



# 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, April 30, 2024

6:15 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: Councillors Condon, Simonelli  
Alicia McNeil-City Solicitor  
Rachael Running-CPC Member

Councillor Winslow called the meeting to order at 6:22 PM.

### Minutes to be Approved

[214-24](#) Minutes of March 19, 2024 to be approved.

**A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Committee Minutes of March 19, 2024 be approved. The motion carried by a unanimous vote.**

[215-24](#) Minutes of April 2, 2024 to be approved.

**A motion was made by Councillor Colon Hayes, seconded by Councillor Crowe, that the Committee Minutes of April 2, 2024 be approved. The motion carried by a unanimous vote.**

### Business

[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](#)

**A motion was made by Councillor Linehan, seconded by Councillor Colon Hayes, that the Appointment be tabled. The motion carried by a unanimous vote.**

[140-24](#) Council Reappointment: Rachael Running, 51 Bellvale Street, Malden, MA of Ward

8 as a member of the Community Preservation Committee, appointed July 31, 2020, term to expire March 15, 2026 and to commence upon confirmation by the City Council.

**Attachments:** [Rachael Running CPC Reappointment Letter](#)

*Rachael Running thanks the committee for having her in. She has been on the committee for close to four years and feels her role has changed and her understanding of the process, her relationship with her colleagues and being able to see some of these projects through and understanding more of how the dynamics work.*

*Councillor Crowe begins with the first question from the list what motivated her to be involved with the CPC and components and impact of the CPA.*

*Rachael said she had a desire to be more involved in the community. Not just saying she loves Malden but getting involved and helping which was her motivation. She is excited that we have the CPA law in Malden being able to implement and assign actual dollars to projects for preservation, affordable housing and open space and recreation. At minimum we can fund at least 10% to each but they do have leeway to look at the projects. They look at each project in the different categories and feels like they are receiving more exciting projects as they go along.*

*Councillor Linehan asked question #2: Duties that you perceive CPC members should fulfill and how do you handle the three buckets, preservation, affordable housing and open space and recreation.*

*Rachael explained she feels that CPC members duties are to engage with each application and the process going through. Also meeting with applicants and making sure we come to the table with critical questions about feasibility, the future of the project and how it fits with the City and communities priorities. Balancing the buckets is a little tricky as we don't get as many application in two of the buckets as the third. She is excited about their partnership with the Affordable Housing Trust Fund which is one area she feels we could be impactful with that. She said she thinks there is intention with the Historical Preservation and feels we can have good conversations around restoring our history.*

*Councillor Colon Hayes asked question #3: Collaboration with other municipal boards and committees*

*Rachael said she relies on many of them on the CPA. She feels collaboration is really important and as Chair she likes to hear people talking more and her listening to the information. She learns a lot from the Chair listening as much as possible. She feels community engagement can always be improved. They do not limit public comment for any reasonable amount of time. She feels its valuable to hear as much information on the different projects. They have public information sessions and they are not well attended so they are working on more publicity. She also mentioned encouraging robustness on the applicants on their portion of community engagement.*

*Councillor Winslow question #4: Evaluation and funding recommendations*

*Rachael said she wants to see alot of voices in a project. She said it is important to see applicants have had conversations with the City and other members of the community about their projects. She wants to see a plan to move forward and support from the community on the project. Rachael explained 15 Ferry Street was the most difficult decision she had to make. By the end it was a difficult decision but it was obvious what had to happen, essentially the solution before them had to many holes before them. It did not see that there was enough community engagement and there were stability questions about the building not answered. She appreciated the owner of the property coming forward and speaking to the CPA. He made it clear what stance he was coming from but they had to make the best decision for the majority of the community.*

*Her vision for the CPA for the future would be seeing increased engagement and increased awareness. More tabling events to let people know where their tax dollars are going with the projects we are able to do and a vision of what we could do if we had more.*

*Councillor Colon Hayes thanked and wanted to say how much she appreciates the work of the CPC.*

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

The committee will review the 5 applications received for the open position on the Community Preservation Committee to determine who to call in for interviews.

*The committee reviewed the five applications they received. There is one open seat to fill. Councillor Winslow explained there is not a limit of how many applicants they can bring in it is more a matter of time. The committee decided to bring all the applicants in for interviews via zoom meeting on an off night. The clerk will reach out and see what the consensus is for a Wednesday evening in May.*

## **Other Business**

## **Adjournment**

**Motion was made by Councillor Crowe, seconded by Councillor Colon Hayes, that this meeting be adjourned at 7:06 PM. The motion carried unanimously.**