



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Minutes - Final City Council

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

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Tuesday, April 23, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the live stream on YouTube:

<https://www.youtube.com/live/-23cZlguZlg?si=QgBj9xdetKUbNT0W>

### 1. CALL TO ORDER

*Council President Winslow called the meeting to order at 7:10 PM.*

### 2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE IN HONOR OF SERVICEMEN & WOMEN

### 3. ROLL CALL

*Also in attendance was Maria Luise, Alicia McNeil, and several members of the public.*

**Present - Councillors:** 10 - Karen Colon Hayes, Paul Condon, Peg Crowe, Amanda Linehan, Carey McDonald, Ryan O'Malley, Jadeane Sica, Craig Spadafora, Ari Taylor and Stephen Winslow

**Absent - Councillors:** 1 - Chris Simonelli

### 4. PUBLIC COMMENT

### 5. CONSENT AGENDA

#### Approval of the Consent Agenda

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

[189-24](#)

Minutes for the meeting of April 9, 2024

**The Council Minutes were approved.**

[190-24](#)

Mayoral Reappointment: Allyson Pardek, 15 Winn Terrace, Malden, as a member of the Commission on Energy Efficiency and Sustainability, having served since April

11, 2018, term to expire April 11, 2026 (Confirmation not required)

**Attachments:** [Mayor's Reappointment Letter - Allyson Pardek](#)

**The Appointment was placed on file.**

[191-24](#)

Petition: Extended Hours: Boston Pole Fitness, 888 Eastern Avenue Unit 10, Malden, Hours: 7 days, 4am - 2am (New)

**The Petition was referred. to the License Committee.**

[192-24](#)

Petition: Fortune Teller: Chris Burgan Full Heart Tarot, 73 Linden Avenue #1, Malden (New)

**The Petition was referred. to the License Committee.**

[193-24](#)

Petition: Outdoor Parking: Andreas Tsistos, 25 Florence Street, Malden, 34 spaces (Renewal)

**The Petition was referred. to the License Committee.**

[194-24](#)

Petition: Outdoor Parking: Andreas Tsistos, 29 Madison Street, Malden, 40 spaces (Renewal)

**The Petition was referred. to the License Committee.**

[195-24](#)

Petition: Outdoor Parking: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 12 spaces (Renewal)

**The Petition was referred. to the License Committee.**

[196-24](#)

Petition: Outdoor Parking: Robert McNulty, 28 Cedar Street, Malden, 14 spaces (Renewal)

**The Petition was referred. to the License Committee.**

[197-24](#)

Petition: Outdoor Parking: Three C Realty Trust, 54 Winter Street, Malden, 22 spaces (Renewal)

**The Petition was referred. to the License Committee.**

[198-24](#)

Petition: Pool Tables: AOH Division 12, 259 Charles Street, Malden, 1 table (Renewal)

**The Petition was referred. to the License Committee.**

[199-24](#)

Petition: Pool Tables: Club 24, Inc. 787 Salem Street, Malden, 2 tables (Renewal)

**The Petition was referred. to the License Committee.**

[201-24](#)

Petition: Pool Tables: Italian American War Vets, 40 Oakland Street, Malden, 1 table (Renewal)

**The Petition was referred. to the License Committee.**

[202-24](#)

Petition: Pawnbroker: Gold & Diamonds Etc. Inc. 27-29 Pleasant Street, Malden (Renewal)

**The Petition was referred. to the License Committee.**

[203-24](#)

Petition: Second-Hand Dealer: Gold & Diamonds Etc. Inc. 27-29 Pleasant Street, Malden (Renewal)

**The Petition was referred. to the License Committee.**

[204-24](#)

Petition: Second-hand Dealer: AM Design Jewelry, 664 Salem Street, Malden (Renewal)

**The Petition was referred. to the License Committee.**

[205-24](#)

Petition: Second-hand Dealer: GameStop, 44 Broadway Suite A-110, Malden (Renewal)

**The Petition was referred. to the License Committee.**

[206-24](#)

Petition: Self-Service Gas Station: Gibbs Oil Co. LP, 728 Main Street, Malden (Renewal)

**The Petition was referred. to the License Committee.**

[207-24](#)

Petition: Self-Service Gas Station: Wash Depot I, Inc. 333 Eastern Avenue, Malden (Renewal)

**The Petition was referred. to the License Committee.**

## **6. COMMUNICATIONS**

[208-24](#)

Communication: From Council President Winslow regarding Community Preservation Committee vacancy: the committee on Personnel/Appointments has received 5 applications for the open position on the Community Preservation Committee. The Personnel/Appointments committee will review them to determine who to call in for interviews.

**Attachments:** [Final Paper: 208-24](#)

**A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the Communication be placed on file. The motion carried by a unanimous vote.**

## **7. COMMITTEE REPORTS**

[209-24](#)

Committee Report: The Standing Committee on License to whom was referred Papers 171, 172, 173, 174, & 175 Series of 2024, having considered the same make the following report:

**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.**

[171-24](#)

Petition: Lodging House: Top Tier Properties, LLC, 33 Maple Street, Malden

(Renewal)

**A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be granted. The motion carried by a unanimous vote.**

[172-24](#)

Petition: Open-Air Parking Lot: TJ Automotive, 315 Pleasant Street, Malden, 15 spaces (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be referred to the License Committee. The motion carried by a unanimous vote.**

[173-24](#)

Petition: Pool Tables: Loyal Order of Moose, Lodge 1910, 562 Broadway, Malden, 2 tables (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be granted. The motion carried by a unanimous vote.**

[174-24](#)

Petition: Pawnbroker: Art Carl Jewelers & A.C. Loan, 56 Pleasant Street, Malden (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be granted. The motion carried by a unanimous vote.**

[175-24](#)

Petition: Second-Hand Dealer: Art Carl Jewelers & A.C. Loan, 56 Pleasant Street, Malden (Renewal)

**A motion was made by Councillor Sica, seconded by Councillor O'Malley, that the Petition be granted. The motion carried by a unanimous vote.**

[210-24](#)

Committee Report: The Standing Committee on Finance to whom was referred Papers 176 and 177 Series of 2024, having considered the same make the following report:

*Due to her involvement with one of the organizations set to receive money through the CDBG Budget, Councillor Crowe made a motion to recuse herself from any votes having to do with Papers 210-24, 176-24, and 177-24, seconded by Councillor Sica. Motion carried by a unanimous vote.*

*Due to their involvement with one of the organizations set to receive money through the CDBG Budget, Councillor Sica made a motion to recuse herself and Councillor Spadafora from any votes having to do with Papers 210-24, 176-24, and 177-24, seconded by Councillor Spadafora. Motion carried by a unanimous vote.*

*Councillors Crowe, Sica, and Spadafora vacated the Chamber during discussion.*

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

[176-24](#)

Order: The City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Office of Strategic Planning & Community Development for Fiscal Year 2025, including all understanding and assurances contained therein on or substantially in

the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

**Sponsors:** Carey McDonald

**Attachments:** [Mayor's Letter CDBG Submittal](#)  
[Mayor's Proposed CDBG Budget](#)  
[Final Paper: 176-24](#)

*The Finance Committee voted to amend paper 176-24 by adding "plus 20% of program income received" to 4. Planning, Admin & Management under Program Description.*

**A motion was made by Councillor McDonald, seconded by Councillor Condon, that the Order be adopted as amended by the Finance Committee. The motion carried by the following vote:**

**Yea:** 7 - Colon Hayes, Condon, Linehan, McDonald, O'Malley, Taylor and Winslow

**Recused:** 3 - Crowe, Sica and Spadafora

### [177-24](#)

Order: That the Mayor be authorized to file an application for grants under the Housing and Community Development Act of 1974 and the Cranston-Gonzalez Housing Act of 1990 (CDBG Budget).

**Sponsors:** Carey McDonald

**Attachments:** [Mayor's Letter CDBG Submittal](#)  
[Mayors Proposed CDBG Budget](#)  
[Final Paper: 177-24](#)

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

**Yea:** 7 - Colon Hayes, Condon, Linehan, McDonald, O'Malley, Taylor and Winslow

**Recused:** 3 - Crowe, Sica and Spadafora

### [211-24](#)

Committee Report: The Standing Committee on Community Engagement and Inclusion to whom was referred Paper 138 Series of 2022, having considered the same make the following report: Committee recommends this paper out favorably as amended by striking the title and body of the paper and inserting in its place with the following:

**A motion was made by Councillor Colon Hayes, seconded by Councillor O'Malley, that the Committee Report be received and filed. The motion carried by a unanimous vote.**

### [138-22](#)

Resolve: That the City of Malden City Council establish "The Malden Youth Council" Ad Hoc Committee with three (3) City Councillors as voting members assigned by the Council President; to provide an opportunity for the youth of Malden and foster civic engagement and an opportunity to be involved and participate in local

government to acquire a greater knowledge of and appreciation for local government through active participation in the system.

**Sponsors:** Karen Colon Hayes, Amanda Linehan and Carey McDonald

**Attachments:** [Youth Board Presentation for City Council April 25 2023](#)  
[Community Engagement and Inclusion Presentation 13124](#)  
[Community Engagement and Inclusion Updated Presentation 22124](#)

*Councillor O'Malley asked to be added as a co-sponsor on this paper.*

*Amended to add "After the Community Engagement and Inclusion Committee (CEIC) chooses the 12 appointments they would be put forth the full City Council to be confirmed as members of the MYC."*

**A motion was made by Councillor Taylor, seconded by Councillor Spadafora, that the Order be amended. The motion carried by a unanimous vote.**

**A motion was made by Councillor Colon Hayes, seconded by Councillor O'Malley, that the Order be adopted as amended. The motion carried by a unanimous vote.**

## **8. 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 2023.01.29](#)  
[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](#)

### **185-24**

Order: That 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.

**Sponsors:** Peg Crowe and Ryan O'Malley

**Attachments:** [Ch30B Manual Chapter 8 Real Property\(2\)](#)

## **9. PERSONAL PRIVILEGE**

## **10. ADJOURNMENT**

A motion was made by Councillor O'Malley, seconded by Councillor Crowe, that the meeting be adjourned. The motion carried by a unanimous vote.  
Meeting adjourned at 8:38 PM.

**CAROL ANN DESIDERIO, CITY CLERK**