



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final Public Property Committee

*Councillor McDonald, Chair*  
*Councillor O'Malley, Vice Chair*  
*Councillor Spadafora*

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Tuesday, April 2, 2024

7:15 PM

City Hall, Room #105  
215 Pleasant Street

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### Roll Call

**Present:** 2 - Councillor Carey McDonald and Councillor Ryan O'Malley

**Absent:** 1 - Craig Spadafora

Also Present: Councillors Crowe, Colon-Hayes, Taylor, Linehan  
Michelle Romero-City Planner  
Zaheer Samee-Assistant City Solicitor

Councillor McDonald called the meeting to order at 7:37 PM.

### Minutes to be Approved

[488-24](#) Minutes of March 19, 2024 to be approved.

**Motion to table the minutes of March 19, 2024 by Councillor O'Malley. All in favor.**

### Business

[160-24](#) Order: That, in accordance with M.G.L. Ch. 44 Sec. 53A, the City of Malden accept a gift of funds in the form of a parcel of land from 35 Green Street, LLC, DBA Hoffs Bakery located at 0 Canal Street, known and numbered as Malden Assessor's Parcel 063 239 916, heretofore referred to as the Bike Kitchen to be utilized as a bike repair station or 'Bike Kitchen' by the general public who utilize the Northern Strand Community Trail abutting the property to the east.

**Sponsors:** Peg Crowe

**Attachments:** [property transfer docket request memo](#)

[80.110 ASTM Phase I ESA2024-01](#)

[City Council Meeting on April 9, 2024 Written comment for File](#)

[#160-24](#)

[Final Paper: 160-24](#)

*Paper #160-24*

*Councillor McDonald said we have referred this paper to committee to have further discussion and investigation since this is not something that we do and wanted to be clear on precedent. Part of the conversation at the Council Meeting was the terms that*

we are accepting this. He also asked for the current lease of the property and asked Zaheer Samee-Assistant City Solicitor if he had any legal department commentary about this lease or this process.

Zaheer said he hasn't seen the lease but he looked up the statute reference and it has to do with cities and towns accepting gifts. He didn't read the hundred page environmental report but did read the memo which summarizes the results of that and he didn't have any concerns.

Councillor McDonald noted that in the lease he read that currently Bike to the Sea was reimbursing Hoff for the portion of Real Estate Taxes for the value of the land being used which is presumably quite small. Presumably part of the value is if Hoff's remits to the City, they don't have to pay taxes and Bike to the Sea doesn't have to pay Hoff's.

Councillor O'Malley suggests accepting it with no restrictions but feels it is important to get the deed before moving forward. He suggested moving this paper out subject to Legal and Controller Office review and that a formal agreement and deed be transferred to the City from Hoff's.

Councillor McDonald suggests separating the motion into two sentences by accepting the gift of funds in the form of a parcel of land and additionally authorize the city to create an agreement of use of the property so the agreement is clear.

Zaheer said basically you are trying to accept this with no conditions. He suggests making a motion to conditionally accept the gift and approve it with the condition there are no conditions attached as a gift. He feels they would accept without conditions as it benefits Hoff's to give the City the property.

Councillor Crowe doesn't think there will be conditions attached to this property it is not attached to their building you have to go around the corner to get to it.

Councillor McDonald said he is trying to clarify it is important to separate this out, so we are not encumbering the deed with this specific usage we approve the receipt of that. We are not authorizing the specific terms of the use of the property.

Zaheer said the way you revised the motion should be fine because you have to authorize acceptance of the gift before the Mayor can actually sign the agreement.

The following motion was made and recommended out favorably to the Full Council as amended by Councillor O'Malley:

*Order: That, in accordance with M.G.L. Ch. 44 Sec. 53A, the City of Malden accept an unrestricted gift in the form of a parcel of land from 35 Green Street, LLC, DBA Hoffs Bakery located at 0 Canal Street, known and numbered as Malden Assessor's Parcel 063 239 916. The Mayor is authorized to execute an agreement for use of the parcel as the "Bike Kitchen" to be utilized as a bike repair station by the general public who use the Northern Strand Community Trail abutting the property to the east, subject to legal and purchasing review.*

*Roll Call: O'Malley-yes McDonald-yes Passes 2/0*

**A motion was made by Councillor O'Malley, seconded by Councillor McDonald, that the Order be recommended favorably as amended to the City Council:**

**Order: That, in accordance with M.G.L. Ch. 44 Sec. 53A, the City of Malden accept an unrestricted gift in the form of a parcel of land from 35 Green Street, LLC, DBA Hoffs Bakery located at 0 Canal Street, known and numbered as Malden Assessor's Parcel 063 239 916. The Mayor is authorized to execute an**

agreement for use of the parcel as the "Bike Kitchen" to be utilized as a bike repair station by the general public who use the Northern Strand Community Trail abutting the property to the east, subject to legal and purchasing review. The motion carried by a unanimous vote.

**Yea:** 2 - McDonald and Councillor O'Malley

## Tabled Papers

### 98-24

Order: Whereas, 15 Ferry Street, the M. Ida Converse Building, is one of the last existing buildings created through the philanthropy of the Converse Family; and Whereas, the Historic Commission will be holding a public hearing on the proposed demolition of said building at their meeting of Thursday, February 15, 2024 at 6:00 PM;

Now, Therefore, Be It Ordered that the City Council negotiate with the owner of 15 Ferry Street to acquire the building and land located at 15 Ferry Street (known by City Assessor's Parcel ID 075 272 211) for historic preservation through gift, purchase, land swap, or other transfer.

**Sponsors:** Ryan O'Malley

**Attachments:** [Parcel id# 075272205 used for 15 Ferry Street relocation.](#)

[100-24 City Council agenda](#)

[CPC Letter to City Council and Mayor re 15 Ferry Street](#)

[Preservation 2023.01.29](#)

[MHC to Mayor CC 2.21.24 re 15 Ferry wAtts](#)

[MHC to Mayor & CC 1.23.24 re 15 Ferry wAtts](#)

### 100-24

Order: That the City Council investigate utilizing a portion of the Ferry Street Parking Lot (known by City Assessor's Parcel ID 075 272 205) to relocate and preserve 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211).

**Sponsors:** Ryan O'Malley

**Attachments:** [Parcel id# 075272205 used for 15 Ferry Street relocation.](#)

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### 53-24

Order: That the City Council review the usage of the vacant property on Goodwin Avenue known by City Assessor's Parcel 091 776 612 and make a recommendation as to its future usage and feasibility as a community garden.

**Sponsors:** Ari Taylor

## Adjournment

Motion was made by Councillor O'Malley, seconded by Councillor McDonald, that

this be adjourned at 8:18 PM. The motion carried unanimously.