meals tax, hotel tax and excise tax. He presented a proposal to amend the local road occupancy excise tax from 4% to 6%, explaining that it would generate additional revenue without negatively impacting residents or businesses. The committee discussed the potential revenue increase and the rationale behind the proposal. It doesn't impact our residents but out of town residents that stay at hotels. It is a local city tax. Surrounding communities have the 6% rate and he doesn't see any reason why we wouldn't adopt this option. The potential revenue impact of the excise tax increase, estimating an additional \$80,000 annually. They also clarified that the new rate would be effective from July 1st if passed before May 31st, contributing to FY26 revenue.

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

Yea: 5 - McDonald, Councillor Colon Hayes, Councillor Crowe, Councillor Spadafora and Councillor Winslow

Other Business

Tabled Papers

The Finance Committee will meet with City Assessor Nate Cramer to discuss the feasibility of accepting the provisions of the HERO Act, M.G.L. c. 178 s. 23 Acts of 2024 for the benefit of increasing local flexibility for Veterans' property tax exemptions and enabling the city to double exemptions through local options and linking the annual property tax abatement to inflation.

Nate Cramer presented detailed information on the various veterans' exemptions, including Clause 22, Clause 22D, and Clause 22E. He explained the eligibility criteria and the current exemption amounts for each clause.

He provided a cost analysis of adopting the CPI for veterans' exemptions. He explained that while the state currently reimburses the city for the base exemption amounts, any increase tied to the CPI would be borne by the city, resulting in additional costs.

Councillor Spadafora proposed a 25% increase in veterans' exemptions, with the additional cost to be borne by the city. This increase aims to provide more substantial support to veterans while considering the city's budget constraints.

The potential budget impact of the proposed 25% increase was discussed. The committee estimated that the increase would result in an additional cost of approximately \$19,100, which would need to be accounted for in the city's budget.

The committee recognized the need for a formal order to implement the proposed increase. They discussed the procedural steps required to draft and approve the order, ensuring that the increase could be enacted in a timely manner. They decided to draft an order for a 25% increase in veterans' exemptions, with Craig and Nate working together to finalize the details. The order will be submitted for approval at the next City Council Meeting.

A motion was made by Councillor Winslow, seconded by Councillor Colon Hayes, that this be taken from the table. The motion carried by the following vote:

Motion was made by Councillor Spadafora seconded by Councillor Winslow to recommend and adoption of a 25% increase.

Roll Call Vote: Colon-Hayes-Yea Crowe-Yea Spadafora-Yea Winslow-Yea McDonald-Yea

Yea: 5 - McDonald, Councillor Colon Hayes, Councillor Crowe, Councillor Spadafora and Councillor Winslow

Adjournment

A motion was made by Councillor Crowe, seconded by Councillor Colon Hayes, that this be adjourned at 6:49 PM. The motion carried by the following vote:

Yea: 5 - McDonald, Councillor Colon Hayes, Councillor Crowe, Councillor Spadafora and Councillor Winslow

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