



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Agenda - Final City Council

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

Tuesday, December 16, 2025

7:00 PM

City Council Chambers
215 Pleasant Street
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/4x8k9ajx>

1. CALL TO ORDER

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

3. ROLL CALL

4. GUESTS, CITIZEN ACHIEVEMENT, AND ANNOUNCEMENTS

Guest Speaker: Anne D'Urso-Rose of Urban Media Art will appear before the City Council to give a presentation on the re-launch of Neighborhood View and promote their community introductory workshop in January.

5. PUBLIC COMMENT

6. CONSENT AGENDA

[475-25](#)

Minutes for the meeting of November 18, 2025

[476-25](#)

Minutes for the meeting of November 25, 2025

Recommendation is the above minutes are approved

[477-25](#)

Communication: From Beta Group, Inc. regarding Revere-Malden Improvements at Route 1 Northbound MassDOT Project #610543

Attachments:

[MassDOT Project #610543](#)

[478-25](#)

Communication: Respectfully submitted from city staff communication and revised layout of Hospital Road and Savin Street per the Widening and Relocation Plan dated August 25, 2025, revised September 10, 2025. Both documents are to be attached to Paper 344-25 that was adopted by a vote of 10-1 at the Full Council meeting of September 2, 2025.

Attachments:

[MemoPaper#344-25 and 478-25 Dec2025Final](#)
[2400092-W&R-9-10-25](#)

Recommendation is the above two Communications be received and placed on file

[479-25](#)

Order: That the Mayor is authorized to exercise the City's option to acquire, for consideration of \$1,155,000 and by purchase, gift and/or eminent domain, approximately 6.79 acres of the former Malden Hospital property described in a deed recorded with the Middlesex South District Registry of Deeds in Book 53096, Page 507, which funds are provided by grants under the Community Preservation Act and a Parklands Acquisitions and Renovations for Communities (PARC) grant and which parcel shall be held for and dedicated to recreational purposes under the provisions of MGL c. 45, §3 in perpetuity, and, further, to grant a conservation restriction on said parcel, as required by MGL c. 44B, §12(a)

Sponsors:

Craig Spadafora

[480-25](#)

Resolve: To apply for, accept, and expend a grant from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs, Division of Conservation Services' Parkland Acquisitions and Renovations for Communities (PARC) Grant Program

Sponsors:

Craig Spadafora

Recommendation is the above Order and Resolve be referred to the Public Properties Committee

7. MOTIONS, ORDERS, AND RESOLUTIONS

[481-25](#)

Order: That the Council approve the 2026 Schedule of Council Meetings

Sponsors:

Amanda Linehan

Attachments:

[Council Calendar 2026](#)

8. COMMUNICATIONS

A representative from the Solicitor's Office will present to the Council, their findings in the investigation of the Open Meeting Law Complaint filed by Jadeane Sica on November 19, 2025 as was discussed with Paper 458-25

9. ENROLLED PAPERS**377-25**

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.060 Subsection B(3) OFFSITE PARKING FACILITIES is hereby amended by adding 'An annual' between non-refundable and application and by striking '\$100 per vehicle' and inserting the following: '\$200, a base fee of \$100 for the first nine parking spaces and \$20 per each additional parking space over nine.'

Sponsors:

Jadeane Sica

Attachments:

[Current 6.08.060 Offsite Parking Facilities](#)

[Memo on Open Air Parking Lot Fee Structure 6.18.2025 352-25](#)

[Projected revenue open air lots](#)

407-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.08.100 Subsection A 2(b) USED CAR DEALERS is hereby amended by striking it in its entirety and inserting the following in its place: 'a release signed by the applicant, authorizing city personnel to access the applicant's criminal record;'

Sponsors:

Jadeane Sica

Attachments:

[Current 6.08.100 Used Car Dealer Ordinance](#)

10. COMMITTEE REPORTS**482-25**

Committee Report: The Standing Committee on License to whom was referred Papers 430-431 and 449 through 452 Series of 2025, having considered the same make the following report:

430-25

Petition: Livery Company: LuxyLane Black Car LLC, 64 Oliver Street, Malden, 1 vehicle (New)

431-25

Petition: Livery Driver: Jacqueson Voltaire, 64 Oliver Street, Malden (New)

449-25

Petition: Class II: Hub Starters & Alternators, 172 Broadway, Malden, 4 cars (Renewal)

450-25

Petition: Class II: Maxima Auto Sales Corp., 105-109 Broadway, Malden, 35 cars (Renewal)

451-25

Petition: Class II: Maxima Auto Sales II, 77 Broadway, Malden, 66 cars (Renewal)

452-25

Petition: Class II: Smart Buy USA, Inc., 495 Broadway, Malden, 22 cars (Renewal)

483-25

Committee Report: The Standing Committee on Finance to whom was referred Paper 363 Series of 2025, having considered the same make the following report: Committee recommends the Paper out favorably to the Full Council as amended to read:

Instructions to voters

Order: That the City shall include the following instructions to the inhabitants of the City of Malden on the ballot of the Special Municipal Election to be held on March 31, 2026;

Questions 1A and 1B are separate questions. You may vote for or against each question independently. Each question requires a majority of those voting on that question to pass. If more than one question passes, the question with the highest dollar amount will prevail.

1A

Order: That the City of Malden hold a Special Municipal Election on March 31, 2026 and to include the following ballot question: Shall the City of Malden be allowed to assess an additional \$5,400,000 in real estate and personal property taxes for the purposes of stabilizing the City's budget and to support ongoing city services across all departments, including public schools, public safety, public library, public works and general government, for which the monies will be used for the fiscal year beginning July 1, 2026? A yes vote would support an increase in real estate and personal property taxes beginning with fiscal year 2027 (7/1/26 to 6/30/27). A no vote would make no change to the current tax structure.

1B

Order: That the City of Malden hold a Special Municipal Election on March 31, 2026 and to include the following ballot question: Shall the City of Malden be allowed to assess an additional \$8,200,000 in real estate and personal property taxes for the purposes of stabilizing the City's budget and to support ongoing city services across all departments, including public safety, public library, public works, general government as well as increased funding required by law for the public schools, for which the monies will be used for the fiscal year beginning July 1, 2026? A yes vote would support an increase in real estate and personal property taxes beginning with fiscal year 2027 (7/1/26 to 6/30/27). A no vote would make no change to the current tax structure.

[363-25](#)

Order: That the City of Malden hold a Special Municipal Election on March 31, 2026 and to include the following ballot question:

Shall the City of Malden be allowed to assess an additional \$5,400,000 in real estate and personal property taxes for the purposes of stabilizing the City's budget and to support ongoing city services across all departments, including public schools, public safety, public library, public works and general government, for which the monies will be used for the fiscal year beginning July 1, 2026?

A yes vote would support an increase in real estate and personal property taxes beginning with fiscal year 2027 (7/1/26 to 6/30/27).

A no vote would make no change to the current tax structure.

Sponsors:

Amanda Linehan and Stephen Winslow

Attachments:

[Mayor's Memo to the City Council 9 25 2025](#)

[Public Comment September 30](#)

[Graph Printouts 22x 28 \(2\)](#)

[Graph Printouts 28x 22 \(3\)](#)

[FY2026 General Fund Summary Oct 2026](#)

[Steps Taken to Implement Budget Savings Oct 2025](#)

[363-25 New Growth & Ec Dev Presentation Oct 21 2025](#)

[FY2025 ACTUALS](#)

[FY2025 Grants](#)

[FY2025 OPIOID SETTLEMENT FUNDS](#)

[2025 ACTUALS](#)

[P&E Report-Quarter 1 2025 \(January-March\)](#)

[P&E Report-Quarter 2 2025 \(April-June\)](#)

[P&E Report-Quarter 3 2025 \(July-September\)](#)

[Copy of AllApprovedRequestsTrackingCurrent](#)

[Council Override Concerns](#)

[Winslow Motion Related to Paper 363-25](#)

[Mayor's Finance Memo for 12 9 2025](#)

[Hogan Handout Fin 12925](#)

[Ranaghan Handout Fin 12925](#)

[484-25](#)

Committee Report: The Standing Committee on Personnel and Appointments to whom was referred Paper 468 Series of 2025, having considered the same make the following report:

[468-25](#)

Mayoral Appointment: Denise Balboni-Cowie, 81 Newland Street, Malden, as a member of the License Board, said term to commence upon confirmation by the City Council, and to expire June 5, 2026.

Attachments:

[Mayor's Appointment Letter - Denise Balboni-Cowie](#)

11. EXECUTIVE SESSION[485-25](#)

Order: That the City Council will vote whether to go into Executive Session with legal counsel for the City for the purpose of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) for the purpose of discussing strategy as to possible future litigation related to grants, 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 Alex Pratt, Director of the Office of Strategic Planning and Community Development.

(Roll Call Required)

Sponsors:

Amanda Linehan

12. TABLED PAPERS[99-24](#)

Resolve: That it is the sense of the City Council that the Body would like the Community Preservation Committee to reconsider the application for historic preservation of 15 Ferry Street, the M. Ida Converse Building, (known by City Assessor's Parcel ID 075 272 211) in a modified form so as to preserve the building through an alternative location for the building.

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.](#)

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

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

[Re 5 7 24 Public Comment](#)

[MHC to Mayor CC 15 Ferry 10.23.25 wAtts](#)

[278-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 12.12 USE REGULATIONS is hereby amended to add 12.32.030.E CERTIFICATE OF REGISTRATION FOR SHORT TERM RENTALS

Attachments:

[Malden Registered Voter Petition Signed for STR Ordinance Adoption](#)

[Letter to City Council petition adoption of STR ordinance in Malden](#)

[PROPOSED SHORT TERM RENTAL ORDINANCE CITY OF MALDEN](#)

13. PERSONAL PRIVILEGE

14. ADJOURNMENT

CAROL ANN DESIDERIO, CITY CLERK

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at mluise@cityofmaiden.org or 781-397-7000 Ext. 2005

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www.cityofmaiden.org/captions