



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final Personnel/Appointments Committee

*Councillor Winslow, Chair*  
*Councillor Colon Hayes, Vice Chair*  
*Councillor Crowe*  
*Councillor Linehan*  
*Councillor Spadafora*

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Tuesday, May 28, 2024

7:00 PM

City Hall, Room #105  
215 Pleasant Street

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### Roll Call

**Present:** 4 - Councillor Stephen Winslow, Councillor Karen Colon Hayes, Peg Crowe and Amanda Linehan  
**Absent:** 1 - Craig Spadafora

Also Present:  
Zaheer Samee-Assistant Solicitor

Councillor Winslow called the meeting to order at 7:07 PM.

### Minutes to be Approved

[247-24](#) Minutes of April 30, 2024 to be approved.

**A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Committee Minutes of April 30, 2024 be approved. The motion carried by a unanimous vote.**

### Business

The Committee will meet to interview the following candidates for the vacant seat on the Community Preservation Committee:

Len Merullo  
Sam Watters  
Kim Brookes  
Lissette Alvarado

This accommodation was requested and granted for the following candidate:  
Emily Granoff-via zoom call

Please click the link below to join the webinar:  
[https://cityofmalden.zoom.us/j/98972075292?](https://cityofmalden.zoom.us/j/98972075292?pwd=eGFTUm1hSTVpQVIWbHNWNGcvVE9Wdz09)  
[pwd=eGFTUm1hSTVpQVIWbHNWNGcvVE9Wdz09](https://cityofmalden.zoom.us/j/98972075292?pwd=eGFTUm1hSTVpQVIWbHNWNGcvVE9Wdz09)  
Passcode: 402037

Following interviews, the Committee will discuss the candidates under consideration and moving forward with recommendation on a candidate. Following discussion, votes may be taken on the Committee's recommendation on appointment to the vacant seat.

*Councillor Winslow gave each candidate a brief explanation of the CPC make-up and term limits. There is one position opened. The one requirement is that no one of these positions are from the same Ward to have cross city representation. The following questions were asked to each of the candidates:*

*Councillor Linehan asked if they could tell the committee why they specifically they are interested in being on the commission and what areas under the mission interest them the most.*

*Councillor Colon Hayes asked on this committee how would you handle if a project is presented that you are not in favor at all?*

*Councillor Winslow said one aspect of being on the CPC there is an application process, ideas come in and you have to review a project and a budget, what has your role been related to that process?*

*The committee conducted the interviews with the following candidates:*

*Len Merullo-said he is emotionally tied to the lack of green space and he sees so many opportunities of making deltas and would like to increase green space. In addition he would like to add green space to Malden High School even small green space. The schools are all cramped and he feels something could be done particularly with the schools. He wanted to be involved because he was disappointed in 2000. He thought it was the greatest thing that people could come up with ideas and the state was going to kick in at that time 30% and noone was interested in it. He said it is about improving the city in general. He doesn't have an agenda other than green space. Even the idea of doing something at Forestdale Park even with plantings. He looks at the Bike Path and suggests more area with plants that don't need so much maintenance. Len has lived in Malden for 50 years. He has been in his house for 46 years, he restored the whole house. He said he is not proud of his past in terms of handling that kind of thing. He*

would get heated. Sometimes he doesn't want to be in a leadership position because of the followers. He said that was almost twenty years ago and he is different now and has mellowed. He said if he was opposed to a project he may not say anything and talk to the person privately and say for such and such reason he is not for the project. He is concerned about how the money is spent also. You have to be vigilant about it. He explained he did a lot of research with the Friends of Fellsmere on a management project and his role was doing research in terms of signage, handicapped parking lots and other things that came up. He did some of the leg work and read the stuff over and changed very little. There was only one handicapped parking and he wanted to see two. There was no curb cut at the handicapped parking or near the picnic tables. He said he is still involved with the Hospital Site. He feels the CPC would have to play a big role in the Hospital Site. He understands there are a lot of things underground at the site and the City should make sure it is clean. He feels that CPC has a big role in projects like the Hospital Site. Len concluded by saying with a nine member board we should have a sub-committee to be in constant touch with the state delegation with the revenue stream. More communities are joining the Community Preservation Act. These ideas come from people who are your average person who is an artist or interested in housing. At the Hospital Site he feels it is a no brainer the City get involved and purchase it and the maintenance could be done by different groups. He would like to see things from the citizens.

Sam Watters-He said he moved to Malden in 2018 and is raising his family in Malden. He wants to see more community gathering and open space for his children. As he has his children growing he wants there to be rich and open spaces for them to attend. Secondly he got a new job with Mass Community Center it is a glimpse into the way the government deploys public funds for a stated cause so the mission of Mass Community Center is to take this trust fund that the citizen commonwealth pays into and use it to simply advance our move towards a clean edge future. The way that this organization exist to channel and steward those funds in a responsible way to goals that the people have expressed is very compelling to him from the perspective of which what are the ways government could be a good force in the role. Some of the ways are really good and some not so good at it. The way you describe the committee is almost analogist to CEC as this body is adjacent to the City Council. He sees some of these parallels in learning about them to even become a good agent in his role so that is why he sees some overlap with his job and interest in the committee. He has been to parks in the City and he sees a lot of potential in them with meeting parents. Historical preservation is also interesting to him. He also has interest in affordable housing, energy efficiency and also utility and financial stability. This committee speaks more broadly to his interests.

Councillor Winslow asked Sam what said in terms of decision making one of the important things for the CPC is hoping to assess whether a citizen lead project is ready to proceed what kind of perspective would you bring and suggest in that Sam said if we are talking professionally he said in a software company there is an engineering team and often a project manager and the function of that role is to make sure what the business needs and what does the customer need. Is this project vetted enough, how feasible is it, is there enough support for it would be some of the questions. What are the risks in the kind of work you are proposing so his background in that seems like it would be the helpful for the CPC. In his current role they get a grant application and he does a little bit of grant work and they say we want to put our funds here. His main project is a real estate development. The nature of that project is that it is a long term project. In his role they have to say where is the project that has leverage. They can't fund everyone so they evaluate with a score sheet which says are we just trying to kick in money for a project not totally fund it. Trying to look for ways in what he feels might be the similar with the CPC projects and what kind of impact does it have on

the City. He said the challenges sound interesting to him.

Lisette Alvarado-said she is with the Friends of Roosevelt Park and she said last year when she ran most people are interested in open space. She started to realize sometimes things are happening in background that the City is not aware of. Open space has been a passion of hers we are from a mixed income community and it is important for everyone to have open space. She has studied the history of Malden and is interested in maps and history. She said affordable housing has been close to her heart also. She feels that she would be helpful with messaging and getting the word out for the CPC. She said if she was dead set against a project she would discuss it with the CPC members and then bring it up with the stakeholder. She said it is about being upfront and sometimes having uncomfortable conversations. It is asking as many questions until a project is approved.

Councillor Winslow asked how would you take into account with a narrow group of people opposing a project?

Lisette said it starts with engaging people early and talking about it to work everything out. She said she would make them feel part of the project from the start and explaining over and over that these projects are for the whole cities benefit not just one specific group. She said through organizations people don't know who to reach out to and feels like starting with the CPC she would help to get the word out about the funding available. She did ask the CPC group if they had a flyer about the application and there was no flyer. So she said you just have to say it over and over. She said when she worked at the White House they were creating slates which are the top tier of people in the country for candidates for positions. She said it was about seeing things from being to end when interviewing. She gives 100% when she jumps into something new. She said consistent messaging is key in being successful in projects. She said when we are possibly thinking of building housing we need to look into the future with forward thinking. She also thinks we need to revisit the City Plan to think where do we want to build this density because a lot of people dont want it. The CPC does need to look ahead especially with projects in general. We know that GMAC wants to open a community center and do they want to have a park attached to it. Malden is working on its first land trust experiment maybe that's something we work on in the future.

Brendan Brett-re-appointment Council confirmation as a member of the CPC. He coaches two baseball teams in the City. He is the father of three boys that go to Malden Public Schools. He and his wife are teachers in Boston Public Schools. He lived in Cambridge then Medford and have been in Malden for eight years now. He coaches soccer, basketball as well as baseball in the City. He enjoys working with kids which is why he teaches and loves to coach. He likes working in the community and being an active member of the community. Councillor Camell actually asked him if he was interested in being on the CPC and he has enjoyed his time on the Committee. He it has been interesting being on the committee. He feels it was the parliamentary procedure on the CPC at first amazed him and he has tried to bring it to the baseball board. He said Lisa has been great and saw how members can disagree on things but they work it out. He did a lot of research outside of the committee on the projects to see which ones would work out best for the City. He mentioned the overall impact of the City as far as how many people would benefit from the money for more than just the neighbors of the property or the project. He checks all the boxes to see how it will effect the City. The Hospital Site was interesting he voted for it and feels it will have a big impact on the City and it will be a good opportunity for the City. He looks forward to serving for two more years.

The following motion was made:

Motion to reappoint Brendan Brett as a member of the CPC was made by Councillor Crowe and seconded by Councillor Colon Hayes. All were in favor.

Councillor Winslow suggests scheduling Kim Brookes for next week and conduct her interview and then deliberate. The clerk of committees will schedule for her to come in next week.

Emily Granoff-zoom interview for vacant seat on CPC. Emily explained in her role in Chelsea she helps the person supporting the management of the CPC. She has been interested in applying for the CPC since she left her role with the City. She feels this group is full of people who are really dedicated with the money that is entrusted with them. She feels there is room for more professional experience with some of the projects that might be a little outside the realm of normal. She now works outside the City of Malden and she feels she could give back to this committee with the knowledge she has. She also feels that CPC should be doing everything they can to help especially with preserving affordable housing. She is less familiar with historical preservation projects she knows the ones that have come before the CPC to date but hasn't work in initiating those projects or with those applicants. Emily said the CPC has priorities and criteria for scoring grants. Those are things that the CPC talks about and agrees on in the process of creating their angle of planning. Those are touchstone for whether or not she thinks swings are a good space and in terms of if she thinks there is a better way of doing it there is a lot of space for dialogue. If she sees an application where there is a flaw or a better way of doing this dialogue would be an avenue to go about this. She does not consider herself an expert on guiding projects. She believes CPC members could guide people on certain projects but one thing she would feel is that the CPC should be giving more than the minimum amount of affordable housing they should be giving the maximum amount they can. She would love to see the CPC giving the maximum amount with affordable housing financing. She understands that the Affordable Housing Trust Fund plays an important role in providing local financing for projects. Emily did work for the city but she feels that there is no conflict of interest where she worked for OSPCD and she would have no problem to recuse herself if there was a conflict with a project she worked on resurfacing. She would look into the conflict of interest more regarding that. She feels her biggest criteria would be feasibility. How would you get the project finished. She would be interested if the project could be integrated in Malden. She would want to have conversations if they were not able to get the project finished once it is started.

Councillor Winslow said the plan is to make a decision by the end of June and they will keep in touch.

The following motion is made:

Motion to table Kim Brookes interview was made by Councillor Crowe and seconded by Councillor Colon Hayes. All were in favor.

## Other Business

### Tabled Papers

#### [133-24](#)

Council Reappointment: Brendan Brett, 32 Milton Street, Malden, MA of Ward 6 as a member of the Community Preservation Committee, appointed June 16, 2021, term to expire March 15, 2026 and to commence upon confirmation by the City Council.

**Attachments:** [Brendan Brett CPC Reappointment Letter](#)

Motion was made to take Paper #133-24 off the table by Councillor Crowe and seconded by Councillor Colon Hayes. All were in favor.

A motion was made by Councillor Crowe, seconded by Councillor Colon Hayes, that the Appointment be recommended favorably to the City Council. The motion carried by a unanimous vote.

## **Adjournment**

Motion was made by Councillor Crowe, seconded by Councillor Colon Hayes, that this meeting be adjourned at 9:13 PM.. The motion carried unanimously.