



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

Tuesday, April 2, 2024

6:30 PM

City Hall, Room #105
215 Pleasant Street

Roll Call

Present: 5 - Councillor Stephen Winslow, Councillor Karen Colon Hayes, Peg Crowe, Amanda Linehan and Craig Spadafora

Please note: Councillor Spadafora was present via zoom.

Also Present: Councillors Condon, McDonald, Sica
Zaheer Samee-Assistant City Solicitor
Maria Luise-Mayor's Office
Carol Ann Desiderio-City Clerk
Monique Ching-CPC Member
Cameron Layne-CPC Member

Councillor Winslow called the meeting to order at 6:32 PM.

Minutes to be Approved

[487-24](#) Minutes of March 12, 2024 to be approved.

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

Yea: 4 - Winslow, Councillor Crowe, Councillor Linehan and Councillor Spadafora

Business

[134-24](#) Council Reappointment: Monique Ching, 153 Salem Street Apt. BR, Malden, MA of Ward 5 as a member of the Community Preservation Committee, appointed April 19, 2022, term to expire March 15, 2026 and to commence upon confirmation by the City Council.

Attachments: [Monique Ching CPC Reappointment Letter](#)
[Questions for CPC Candidate re-appt 31824](#)

Councillor Winslow begins the meeting with the first candidate, Monique Ching and asks to tell the committee about herself, then the committee asked each candidate questions from the list they have before them. (see attached).

Monique thanked the Chair and Committee members for having her in. She has been on this committee for a few years since 2022. She said it has been a great experience being on this committee and has worked on some interesting projects. There has been a few changes with committee membership. They have started splitting votes and they are not always unanimous but that makes for some very robust discussion. They have had more applications this year than we have funding which makes it very interesting. She would like to continue and see what else we can do as work in a period of growth which she thinks it is really exciting.

Councillor Crowe question #1: Monique said once she first joined she was interested in the areas we fund housing, open spaces and preservation and feels now that she has been on the committee for a few years she understands better their impact and watching these projects go through the different phases, design and construction the questions we have to ask. She feels she looks at projects with a more critical eye now.

Councillor Colon Hayes question #2: Monique thinks CPC Members are responsible for tax payer money and noone takes that lightly and making sure they are preserving the intent of the projects but it is a burden they carry and feels everybody tries to make the best decisions they can. The balance of projects they get could be better by doing more proactive outreach and the project they voted on with the Affordable Housing Trust is an attempt to say here's another way to explore spending the housing money which they haven't had applications for.

Councillor Linehan question #3: Monique said she thinks in terms of collaboration with other boards she credits the Chair, Vice Chair and Daniel, Clerk of CPC being that conduit in communicating with relevant stakeholders and officials. She thinks she communicates with them as the conduit so there is a direct liason. She said as a board they think about how they could have a greater present at events and through media and she feels that they have made some progress in the last few years.

Councillor Spadafora question #4: Monique said the boring answer is that we have a criteria or matrix we are supposed to fill out in terms of how we rank each project and are trying to be better at that. In ranking each project she looks at the merits of how it will benefit the community and how well the applicant is situated to put the project in place. She thinks the Malden Hospital Project was interesting of all the projects. She is not an assessor and it comes with a level of controversy and weighing those factors it is a challenge. She said they landed in a place that she felt comfortable with. It is not easy to make decisions on how we are going to use tax payer money. This year we had more applications than we had money for.

Councillor Winslow asked Monique if as a committee member she is able to express her own point of view

Monique said yes she does think so. She doesn't feel she is unable to express her views or ask the right questions of applicants and feels they are quite independent as a body. Generally they make the decisions they think are best.

Councillor Winslow asked if there are projects or things you would like to see advance to the CPC that haven't happened something you think is missing
Monique mentioned the Affordable Housing Trust and wishes the CPC itself was able to get more housing projects. She feels like the project with ABCD has evolved and it has become rental assistance. She feels the CPC is a great avenue for these innovative things that have the need.

Councillor McDonald mentioned the Master Planning Process and how that could be a guide for the some of the need assessment that the CPC does each year. That process would promote a huge amount of community input. He feels they think their projections are that their budget will get tighter and tighter as the draw from the State goes down. He asked if they have had strategic conversations and how could we help with being more strategic with the planning and tightening of resources in the coming year?

Monique said yes but she doesn't know how. She said input is always helpful from people who have a bigger view than they do. We would welcome that engagement and feels we could be more strategic especially now where we are getting more applications. It is hard sometimes to only vote on the merits of the project when they are all worthy projects and feels the strategic blends would be helpful in that future scenario that we have.

Monique added when she first started on the CPC it was kind of scary to be a volunteer she is not a developer or an engineer. She suggested that in terms of new members there is training out there and she feels it would be helpful.

A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Appointment of Monique Ching be recommended favorably to the City Council. The motion carried by the following vote:

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

[135-24](#)

Council Reappointment: Cameron Layne, 11 Grape Street, Malden, MA of Ward 7 as a member of the Community Preservation Committee, appointed January 23, 2020, term to expire March 15, 2026 and to commence upon confirmation by the City Council.

Attachments: [Cameron Layne CPC Reappointment Letter](#)
[Questions for CPC Candidate re-appt 31824](#)

Councillor Winslow invites Cameron Layne to come before the committee.

Cameron said he lives at 11 Grape Street in Malden and is a retired Employee of Eversource Electric after 42 years of service. He lived in Malden for over 20 years and was originally from Cambridge. He and his wife feel very comfortable living in Malden. He is also is a member of the Malden Lions Club, Mystic River Association and also Friends of Malden Library. He tries to be community active. He is a member of the National Alliance of Mental Illness (NAMI) and he would like to be able to support the Malden Behavioral Health that is coming in.

Councillor Linehan question #1: Cameron said he was entertained to be on this committee by his Ward Councillor Neal Anderson and he felt it is important to take part in the City that we live because someone else did the work for him and he feels it is his duty to step up to the plate to do it for someone else and he feels very comfortable contributing to the community.

Councillor Spadafora question #2: Cameron said he likes to take part of being a member of the CPC because the tax money that is available where it goes to the community and each community that has a CPC sees the community enriched by the work that is being done. He refers to the open space at the Malden Behavioral Health which is one aspect of it. St. Paul's Church in Cambridge is also a part of the resource of growing housing within the Metropolitan Area and we are adjacent to a MBTA station and we are needed to make sure we mandate to have housing in the community. He

believes a CPC member should fulfill needs of the community and he finds it important to contribute and instill this on other people so that we can stay connected to the people who live here.

Councillor Colon Hayes question #3: He envisions collaborating with other boards and commission and said it always good to have that interaction with the City Council and he tries to touch bases with them at all events with issues involving the Historical and Planning Board. Malden has a deep historical energy going back to the Constitution and he said we continue to persevere. He engages with community members by communicating and talking to people even strangers sometimes to get their viewpoint of how they are doing.

Councillor Crowe question #4: Cameron said in regards to funding we know there will be many budget restraints in the future and we can't have spending's beyond our control and feels sometimes it is better to have a budget cutback and make sure we pick the right projects to not overextend ourselves. Also going back to the tax payers to ask for additional funds. He said Daniel has been a great inspiration on funding. He sits on the board and he makes recommendation and vote on what is required but the Board is run by Daniel and the Vice-Chair and Co-Chair they make that input so that we can have an understanding of which direction we are going to go. In regards to the survey that went out this is one aspect of it but it only went out to the taxpayer but it would be good to get the survey out to other people also.

Councillor Winslow question #5: Cameron said he doesn't think there is something that is missing with the CPC he likes to take what is on the plate first and not add anything else to the plate. He feels it's better off to have a small plate and keep it to the constraints which we have. He feels we have been working very well so far and there are not a lot of actual complaints or problems that have come up. He would like to see the parks being lifted up but one at a time.

Councillor McDonald asked Cameron if he sees any more strategic values having more conversations with the budget tightening and we are trying to do multi-year planning Cameron said the budget tightening is going to be to cut back instead of taking every project that comes up pick the better ones or the more important ones so you can manage your household as opposed to overspending because we cant always go to the public to ask them for money because things are going to change overtime. He feels its better off to equalize what you have in your budget as opposed to overspending.

A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Appointment of Cameron Layne be recommended favorably to the City Council. The motion carried by the following vote:

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

Other Business

Adjournment

Motion was made by Councillor Linehan, seconded by Councillor Crowe, That this meeting be adjourned at 7:14 PM. The motion carried by the following vote:

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