



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Public Property Committee

Councillor Luong, Chair
Councillor McDonald, Vice Chair
Councillor Linehan
Councillor Sica
Councillor Simonelli

Tuesday, January 20, 2026

6:30 PM

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

Watch the meeting with Teams: <https://tinyurl.com/29t3r8wp>

Roll Call

Present: 5 - Michelle Luong, Carey McDonald, Amanda Linehan, Jadeane Sica and Chris Simonelli

Also Present: Councillors Condon, Crowe, Colon Hayes, O'Malley, Taylor, Winslow

Maria Luise-Special Assistant to the Mayor
Christopher Mooney-Assistant City Solicitor
Zaheer Samee-Assistant City Solicitor
Dan Grover-Treasurer/Collector
Nate Cramer-Assessor
Carol Ann Desiderio-City Clerk

This meeting will have audio and video via TEAMS.

Councillor Luong called the meeting to order at 6:45 PM.

Minutes to be Approved

[38-26](#)

Minutes of December 17, 2024 to be approved.

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that the Committee Minutes of December 17, 2024 be approved. The motion carried by a unanimous vote.

Business

[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.

Attachments: [195 Beltran FY26 Q3 RE](#)[March 3-2022 Notice to Council President of land court filings_001](#)[April 29-2024 Notice to Council President of land court filings](#)[December 15-2025 Notice to Council President of land court filings](#)[Copy Malden City Council Order](#)[Ordinance 01.04.070 amendments](#)

The Clerk of Committees read the following paper into the record: Papers#16-26, 17-26, 18-26, 19-26, 20-26 into the record.

Councillor Luong explained before we start discussion on these papers she would like to invite Dan Grover, Treas/Collector to explain from start to finish how these properties got taken and asks the committee to let him complete his presentation before asking questions and there will be time for him to address any questions once he has finished.

Dan Grover presented a detailed overview of the city's tax title foreclosure process, explaining the steps from tax delinquency to Land Court judgment, including notification procedures, legal requirements, and the city's obligations regarding excess equity and outreach to property owners and heirs. The process begins when a property owner fails to pay real estate taxes for a fiscal year. The city sends demand letters and subsequent bills, and if taxes remain unpaid, a notice of intent to advertise is issued, followed by publication in the newspaper and posting notices at the property. After public notice, the city perfects a lien on the property through a tax taking, but does not immediately seize the property. The case is then referred to a tax title attorney for collections, who attempts to contact all possible owners and relatives to resolve the debt. If collections are unsuccessful, the city notifies the council, mayor, and solicitor of its intent to file a lawsuit in Land Court. The court process is lengthy and requires extensive outreach to owners and heirs, with the court hesitant to award property to the city unless all due diligence is demonstrated. If the city is awarded the property, it must appraise the property, pay off liabilities, and set aside any excess equity for heirs, holding it for up to 19 months to allow claims. The city may choose to retain or sell the property, with conditions potentially affecting the value and equity distribution. He clarified the role of abutters in the sale of nonconforming or vacant lots, explaining that properties will be listed on MLS and abutters may bid like any other party, but no direct sales or auctions are conducted.

Councillor Luong addressed a constituent who is online and explains we are not in a position right now to take their questions but asks them to please reach out and we will answer any questions they may have.

Coucillor Sica asked Dan if he could explain the difference between retaining and selling the properties.

Dan explained retaining properties would require the city to pay off all liabilities and set aside excess equity for heirs, which is costly and may not be feasible given current city resources. Selling is seen as more practical, as the city does not have funds to rehabilitate or develop the properties.

Councillor Condon expressed neighbors have reported issues with vacant properties, including trash, squatters, and rodents, particularly at 109 West Street which is in his Ward. and acknowledged the negative impact on the community and the need for timely action.

Councillor Crowe had also heard from constituents regarding the property at 109 West Street and acknowledged the negative impact on the community and the need for timely action.

Councillor Simonelli is not sure what the procedure is now with Problem Properties but feels it must be similar to when he was part of the housing task force and they would maintain properties that were abandoned such as mowing grass and cleaning up trash, with costs added to the owner's debt. He explained the MRA would send contractors to go to the properties and make sure they were up to code then have the contractors put in a bid to be able to do the cost analysis to get it up to code. He doesn't understand why it is taking so long unless it is land court holding up the process. Past initiatives included forming task forces with inspectional services, health, police, and fire departments to assess and rehabilitate properties.

Councillor Linehan explained the constituent lives in her Ward and did reach out to her with his question. His question is essentially around what the law is non conforming and therefore non buildable and does it change the scenario of what the Council would do and in that case does it give abutters a role either in subdividing or having potential to enter in land court or be able to acquire the property or does it basically proceed the same way. She said maybe this is something he can take offline and have a conversation with Dan. She is not sure if that effects our vote if the lot is not buildable and it is the only vacant parcel.

Dan said related to the abutters the abutter can keep us informed whats going on so we can monitor the property about the property in the event the City chooses to sell it would be listed through the MLS and any other person or entity would have the ability to make an offer to purchase the land. We do not auction properties anymore or have direct sales it will be listed on MLS.

Councillor Luong through the Chair asked the committee if they were prepared to take this up for a vote today or table the paper.

Councillor Sica doesn't see why we would retain any of these properties because it sounds like its more work than its worth. What they owe us and money we would have to put in we don't have right now. She entertains a motion that we sell the properties.

Dan agrees his vote would be to sell also. If you were to retain anything it would have to be property you could build on with public space.

The following motion was made:

Motion to report Papers 16-26, 17-26, 18-26, 19-26, 20-26 out favorably to sell all five properties pending judgement was made by Councillor Sica and seconded by Councillor Simonelli. Roll Call Vote was taken

Councillor McDonald said with a friendly amendment to that to say we will promptly ask the Office of Housing and Stability to reach out to our contacts at the Pierce St Condo or anybody else that's living in these properties that aren't owner occupied so that they are aware.

Councillor O'Malley clarified if this is a recommendation that these properties be sold.

Dan reiterates yes pending judgement.

A motion was made by Councillor Sica, seconded by Councillor Linehan, the

following Papers 16-26, 17-26, 18-26, 19-26 20-26 be recommended favorably to the Full City Council to sell all five properites pending judgement.

Roll Call Vote:

Yea: 5 - Councillor Luong, Councillor McDonald, Councillor Linehan, Councillor Sica and Councillor Simonelli

[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.

A motion was made by Councillor Sica, seconded by Councillor Linehan, that the Order be recommended favorably to the City Council to sell 19 Murray Hill Park. The motion carried by a unanimous vote.

Yea: 5 - Councillor Luong, Councillor McDonald, Councillor Linehan, Councillor Sica and Councillor Simonelli

[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.

A motion was made by Councillor Sica, seconded by Councillor Linehan, that the Order be recommended favorably to the City Council to sell the property at 109 West Street. The motion carried by a unanimous vote.

Yea: 5 - Councillor Luong, Councillor McDonald, Councillor Linehan, Councillor Sica and Councillor Simonelli

[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.

A motion was made by Councillor Sica, seconded by Councillor Linehan, that the Order be recommended favorably to the City Council to sell the property at 157 Columbia Street. The motion carried by a unanimous vote.

Yea: 5 - Councillor Luong, Councillor McDonald, Councillor Linehan, Councillor Sica and Councillor Simonelli

[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.

A motion was made by Councillor Sica, seconded by Councillor Linehan, that the Order be recommended favorably to the City Council to sell the property at 195 Beltran Street. The motion carried by a unanimous vote.

Yea: 5 - Councillor Luong, Councillor McDonald, Councillor Linehan, Councillor Sica and Councillor Simonelli

Other Business

Tabled Papers

[416-24](#)

Minutes of October 29, 2024 to be approved.

Adjournment

A motion was made by Councillor Sica, seconded by Councillor Simonelli, that this meeting be adjourned at 7:20 PM. The motion carried unanimously.

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