



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final City Council

Council President Amanda Linehan
Councillor at Large Karen Colon Hayes
Councillor Paul Condon
Councillor Peg Crowe
Councillor at Large Michelle Luong
Councillor at Large Carey McDonald
Councillor Ryan O'Malley
Councillor Jadeane Sica
Councillor Chris Simonelli
Councillor Ari Taylor
Councillor Stephen Winslow

Tuesday, February 24, 2026

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/3mxbetz>

1. CALL TO ORDER

Council President Linehan called the meeting to order at 7:11 PM.

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICE MEMBERS

Councillor Winslow offered an additional moment of silence for Jesse Jackson who passed away on February 17, 2026 at the age of 84.

3. ROLL CALL

Also in attendance was Prasanna Rajasekaran, Maria Luise, and Lisa Cagno.

Present - Councillors: 11 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Chris Simonelli, Ari Taylor, Stephen Winslow and Michelle Luong

4. PUBLIC COMMENT

Bruce Friedman of Marvin Street spoke on Papers 119-26, 123-26, and 129-26. There were two emails that arrived after the deadline of 4:00 PM. Councillor Winslow made a motion to suspend Council Rules to allow for the letters to be read into the record, seconded by Councillor O'Malley. Motion passed by a 11-0 voice vote. Clerk Desiderio read five emails into the record that spoke to 123, 129, and 130, each of which are attached to the history of the respective papers.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councillor Sica, seconded by Councillor Taylor to approve the Consent Agenda. The motion carried by unanimous vote.

[110-26](#)

Minutes for the meeting of January 27, 2026

The Council Minutes were approved.

[111-26](#)

Minutes of the meeting of February 3, 2026

The Council Minutes were approved.

[112-26](#)

Minutes from the meeting of February 10, 2026

The Council Minutes were approved.

[113-26](#)

Minutes from the meeting of February 17, 2026

The Council Minutes were approved.

[114-26](#)

Council Reappointment: Sheila Fermano of 140 West Street, Malden, as Cemetery Trustee, said term to expire March 1, 2031. (Confirmation not required)

The Appointment was placed on file.

[115-26](#)

Petition: Class II: Friends Auto Group LLC, 225 Eastern Avenue, Malden, 17 vehicles (Renewal)

The Petition was referred to the License Committee.

[116-26](#)

Petition: Taxi Driver: John A. Danca, 26 Highland Court, Malden (Renewal)

The Petition was referred to the License Committee.

[117-26](#)

Petition: Taxi Driver: Sophia Pepper, 290 Stephenson Aman Street Apt. 307, Somerville (Renewal)

The Petition was referred to the License Committee.

[118-26](#)

Communication: Per the requirements of MCC 2.04.030 the Malden Housing Authority respectfully submits their board approved FY2026 Annual Report.

Attachments: [Malden Housing Authority Annual Report FY2026](#)

The Communication was received and filed.

[119-26](#)

Communication: During the meeting of February 17, 2026, the Council voted by a 10-1 roll call vote to enter into Executive Session with legal counsel for the City, in accordance with Exemption Seven Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, in order to act on the periodic review of those executive session minutes listed herein to determine if release of records is appropriate at this time.

- February 3, 2026, 77-26

A motion was made by Councillor Sica, seconded by Councillor O'Malley, to release the February 3, 2026 Executive Session minutes whole and unredacted upon the

court's acceptance of the proposed settlement agreement between Tufts Construction and the City of Malden. The motion passed by a unanimous roll call vote.

Yea: Colón Hayes, Crowe, Condon, Linehan, Luong, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow

Nea: zero

Absent: zero

Sponsors: Amanda Linehan

Attachments: [Final Paper 119-26 Communication on ES February 17 2026](#)

The Communication was received and filed.

6. APPOINTMENTS & ELECTIONS

[120-26](#)

Mayoral Reappointment: Diego Barricelli of 33 Glen Street, Malden, as member of the Public Works Commission, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

Attachments: [Mayor's Reappointment Letter - Diego Barricelli](#)

A motion was made by Councillor Crowe, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[121-26](#)

Mayoral Reappointment: Diane Chuha of 19 Marion Street, Malden, as member of the Planning Board, said term to commence upon confirmation by the City Council and expire on March 1, 2031.

Attachments: [Mayor's Reappointment Letter - Diane Chuha](#)

A motion was made by Councillor Crowe, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[122-26](#)

Mayoral Reappointment: Maria D'Esposito of 81 Floral Avenue, Malden, as an associate member of the Board of Appeal, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

Attachments: [Mayor's Reappointment Letter - Maria D'Esposito](#)

A motion was made by Councillor Crowe, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[123-26](#)

Mayoral Reappointment: Yem Lip of 28 Constitution Road, Boston, as City Engineer/Director of the Engineering Department, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

Attachments: [Mayor's Reappointment Letter - Yem Lip](#)
[Public Comment on docket #123-26](#)

Councillor Crowe expressed that she felt moving forward mayoral reappointments of department heads should be referred to the Personnel/Appointments Committee to give the City Council an opportunity to check in with them and get updates or reports on anything the Body should be made aware of.

Councillors Winslow, Colon Hayes, and O'Malley supported this approach.

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by a unanimous vote.

[124-26](#)

Mayoral Reappointment: Barbara Murphy of 28 Forest Street, Malden, as the Police Commissioner, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

Attachments: [Mayor's Reappointment Letter - Barbara Murphy](#)

A motion was made by Councillor Crowe, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

[125-26](#)

Mayoral Reappointment: Anthony Rodrigues of 100 Tremont Street, Malden, as Director of Information Technology, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

Attachments: [Mayor's Reappointment Letter - Anthony Rodrigues](#)

A motion was made by Councillor Crowe, seconded by Councillor Winslow, that the Appointment be referred to the Personnel/Appointments Committee. The motion carried by a unanimous vote.

[126-26](#)

Mayoral Reappointment: Stephanie Stone of 19 Pine Street, Malden, as a member of the Planning Board, said term to commence upon confirmation by the City Council and expire on March 1, 2031.

Attachments: [Mayor's Reappointment Letter - Stephanie Stone](#)

A motion was made by Councillor Crowe, seconded by Councillor Condon, that the Appointment be confirmed. The motion carried by the following vote:

Yea: 11 - Colon Hayes, Condon, Crowe, Linehan, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow and Luong

7. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold a public hearing on a National Grid petition to install underground conduits

[127-26](#)

Petition: Massachusetts Electric Company dba National Grid Plan No. 30967378 - National Grid to install underground facilities on

Newland Street. Work in the city right of way includes two 4" steel risers on existing pole #3812 and approximately 51 ft of two 4" concrete encased Sch 40 PVC conduits from eastern side of existing pole #3812 in front of 46 Newland Street continuing in a northern direction towards the 36-54 Broadway Plaza parking lot to feed the proposed pad-mounted transformer (XRFM) for a new EV charging station. Malden, MA.

(Hearing Held)

Attachments: [46 Newland Street Petition](#)
[Abutters 46 Newland Street](#)
[Hearing Notice 46 Newland Street](#)

Due to the snowstorm the previous evening, representatives from National Grid were experiencing scheduling conflicts and weren't able to attend the public hearing.

After Council President Linehan declared the public hearing open, Katherine Campion of WS Development, owners of the Broadway Plaza, appeared before the Council and explained their plans to install six public EV chargers centrally located in the parking lot.

Councillor O'Malley inquired about the impact these plans had on green space in the lot and permit compliance regarding the potential installation. Ms. Campion described efforts to maintain green space during the installation and enhance it in the near future.

Councillor McDonald inquired about the type of EV chargers that are to be installed (Level 2 or Level 3) and pointed out that this lot has a high heat index on the heat map. They asked if WS Development could address this issue. Ms. Campion stated she would follow up on technical details and described plans to add landscaped islands to mitigate heat and storm water runoff.

Councillor Simonelli requested the petition be tabled until National Grid could attend and address specific questions relating to the petition.

There was nobody else who spoke either in favor or in opposition to this petition. Council President Linehan declared the public hearing closed.

A motion was made by Councillor Simonelli, seconded by Councillor Sica, that the Petition be tabled. The motion carried by a unanimous vote.

8. MOTIONS, ORDERS, AND RESOLUTIONS

128-26

The City Council will address the Open Meeting Law complaint submitted on February 17, 2026 (revised February 19) by Ryan O'Malley of 706A Main Street, Malden against the Council related to accusations made involving the Executive Session of February 10, 2026

Sponsors: Amanda Linehan

A motion was made by Councillor McDonald, seconded by Councillor Crowe, that the Council Item be referred to the Legal Department. The motion carried by a unanimous 10-0 voice vote. Councillor O'Malley voted present.

[129-26](#)

Resolved: That it is the sense of the Malden City Council that during this time of budgetary constraints the Council is committed to the principles of fiscal responsibility and the efficient management of public funds that prioritize essential services and long-term financial stability.

The Council wishes to demonstrate a pledge of shared sacrifice and budgetary discipline and therefore requests the Honorable Mayor Gary Christenson cut specific discretionary monies and reallocate for use in the general fund in the following ways which will result in savings of \$180,500 for the upcoming fiscal year:

1. The elimination of the line items associated with Ward Improvement Funds;
2. The elimination of the line items associated with Fourth of July Funds;

Sponsors: Jadeane Sica and Peg Crowe

Attachments: [Paper 129-26 Public Comment](#)

[Ward 6 letter Public Comment on 129-26](#)

[Comment -- Paper 129-26](#)

[Final Paper 129-26 Resolve Budget Cuts Items 3 & 4](#)

Councillor O'Malley raised a point of order regarding potential ethics violations in voting on compensation reductions and therefore recused himself from the discussion of the paper.

Councillors Sica and Crowe explained the intent of the paper was to demonstrate fiscal responsibility and shared sacrifice during a budget crisis.

Clerk Desiderio suggested splitting the paper by taking the first two line items and make them one paper and have items 3 and 4 be a separate paper.

Council President Linehan agreed with this approach, stating that for the sake of decorum and avoiding potential ethics violations the paper should be split.

Multiple Councillors, including McDonald, Condon, Winslow, Simonelli, Taylor, and Colon Hayes, debated the impact of eliminating public funding for events, highlighting concerns about equity, volunteer burnout, the importance of public investment in community events, and the practical challenges of relying solely on private fundraising.

After extensive debate, the Council voted to refer parts 1 and 2 (elimination of ward improvement and 4th of July funds) of the resolution to the Finance Committee for further discussion, while placing the compensation-related items 3 and 4 on file.

A motion was made by Councillor Simonelli, seconded by Councillor Winslow that the first half of the paper, items 1 & 2, is referred to the Finance Committee. Motion passed by a 10-0 voice vote.

A motion was made by Councillor Crowe, seconded by Councillor McDonald that the second half of the paper, items 3 & 4, is placed on file. Motion passed by a 10-0 voice vote.

[130-26](#)

Resolved: That it is the sense of the Malden City Council that no resources of the City of Malden should be used to assist with the Federal government's responsibility for civil (non-criminal) immigration enforcement in any manner not required by law,

court order, or subpoena. This includes not assisting Immigration and Customs Enforcement, Customs and Border Protection, or other Federal agencies charged with this responsibility.

The City Council asks that all city staff and representatives comply with this intent to the best of their ability and within the limits of the law. This resolution is not intended to violate any Federal law, nor shall it be interpreted to do so.

We support the protections in the US Constitution for due process and condemn aggressive and inhumane tactics of ICE agents in Malden and other communities across the country. As a diverse and immigrant-rich community, we dedicate our resources to creating a safe, livable, and welcoming community for all.

Sponsors: Carey McDonald, Stephen Winslow, Karen Colon Hayes, Jadeane Sica and Chris Simonelli

Attachments: [public comment 130-26](#)
[Final Paper 130-26 ICE Resolve](#)

Councillors McDonald and Winslow appreciated the feedback from the Mayor's office, police chief, other departments, and the public regarding their previous order. They emphasized the need to demonstrate the city's commitment to protecting its immigrant community and condemning aggressive ICE tactics.

Councillors Colon Hayes, Sica, and Simonelli expressed their support for this resolution and requested to be added as sponsors.

A motion was made by Councillor McDonald, seconded by Councillor Winslow, that the Resolution be passed. The motion carried by a unanimous vote.

9. COMMUNICATIONS

A representative from the Solicitor's Office will follow up on Paper 104-26 with an update to the Council on the investigation into the Open Meeting Law Complaint filed by Bruce Friedman of 8 Marvin Street on February 5, 2026, related to redactions made to Executive Session minutes from the meeting of January 20, 2026.

Assistant Solicitor Prasanna Rajasekaran presented his findings on the investigation into the OML filed by Bruce Friedman on February 5, 2026, stating no Open Meeting Law violation occurred.

Attorney Rajasekaran's written opinion is attached to the history of Paper 104-26. A motion was made by Councillor Crowe, seconded by Councillor Sica, to approve the report and authorize the Solicitor's Office to submit it to complainant as well as the Attorney General's Office. Motion passed by a unanimous voice vote.

10. COMMITTEE REPORTS

131-26

Committee Report: The Standing Committee on Public Property to whom was referred Paper 471 Series of 2025 having considered the same make the following report: Committee recommends this paper out to the Full Council favorably for the Treasurer to be authorized to sell the property when and if so approved by land court.

A motion was made by Councillor Luong, seconded by Councillor McDonald, that

the Committee Report be received and filed. The motion carried by a unanimous vote.

[471-25](#)

Order: The Council will vote on whether to sell or retain the property known as 33 Tufts Street, and by City Assessor's parcel identification number 078 358 819, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000313

Sponsors: Craig Spadafora

Attachments: [Final Paper 471-25 33 Tufts Land Court](#)

A motion was made by Councillor Luong, seconded by Councillor Taylor, that the Order be adopted and the Treasurer is authorized to sell the property. The motion carried by a unanimous vote.

[132-26](#)

Committee Report: The Standing Committee on Public Safety to whom was referred Paper 72 Series of 2026 having considered the same make the following report: Committee refers this paper out to the Full Council without recommendation.

A motion was made by Councillor Condon, seconded by Councillor Taylor, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[72-26](#)

Order: That, as a diverse and immigrant-rich community, the limited resources of the City of Malden shall be fully dedicated to address the local needs and priorities of Malden's residents, businesses and visitors. The goal of this order is to provide for a safe, livable and welcoming community for all. No city employees, departments, appointees, processes or representatives shall assist in fulfilling the unique and separate responsibilities of the Federal government, including immigration enforcement, or cooperate with any Federal agencies or policies contrary to the stated goal of this Order. This Order shall be followed to the maximum extent permitted by law, provided that it shall not require the City to break pre-existing contracts or agreements with Federal entities.

Sponsors: Carey McDonald and Stephen Winslow

Attachments: [Chief Cronin's Statement on 72-26](#)

[Public Comment Paper 72-26 January 27 2026](#)

[Paper 72-26 Proposed Amendment](#)

[Response to OML Allegation John Saia - January 27 2026](#)

[Final Paper 72-26 Order on Immigration Enforcement](#)

A motion was made by Councillor Sica, seconded by Councillor Winslow, that the Order be placed on file. The motion carried by a 9-2 roll call vote. Councillors McDonald and O'Malley dissenting.

[133-26](#)

Committee Report: The Standing Committee on License to whom was referred Papers 45, 47 through 51 and 85 through 96 Series of 2026 having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

Committee further recommends Paper 84 Series of 2026 out favorably with a

conditional 90 day Class II license.

A motion was made by Councillor Sica, seconded by Councillor Condon, that the Committee Report be received and filed. The motion carried by a unanimous vote.

[45-26](#)

Petition: Class II: Frank's Auto Sales, 189 Highland Avenue, Malden, 5 cars (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[47-26](#)

Petition: Livery Company: Bella Luxury Transportation, 19 Mt. Vernon Street, Malden, 1 vehicle (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[48-26](#)

Petition: Livery Driver: Michael Checca, 19 Mt. Vernon Street, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[49-26](#)

Petition: Livery Company: RubyLynn Transportation LLC, 259 Mountain Avenue, Malden, 1 vehicle (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[50-26](#)

Petition: Livery Driver: Linda Dellolacono, 259 Mountain Avenue, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[51-26](#)

Petition: Taxi Company: Malden Transportation Inc., 290 Eastern Avenue, Malden, 10 cabs (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[84-26](#)

Petition: Class II: Malden Auto Center LLC, 189 Eastern Avenue, Malden, 31 vehicles (New)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted with a 90-day conditional license. The motion carried by a unanimous vote.

[85-26](#)

Petition: Livery Company: JML Luxury, 500 Broadway Apt. 5158, Malden, 1 vehicle (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[86-26](#)

Petition: Livery Driver: Joel M. Lopez, 500 Broadway Apt. 5158, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[87-26](#)

Petition: Livery Company: Kassahun T. Damita, 411 Salem Street, Malden, 1 vehicle (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[88-26](#)

Petition: Livery Driver: Kassahun T. Damita, 411 Salem Street, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[89-26](#)

Petition: Taxi Driver: John DiDomenico, 5 Admirals Way, Chelsea (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[90-26](#)

Petition: Taxi Driver: Albert Frost, 679 Broadway Apt. 2R, Chelsea (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[91-26](#)

Petition: Taxi Driver: Christopher Jackson, 24 Surfside Road Apt. 6, Lynn (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[92-26](#)

Petition: Taxi Driver: Stephen A. Lauber, 3 Meredith Way, Rockland (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[93-26](#)

Petition: Taxi Driver: David McNamara, 51 Melrose Street #2A, Melrose (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[94-26](#)

Petition: Taxi Driver: Donald F. Porter, 500 Broadway Apt. 4110, Malden (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[95-26](#)

Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street Apt. 508, Brighton (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

[96-26](#)

Petition: Taxi Driver: Carlos F. Vargas, 290 Mishawum Road Apt. 2039, Woburn (Renewal)

A motion was made by Councillor Sica, seconded by Councillor Colon Hayes, that the Petition be granted. The motion carried by a unanimous vote.

11. EXECUTIVE SESSION

[134-26](#)

Order: That the City Council will vote to go into Executive Session with Legal Council regarding the matter of Benevolent Botanicals and 926 Eastern Avenue v. The City of Malden for the purposes of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, where such discussion in open meeting may have a detrimental effect on the litigation position of the City, if so declared by the chair. And if so allowed by the Body, to admit Maria Luise, Special Assistant to the Mayor and Ron Hogan, Chair of Cannabis Licensing and Enforcement Commission.

(Roll Call Required)

Sponsors: Amanda Linehan

Attachments: [Final Paper 134-26 Executive Session on Benevolent Botanicals on Feb 24](#)

A motion was made by Councillor Luong, seconded by Councillor Taylor, that the Order be adopted. The motion carried by the following vote:

Yea: 8 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Taylor, Winslow and Luong

Nay: 2 - O'Malley and Sica

12. PERSONAL PRIVILEGE

13. ADJOURNMENT

A motion was made by Councillor Luong, seconded by Councillor Taylor, that the meeting be adjourned to Executive Session. Council President Linehan announced the Body would not be reconvening for any further business. The motion carried by an 8-3 roll call vote. The open session concluded at 9:18 PM.

Yea: 8 - Colon Hayes, Condon, Crowe, Linehan, McDonald, Taylor, Winslow and Luong

Nay: 2 - O'Malley and Sica

CAROL ANN DESIDERIO, CITY CLERK

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