



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final Finance Committee

*Councillor McDonald, Chair*  
*Councillor Colon-Hayes, Vice-Chair*  
*Councillor Condon*  
*Councillor Crowe*  
*Councillor Spadafora*  
*Councillor Winslow*

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Tuesday, March 25, 2025

5:30 PM

City Hall, Room 108  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/2d3hf83a>

### Roll Call

**Present:** 6 - Councillor Carey McDonald, Councillor Karen Colon Hayes, Paul Condon, Peg Crowe, Craig Spadafora and Stephen Winslow

Also Present: Councillor O'Malley  
Nate Cramer-Assessor  
Dan Grover-Treasurer  
Zaheer Samee-Legal Dept

\*Please Note: Councillors Spadafora and O'Malley joined via Teams.  
Note: Councillors Winslow and Crowe joined the meeting in person at 6:05 PM.

Councillor McDonald called the meeting to order at 5:34 PM.

### Minutes to be Approved

### Business

The Finance Committee will meet with City Assessor Nate Cramer to discuss the feasibility of accepting the provisions of the HERO Act, M.G.L. c. 178 s. 23 Acts of 2024 for the benefit of increasing local flexibility for Veterans' property tax exemptions and enabling the city to double exemptions through local options and linking the annual property tax abatement to inflation.

*The committee met with Nate Cramer, Assessor to begin discussion on The Hero Act is designed to expand benefits for veterans, including vehicle sales tax exemptions and excise tax exemptions for 100% disabled veterans. The act aims to increase local flexibility for veterans' property tax exemptions and enable the city to publicly link options in the annual property tax.*

*Nate handed out a PowerPoint presentation to the committee members, detailing the benefits included in the Hero Act. The presentation highlighted the specific benefits and exemptions available to veterans, including the Purple Heart specialty license plate exemption for vehicle sales tax. He clarified that some benefits, such as the vehicle*

*sales tax exemption, are at the state level, while others, like the excise tax exemption, require local adoption. The city needs to decide whether to adopt these local options to provide the benefits to veterans. The Hero Act creates new ways for municipalities to increase property tax exemptions for veterans. These exemptions include doubling the current amount and indexing to the cost of living. However, the city would not receive additional reimbursement from the state for these increased exemptions. (See attached)*

*Councillor McDonald requested additional data from Nate and Dan, on the number of veterans receiving 100% disability compensation and the potential cost of extending property tax exemptions, including the number of people in each exemption category and the potential cost and present the findings at the next meeting.*

[177-25](#)

Assessor's Hero Act attachment for Finance Committee Meeting March 25, 2025.

**Attachments:** [Assessor Hero Act 32525](#)

## Other Business

### Tabled Papers

[74-25](#)

Order: That the appropriation enumerated below, being in the amount of \$14,500 be appropriated from the Community Preservation Act Fund for the following project: St. Paul's Parish Envelope Assessment Project:

Historic Preservation Reserve	\$14,500
Total Appropriation	\$14,500

**Sponsors:** Carey McDonald

**Attachments:** [St. Paul's Parish Envelope Recommendation Letter Feb 4 2025](#)  
[Mayor's Letter of Support 2 6 2025](#)

*The appropriation of \$14,500 from the Community Preservation Act Fund for the St. Paul's Parish Envelope Assessment project was taken off the table and discussed. The funds will be used to assess the condition of the building and determine necessary repairs.*

*It was agreed to include language in the grant to ensure that the funds are not used for religious restoration. This condition is to comply with legal requirements and avoid funding explicitly religious items or purposes.*

*Legal considerations were discussed, including the need to avoid using public funds for religious purposes. The grant will focus on assessing the structural integrity of the building rather than any religious artifacts or iconography.*

*Motion was made by Councillor Winslow and seconded by Councillor Crowe to amend Paper #74-25 by adding the following condition to the St. Paul's Parish grant "that funds not be used to repair or restore any items whose sole purpose is religious."*  
*Roll Call Vote was taken.*

**A motion was made by Councillor Crowe, seconded by Councillor Winslow, that Paper 74-25 be taken from the table. Roll Call Vote: Colon-Hayes-yes Crowe-yes**

Condon-yes Spadafora-yes Winslow-yes McDonald-yes  
Passes 6/0

Motion was made to amend Paper #74-25 by Councillor Winslow and seconded by Councillor Crowe to read: grant not to be used to repair or restore any item whose sole purpose is religious.

Roll Call Vote: Colon-Hayes-yes Crowe-yes Condon-yes Spadafora-yes  
Winslow-yes McDonald-yes  
Passes 6/0

Motion was made by Councillor Winslow seconded by Councillor Crowe to recommend the paper out favorably as amended to the Full Council.

Roll Call Vote: Colon-Hayes-yes Crowe-yes Condon-yes Spadafora-yes  
Winslow-yes McDonald-yes  
Passes 6/0

## Adjournment

A motion was made by Councillor Winslow, seconded by Councillor Condon, that this meeting be adjourned at 6:24 PM.

Roll Call Vote: Colon-Hayes-yes Crowe-yes Condon-yes Spadafora-yes  
Winslow-yes McDonald-yes  
Passes 6/0

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