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Annual Report

of

PINE BANKS PARK

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January 2026

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Budget for Fiscal 2027

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Report of Activities

for

Calendar 2025

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## PINE BANKS PARK



*Resurfaced Track & Baseball Field  
ADA Upgrades to Dog Park*

2026 Report of the Trustees



Clerk's Certificate  
Pine Banks Park

A meeting of the Board of Trustees of Pine Banks Park was held at 3:30 P.M. on Tuesday, May 19, 2026, due notice of which was given to all members in advance thereof, at 350 Main Street, Malden, Massachusetts.

Present at the meeting were the following members:

C. Henry Kezer, of Melrose, Presiding, Hon Gary Christenson, Mayor of Malden, Hon Jennifer (Jen) Grigoraitis, Mayor of Melrose, Dana F. Brown, of Malden, Peter M. Carroll, of Malden, John W. Lynch, of Melrose and Richard C. Rudolph, at large.

A quorum was declared present and voting.

Section 6. of St. 1905, Chap. 393 states:

The board shall annually in the month of January make a full report to the cities of Malden and Melrose of its receipts and expenditures, with its estimate of the amount required for maintenance for the ensuing year.

Section 7. of St. 1905, Chap. 393 states:

The Cities of Malden and Melrose shall in their annual appropriation bills each appropriate and place at the disposal of said board one half of the amount determined by said board to be necessary for the maintenance of said property for that year, and set forth in its annual report as provided in section six.

Wherefore, the Annual Report of Pine Banks Park for January 2026, containing the Budget for the fiscal year 2027, and the report of the Superintendent of operations for Calendar 2025 was presented for the consideration of the board.

Upon motion duly made and seconded, it was unanimously:

VOTED: To adopt the report and budget, and submit the same to the Cities of Malden and Melrose for the purposes set forth in St. 1905, Chap. 393.

A true copy

May 19, 2026

*C. Henry Kezer*

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C. Henry Kezer, Clerk

**TAX RATE RECAPITULATION**  
**Fiscal Year 2026**

**I. TAX RATE SUMMARY**

la. Total amount to be raised (from page 2, IIe)	\$ 275,064,812.92
lb. Total estimated receipts and other revenue sources (from page 2, IIIe)	157,765,842.07
lc. Tax Levy (Ia minus Ib)	\$ 117,298,970.85
ld. Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) Ic above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	80.395151	94,302,684.94	10,668,664,663.00		
Net of Exempt			8,272,369,916.00	11.40	94,305,017.04
Open Space	0.000000	0.00	0.00	0.00	0.00
Commercial	10.629284	12,468,040.61	729,904,930.00	17.08	12,466,776.20
Net of Exempt					
Industrial	4.472844	5,246,599.63	307,146,813.00	17.08	5,246,067.57
<b>SUBTOTAL</b>	<b>95.497279</b>		<b>11,705,716,406.00</b>		<b>112,017,860.81</b>
Personal	4.502721	5,281,645.66	309,198,480.00	17.08	5,281,110.04
<b>TOTAL</b>	<b>100.000000</b>		<b>12,014,914,886.00</b>		<b>117,298,970.85</b>

MUST EQUAL 1C

**Signatures**

Assessors

[Nathaniel Cramer, Assessor , Malden , ncramer@cityofmalden.org 781-397-7100 | 11/5/2025 10:59 AM](#)  
 Comment:  
[Robert Donnelly, Assessor , Malden , bdonnelly@cityofmalden.org 781-397-7100 | 11/5/2025 11:03 AM](#)  
 Comment:

**Documents**

No documents have been uploaded.

Do Not Write Below This Line --- For Department of Revenue Use Only

**Reviewed By:** Susan Whouley  
**Date:** 11/26/2025  
**Approved:** Thomas Guilfoyle  
**Director of Accounts:** Deborah A. Wagner

**TAX RATE RECAPITULATION**  
**Fiscal Year 2026**

**I. TAX RATE SUMMARY**

la. Total amount to be raised (from page 2, IIe)	\$ 153,156,526.11
lb. Total estimated receipts and other revenue sources (from page 2, IIIe)	57,379,485.00
lc. Tax Levy (Ia minus Ib)	\$ 95,777,041.11
ld. Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) Ic above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	91.381093	87,522,106.61	7,643,650,879.00		
Net of Exempt			7,630,448,612.00	11.47	87,521,245.58
Open Space	0.000000	0.00	0.00	0.00	0.00
Commercial	4.398646	4,212,892.98	204,431,461.00	20.61	4,213,332.41
Net of Exempt					
Industrial	0.650430	622,962.96	30,229,400.00	20.61	623,027.93
<b>SUBTOTAL</b>	<b>96.430169</b>		<b>7,878,311,740.00</b>		<b>92,357,605.92</b>
Personal	3.569831	3,419,078.56	165,911,460.00	20.61	3,419,435.19
<b>TOTAL</b>	<b>100.000000</b>		<b>8,044,223,200.00</b>		<b>95,777,041.11</b>

MUST EQUAL 1C

**Signatures**

**Assessors**

Sarah MacLellan, Assessor , Melrose , smaclellan@cityofmelrose.org 781-979-4103 | 12/3/2025 11:36 AM  
 Comment:  
 Lee A Phalen, Assessor , Melrose , smaclellan@cityofmelrose.org 781-979-4103 | 12/3/2025 12:42 PM  
 Comment:  
 Cathy A Gulino, Assessor , Melrose , smaclellan@cityofmelrose.org 781-979-4103 | 12/3/2025 12:19 PM  
 Comment:

**Documents**

No documents have been uploaded.

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**Reviewed By:** Susan Whouley  
**Date:** 12/09/2025  
**Approved:** Anthony Rassias  
**Director of Accounts:** Deborah A. Wagner

<b>Municipal Funding Formula</b>	<b>Fiscal 2027</b>
<b>Pine Banks Park</b>	
<b>Chapter 393 of 1905; as Amended by Chapter 162 of 1906</b>	

<b>Total Assessed Valuation - All Classes</b>		<b>Smaller Assessed Value</b>	
<b>Real Property Excluding Municipal and Tax Exempt Property</b>		City of Melrose	\$ 7,878,311,740.00
		"1 Percent"	\$ 78,783,117.40
<b>Prior Fiscal Year</b>	2026	"1/150th Part" of 1%	\$ 525,220.78
<b>City</b>		<b>Maximum Budget Requisition</b>	
	<b>Total Assessed Value</b>	City of Melrose - 50%	\$ 525,220.78
City of Malden	\$ 11,705,716,406	City of Malden - 50%	\$ 525,220.78
City of Melrose	\$ 7,878,311,740	<b>Total</b>	<b>\$ 1,050,441.57</b>

**Statutory Excerpt: St. 1905 Chapter 393; amended by St. 1906 Chapter 162**

**Section 6.**

*Said Board of trustees shall have the absolute control and management of the property, and shall have power to make rules and regulations regarding its use and management, in such manner as it shall deem best.*

*The board shall annually in the month of January make a full report to the cities of Malden and Melrose of its receipts and expenditures, with its estimate of the amount required for maintenance for the ensuing year. Its expenditures in any year shall not exceed the sum of the appropriations for that year and the income at the disposal of said trustees by reason of any gifts received under the authority of section two of this act.*

**Section 7.**

*The cities of Malden and Melrose shall in their annual appropriation bills each appropriate and place at the disposal of said board one half of the amount determined by said board to be necessary for the maintenance of said property for that year, and set forth in its annual report as provided in section six.*

*If either of said cities shall in any year fail to make such appropriation, the said board shall upon the written request of said donors or their heirs or devisees who may then hold their estate, reconvey said property to said heirs or devisees free from all trusts;*

*but the amount required of each city by said board to work a forfeiture shall not in any year exceed one one hundred and fiftieth part of one per cent of the assessed valuation for the preceding year of the city having the smaller assessed valuation.*

*Said cities may, if in their judgment the proper maintenance or improvement of said property shall require it, appropriate in equal amounts and place at the disposal of said board sums in excess of the amount which said board is hereby authorized to require of said cities.*

Pine Banks Park - Budget Summary - Fiscal Year 2027							4:08 PM	27-Apr-26	Budg Code
1	<b>Compensation &amp; Benefits Summary</b>	Prior FY	Budget	\$ increase	% increase	/City	Increase/City	Maid	Meir
2	Salaries & Wages	\$ 270,106.89	\$ 278,210.10	\$ 8,103.20	3.00%	\$ 139,105.05	\$ 4,051.60		
3	Pensions, Benefits & Insurance	\$ 195,730.11	\$ 200,121.25	\$ 4,276.40	2.18%	\$ 100,060.63	\$ 2,138.20		
4		---	---	---	---	---	---		
5	<b>Total from Compensation Schedule</b>	<b>\$ 465,837.00</b>	<b>\$ 478,331.35</b>	<b>\$ 12,494.34</b>	<b>2.68%</b>	<b>\$ 239,165.67</b>	<b>\$ 6,189.80</b>		
6	<b>Utilities</b>	Budget	Budget	\$ increase	% increase	/City	Increase/City		
7	Telephone	\$ 11,000.00	\$ 7,680.00	(\$ 3,320.00)	-30.18%	\$ 3,840.00	(\$ 1,660.00)	52217	522000
8	Electric <sup>1</sup>	\$ 40,000.00	\$ 19,000.00	(\$ 21,000.00)	-52.50%	\$ 9,500.00	(\$ 10,500.00)	52218	522500
9	Fuel/Heating Oil	\$ 11,000.00	\$ 9,000.00	(\$ 2,000.00)	-18.18%	\$ 4,500.00	(\$ 1,000.00)	54311	530800
10		---	---	---	---	---	---		
11	<b>Total</b>	<b>\$ 62,000.00</b>	<b>\$ 35,680.00</b>	<b>(\$ 26,320.00)</b>	<b>-42.45%</b>	<b>\$ 17,840.00</b>	<b>(\$ 13,160.00)</b>		
12	<b>Insurance</b>	Budget	Budget	\$ increase	% increase	/City	Increase/City		
13	Liability	\$ 10,500.00	\$ 10,500.00	\$ 0.00	0.00%	\$ 5,250.00	\$ 0.00	52418	543201
14	Auto Ins	\$ 5,750.00	\$ 5,750.00	\$ 0.00	0.00%	\$ 2,875.00	\$ 0.00	52417	544330
15	D & O Liab.	\$ 2,500.00	\$ 2,500.00	\$ 0.00	0.00%	\$ 1,250.00	\$ 0.00		
16	Fire Ins <sup>2</sup>	\$ 15,000.00	\$ 15,000.00	\$ 0.00	0.00%	\$ 7,500.00	\$ 0.00	52415	544320
17		---	---	---	---	---	---		
18	<b>Total</b>	<b>\$ 33,750.00</b>	<b>\$ 33,750.00</b>	<b>\$ 0.00</b>	<b>0.00%</b>	<b>\$ 16,875.00</b>	<b>\$ 0.00</b>		
19	<b>Vehicles</b>	Budget	Budget	\$ increase	% increase	/City	Increase/City		
20	Gasoline/Grease	\$ 7,000.00	\$ 7,000.00	\$ 0.00	0.00%	\$ 3,500.00	\$ 0.00	54312	531000
21	Repair & Maint MVE	\$ 6,000.00	\$ 6,000.00	\$ 0.00	0.00%	\$ 3,000.00	\$ 0.00	52250	527500
22		---	---	---	---	---	---		
23	<b>Total</b>	<b>\$ 13,000.00</b>	<b>\$ 13,000.00</b>	<b>\$ 0.00</b>	<b>0.00%</b>	<b>\$ 6,500.00</b>	<b>\$ 0.00</b>		
24	<b>Maintenance</b>	Budget	Budget	\$ increase	% increase	/City	Increase/City		
25	Repair & Maint Bldg	\$ 10,000.00	\$ 10,000.00	\$ 0.00	0.00%	\$ 5,000.00	\$ 0.00	52252	527700
26	Field/Park Maint.	\$ 110,000.00	\$ 110,000.00	\$ 0.00	0.00%	\$ 55,000.00	\$ 0.00	54319	535100
27		---	---	---	---	---	---		
28	<b>Total</b>	<b>\$ 120,000.00</b>	<b>\$ 120,000.00</b>	<b>\$ 0.00</b>	<b>0.00%</b>	<b>\$ 60,000.00</b>	<b>\$ 0.00</b>		
29	<b>Supplies &amp; Materials</b>	Budget	Budget	\$ increase	% increase	/City	Increase/City		
30	Office Supplies	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5.00%	\$ 525.00	\$ 25.00	54310	530500
31	Clean/Disinfect	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5.00%	\$ 525.00	\$ 25.00	54325	532000
32	Paint	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5.00%	\$ 525.00	\$ 25.00	54332	533000
33	Hardware	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5.00%	\$ 525.00	\$ 25.00	54330	533500
34	Lumber	\$ 1,000.00	\$ 1,050.00	\$ 50.00	5.00%	\$ 525.00	\$ 25.00	54334	537200
35	Misce Expenses	\$ 6,600.00	\$ 7,000.00	\$ 400.00	6.06%	\$ 3,500.00	\$ 200.00	57247	528804
36		---	---	---	---	---	---		
37	<b>Total</b>	<b>\$ 11,600.00</b>	<b>\$ 12,250.00</b>	<b>\$ 650.00</b>	<b>5.60%</b>	<b>\$ 6,125.00</b>	<b>\$ 325.00</b>		
38	<b>Professional Services</b>	Budget	Budget	\$ increase	% increase	/City	Increase/City		
39	Audit & Accounting	\$ 26,000.00	\$ 32,850.00	\$ 6,850.00	26.35%	\$ 16,425.00	\$ 3,425.00	5300	528600
40	Web Site/Scheduling Admin	\$ 10,000.00	\$ 10,000.00	\$ 0.00	0.00%	\$ 5,000.00	\$ 0.00		529000
41		---	---	---	---	---	---		
42	<b>Total</b>	<b>\$ 36,000.00</b>	<b>\$ 42,850.00</b>	<b>\$ 6,850.00</b>	<b>19.03%</b>	<b>\$ 21,425.00</b>	<b>\$ 3,425.00</b>		
43	<b>Eqpmt/Caplt Purch</b>	Budget	Budget	\$ increase	% increase	/City	Increase/City		
44	<b>Last Year &amp; Continuing</b>								
45	Ballfield Project Amortization <sup>2</sup>	\$ 202,588.36	\$ 151,941.27	(\$ 50,647.09)	-25.00%	\$ 75,970.64	(\$ 25,323.55)	58539	551044
46	Supplemental Facility Shed	\$ 97,195.33	\$ 97,195.33	\$ 0.00	0.00%	\$ 48,597.67	\$ 0.00		
47	Resurf Ballfld & Playgmd Loan \$1.25 MM	\$ 153,656.30	\$ 153,656.30	\$ 0.00	0.00%	\$ 76,828.15	\$ 0.00		
48		---	---	---	---	---	---		
49	<b>Total Last &amp; Continuing</b>	<b>\$ 453,439.99</b>	<b>\$ 402,792.90</b>	<b>(\$ 50,647.09)</b>	<b>-11.17%</b>	<b>\$ 201,396.45</b>	<b>(\$ 25,323.55)</b>		
50	<b>New Initiatives</b>								
51									
52	Ventrac 2120M Sidewalk Snow Removal	\$ 31,041.00	\$ 0.00	(\$ 31,041.00)	-100.00%	\$ 0.00	(\$ 15,520.50)		
53	Toro Groundsmaster® 3500-D Mower	\$ 0.00	\$ 45,815.00	\$ 45,815.00	100.00%	\$ 22,907.50	\$ 22,907.50		
54	Buffalo Cyclone Mega 3 Debris Blower	\$ 0.00	\$ 10,443.35	\$ 10,443.35	100.00%	\$ 5,221.68	\$ 5,221.68		
55		---	---	---	---	---	---		
56	<b>Total New Initiatives</b>	<b>\$ 31,041.00</b>	<b>\$ 56,258.35</b>	<b>\$ 25,217.35</b>	<b>81.24%</b>	<b>\$ 28,129.18</b>	<b>\$ 12,608.68</b>		551020
57		---	---	---	---	---	---		
58	<b>Total</b>	<b>\$ 484,480.99</b>	<b>\$ 459,051.25</b>	<b>(\$ 25,429.74)</b>	<b>-5.25%</b>	<b>\$ 229,525.63</b>	<b>(\$ 12,714.87)</b>		
59	<b>Summary</b>	Budget	Budget	\$ increase	% increase	/City	Increase/City		
60	<b>Compensation and Benefits line 5</b>	<b>\$ 465,837.00</b>	<b>\$ 478,331.35</b>	<b>\$ 12,494.34</b>	<b>2.68%</b>	<b>\$ 239,165.67</b>	<b>\$ 6,189.80</b>		
61									
62	Operating Expenses								
63	Utilities line 11	\$ 62,000.00	\$ 35,680.00	(\$ 26,320.00)	-42.45%	\$ 17,840.00	(\$ 13,160.00)		
64	Insurance line 18	\$ 33,750.00	\$ 33,750.00	\$ 0.00	0.00%	\$ 16,875.00	\$ 0.00		
65	Vehicles line 23	\$ 13,000.00	\$ 13,000.00	\$ 0.00	0.00%	\$ 6,500.00	\$ 0.00		
66	Maintenance line 28	\$ 120,000.00	\$ 120,000.00	\$ 0.00	0.00%	\$ 60,000.00	\$ 0.00		
67	Supplies & Materials line 37	\$ 11,600.00	\$ 12,250.00	\$ 650.00	5.60%	\$ 6,125.00	\$ 325.00		
68	Professional Services line 42	\$ 36,000.00	\$ 42,850.00	\$ 6,850.00	19.03%	\$ 21,425.00	\$ 3,425.00		
69		---	---	---	---	---	---		
70	<b>Operating Expenses lines 60 - 67</b>	<b>\$ 276,350.00</b>	<b>\$ 257,530.00</b>	<b>(\$ 18,820.00)</b>	<b>-6.81%</b>	<b>\$ 128,765.00</b>	<b>(\$ 9,410.00)</b>		
71		---	---	---	---	---	---		
72	<b>Eqpmt/Caplt Purch line 56</b>	<b>\$ 484,480.99</b>	<b>\$ 459,051.25</b>	<b>(\$ 25,429.74)</b>	<b>-5.25%</b>	<b>\$ 229,525.63</b>	<b>(\$ 12,714.87)</b>		
73	<b>Total</b>	<b>\$ 1,226,667.99</b>	<b>\$ 1,194,912.60</b>	<b>(\$ 31,755.40)</b>	<b>-2.59%</b>	<b>\$ 597,456.30</b>	<b>(\$ 15,935.07)</b>		
74	Statutory Mandate Amount	\$ 1,009,446.33	\$ 1,050,441.57	\$ 40,995.23	4.06%	\$ 525,220.78	\$ 20,497.62		
75	Total Budget Amount	\$ 1,226,667.99	\$ 1,194,912.60	(\$ 31,755.40)	-2.59%	\$ 597,456.30	(\$ 15,877.70)		
76	Amount Over/(Under) Mandate	\$ 217,221.66	\$ 144,471.03	(\$ 72,750.63)	-33.49%	\$ 72,235.52	(\$ 36,375.31)		

<sup>1</sup> Heat Fieldhouse - new building

<sup>2</sup> Full Amortization Feb 2027

**Pine Banks Park - - - Fiscal Year 2027** 4:08 PM 27-Apr-26

Compensation & Benefits Summary		Prior FY	Budget	\$ increase	% increase	/City	Increase/City
<b>Salaries &amp; Wages</b>							
1	Superintendent <sup>J</sup>	\$ 92,700.00	\$ 95,481.00	\$ 2,781.00	3.00%	\$47,740.50	\$1,390.50
2	Skilled Laborer	\$ 53,500.59	\$ 55,105.61	\$ 1,605.02	3.00%	\$27,552.80	\$802.51
3	Skilled Laborer	\$ 51,438.42	\$ 52,981.57	\$ 1,543.15	3.00%	\$26,490.78	\$771.58
4	Skilled Laborer (mechanic)	\$ 50,677.35	\$ 52,197.67	\$ 1,520.32	3.00%	\$26,098.83	\$760.16
5	Skilled Laborer (part time)	\$ 15,450.00	\$ 15,913.50	\$ 463.50	3.00%	\$7,956.75	\$231.75
6		---	---	---	---	---	---
7		---	---	---	---	---	---
8	<b>Total</b>	<b>\$ 263,766.36</b>	<b>\$ 271,679.35</b>	<b>\$7,912.99</b>	<b>3.00%</b>	<b>\$135,839.67</b>	<b>\$3,956.50</b>
9							
10	Reserve for Overtime	\$ 6,340.54	\$ 6,530.75	\$ 190.21	3.00%	\$3,265.38	\$95.11
11							
12	<b>Total Current Compensation</b>	<b>\$ 270,106.89</b>	<b>\$ 278,210.10</b>	<b>\$8,103.20</b>	<b>3.00%</b>	<b>\$139,105.05</b>	<b>\$4,051.60</b>
<b>Pensions, Benefits &amp; Insurance</b>							
13							
14	<b>Pension Benefits</b>						
15	Pensions Benefits Active Staff <sup>I</sup>	\$ 71,637.00	\$ 71,637.00	\$ 0.00	0.00%	\$35,818.50	\$ 0.00
16	Pension Benefits to Retirees	\$ 55,043.28	\$ 55,043.28	\$ 0.00	0.00%	\$27,521.64	\$ 0.00
17		---	---	---	---	---	---
18	<b>Total Pension Benefits</b>	<b>\$ 126,680.28</b>	<b>\$ 126,680.28</b>	<b>\$ 0.00</b>	<b>0.00%</b>	<b>\$63,340.14</b>	<b>\$ 0.00</b>
19							
20	<b>Health Insurance</b>						
21	Health Insurance Active Staff	\$ 49,799.94	\$ 52,411.34	\$ 2,611.40	5.24%	\$26,205.67	\$1,305.70
22	Health Insurance Retirees	\$ 14,520.48	\$ 16,185.48	\$ 1,665.00	11.47%	\$8,092.74	\$832.50
23		---	---	---	---	---	---
24	<b>Total Health Insurance</b>	<b>\$ 64,320.42</b>	<b>\$ 68,596.82</b>	<b>\$ 4,276.40</b>	<b>6.65%</b>	<b>\$34,298.41</b>	<b>\$2,138.20</b>
25							
26	<b>Misce</b>						
27	Employers % Life Insurance	\$ 904.80	\$ 904.80	\$ 0.00	0.00%	\$452.40	\$ 0.00
28	Employers % Medicare Tax	\$ 3,939.35	\$ 3,939.35	\$ 0.00	0.00%	\$1,969.68	\$ 0.00
29	Unemployment Insurance H	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 0.00	\$ 0.00
30	Workingman's Compl	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 0.00	\$ 0.00
31	Sick Leave Buyback	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 0.00	\$ 0.00
32		---	---	---	---	---	---
33	<b>Total Miscellaneous</b>	<b>\$ 4,844.15</b>	<b>\$ 4,844.15</b>	<b>\$ 0.00</b>	<b>0.00%</b>	<b>\$2,422.08</b>	<b>\$ 0.00</b>
34		---	---	---	---	---	---
35	<b>Total Pensions &amp; Insurance<sup>J</sup></b>	<b>\$ 195,844.85</b>	<b>\$ 200,121.25</b>	<b>\$ 4,276.40</b>	<b>2.18%</b>	<b>\$100,060.63</b>	<b>\$2,138.20</b>
36	<b>Total Current Compensation</b>	<b>\$ 270,106.89</b>	<b>\$ 278,210.10</b>	<b>\$8,103.20</b>	<b>3.00%</b>	<b>\$139,105.05</b>	<b>\$4,051.60</b>
37	<b>Total Pensions &amp; Insurance<sup>J</sup></b>	<b>\$ 195,844.85</b>	<b>\$ 200,121.25</b>	<b>\$ 4,276.40</b>	<b>2.18%</b>	<b>\$100,060.63</b>	<b>\$2,138.20</b>
38	<b>Total Compensation</b>	<b>\$ 465,951.74</b>	<b>\$ 478,331.35</b>	<b>\$12,379.60</b>	<b>2.66%</b>	<b>\$239,165.67</b>	<b>\$6,189.80</b>

Reserve for Overtime Reconciliation.			
41	Year Round Budgeted Amount	\$ 271,679.35	
42	Per week (52)	\$ 5,224.60	
43	Reserve - 1.25 x One Week	\$ 6,530.75	

**Notes:**

- 46 Administered through and with current payments made through the City of Melrose HR Department.
- 47 Reimbursements from the City of Malden - estimated quarterly --> **\$ 59,791.42**
- 48 Annualized Increase o/ prior yr --> **2.66%**
- 49 Active employee pension cost based on per capita cost over all Melrose Employees.
- 50 H Unemployment Insurance funded semi-annually and if a PB employee is laid off Malden will contribute 1/2 actual cost.
- 51 I Melrose self insures Workingman's Compensation and Malden will pay 1/2 of claims as they actually occur.
- 52 Cost might change if employees or retirees change their benefits during Open Enrollment with effective date of change July 1.
- 53 J Prior year costs adjusted due to Superintendent hired mid year at higher compensation.



**ANNUAL REPORT  
OF  
PINE BANKS PARK**

**Fiscal Year 2026**

**July 1, 2025 through June 30, 2026**

**Board of Trustees**

C. Henry Kezer, President and Chairman, Melrose  
Dana F. Brown, Malden  
Peter M. Carroll, Malden  
John Lynch, Melrose  
Gary Christenson (Ex Officio), Mayor of Malden  
Jen Grigoraitis (Ex Officio), Mayor of Melrose  
Richard Rudolph, Treasurer (Provisional at-Large)

**Staff Members of Pine Banks Park**

Brian P. Mulrenan, Superintendent  
Russell P. Kezer, Skilled Laborer  
John Wright, Skilled Laborer  
Frank Celona, Mechanic/Skilled Laborer

**Liaisons**

Robert Carrillo - Melrose  
Steven Fogarty - Melrose AD  
Julie Turner – Malden  
Charlie Conefrey – Malden AD

## Report of the Superintendent.

As Superintendent of Pine Banks Park, I submit the following report for the year 2025. I accepted the Superintendent's position in September of 2024. I come with over 25 years in the turfgrass industry and over thirteen years in the municipality sector.

There have been many major capital improvements to the Park within the last year, including 10,000 square feet of new Bluegrass/Fescue sod to the track soccer field, and to the edges where infield meet outfield on natural grass and softball fields. We also did 3,000 square feet on the soccer goal mouth area on natural grass baseball outfield. Also adding four porta potty units by the storage containers near the track. This will ease the use of units by the maintenance building, and will be more convenient for those people on the track or track field and softball area. We have also moved to cleaning twice a week for all units in The Park during peak season.

Thanks to the Trustees and the Pine Bank Park Foundation. We have purchased significant equipment to help improve the conditions at the Park and the safety of the workers. The overall objective of purchasing these pieces of equipment is to bring as many cultural and agronomical services in-house so we don't have to rely on somebody else's schedule and cost.

The Park has seen increased hours and usage for more than ten years in a row.

The natural grass softball field (SB1) here at Pine Banks saw 990 hours of use in 2025. With the majority of that coming in March 80 hours, April 178 hours, and 230 hours in May. The tough part of that is that it's the spring growing season trying to establish grass and roots for the summer.

The natural grass track field at Pine banks (SF2) saw 900 hours of use in 2025 which is mainly used for soccer. Springtime turf is divided into two side by side fields. Fall it is used as one big varsity soccer field and youth on weekends. The majority use comes in March 85 hours. April 180 hours May 120 hours and October 155 hours.

To put it into perspective, the average youngster takes about 5,000 steps per game and let's average 20 players both teams during a game so that is 100,000 steps per game. Now 100,000 times 900 hours that's 90,000,000 steps / footprints with cleats on that natural grass field a year!

The natural grass baseball / soccer field (BB1) at Pine Banks saw 1,078 hours of play in 2025. The majority in April 110 hours, May 140 hours, September 126 hours and October 140 hours. We convert the outfield to soccer usually late August around the 27th or 28<sup>th</sup>, with the outfield becoming a JV soccer field. Based on the above computation, the outfield sees about 350 hours of soccer in the fall out there. That's around 35,000,000 steps / footprints with cleats on that outfield.

The running track saw 80 hours of events in 2025, with a few track meets in late spring. There is a daily flow of locals getting their steps in on the track. We have added barrels and benches for our daily track walkers.

The synthetic turf baseball field (BB2/SF1) had 1,190 hours of usage, with the majority being baseball. After a late opening due to installing the new turf, it had 700 hours: field hockey 290 hours; soccer 200 hours. This field was been resurfaced in the early spring, with new turf and with a synthetic pitcher's mound and home plate areas.

Field RF1, the Turf Multi Sports Field, had 1,460 hours of usage in 2025, with the majority being soccer with 750 hours, and Rugby with 370 hours for top sports. We also had many hours of Lacrosse, Flag football, Pop Warner football, Melrose Youth football, and cricket on this multi-sport field.

The cross-county course saw 187 hours of running in fall of 2025, with new updated trails.

The picnic sites had 600 hours of permitted usage in 2025.

The over 6,485 hours of usage at our park has been a very busy

### **Scheduled Field Usage**

#### **Malden**

Varsity JV and Freshmen baseball  
Varsity and JV soccer  
Varsity JV in freshman field hockey High school cross country  
Girls' varsity and JV lacrosse  
Boys' varsity and JV lacrosse  
Malden youth soccer  
Malden Babe Ruth baseball  
Malden Pop Warner Football  
Malden youth softball

#### **Melrose**

Varsity JV and freshman baseball Boys varsity and JV soccer  
High school girls' varsity and JV soccer  
High school girls' Field hockey  
High school girls' varsity softball homefield  
High school girls' lacrosse  
High school boys' lacrosse Melrose Babe Ruth  
Pop water football  
Melrose youth soccer  
Melrose youth lacrosse

### **Other organizations:**

Kendall Wanderers FC soccer Melrose running club  
Mystic River Rugby Club home field  
Melrose men's softball league  
Malden Youth flag football  
Nor' Easter's baseball club  
Ultimate Frisbee League Cricket Club

Lasell University Division 3 Men's college baseball team (Home field 2026 Season)  
Curry College Men's Division 3 Baseball team

Dean College Men's Division 3 Baseball team

MIAA:

2025 Baseball State Championship Tournament

Division 2 Semi Finals

Reading vs Dartmouth

**A list of some of the Special Events**

Melrose Running Club Mother's Day 5 k Bread of Life Walk

Malden, who YMCA road race Malden YMCA summer camp Melrose Victorian Fair Road Race

Malden Halloween spooktacular

Malden Green Fair

Numerous Malden and Melrose school field days

Fishing Derby

Santa's Christmas Celebration

Melrose High School varsity softball senior night Hunt's Photo & Video Expo

Respectfully submitted

*Brian P. Mulrenan*

Superintendent

## Equipment Purchases – Fiscal 2026 Ventrac SSV Sidewalk Snow Vehicle

This newly acquired sidewalk plow has kept the snow under control from Forestdale to Wyoming, and in addition can put down ice melt at the same time.



# FAIRY HOUSE FESTIVAL







# GREEN MALDEN FESTIVAL





**PINE BANKS PARK FISHING DERBY**





## **Pine Banks Park - Trustees' Notes 2026**

### **Contributions.**

In support of various projects, the trustees received the following contributions during the fiscal year:

- The Adelaide Breed Bayrd Foundation continued its grant of \$250,000 over five years. Total contributions from them now exceed \$1 million for park improvements. This completes that undertaking.
- The Adelaide Breed Bayrd Foundation contributed \$25,000 for the purpose of acquiring miscellaneous equipment, improvements and other initiatives.
- The Adelaide Breed Bayrd Foundation contributed \$5,000 for the hiring of a student from Malden as an intern during the late Spring and Summer.
- The Piccolo Family Charitable Foundation contributed \$25,000 for the purpose of acquiring miscellaneous equipment, improvements and other initiatives.
- The Piccolo Family Charitable Foundation contributed \$5,000 for the hiring of a college student as an intern from the city of Melrose during the late Spring and Summer.

### **Capital Projects – Adelaide Breed Bayrd Foundation Loan - Update.**

In 2024, the Trustees identified capital projects that require attention in the Park, including:

- Resurfacing of the second baseball field (BB2) originally constructed in 2007;
- Reconstruction and renovation of the playground, originally constructed in 1994;
- Maintenance and repair of the track, originally constructed in 2013.
- Resurfacing of the Sylvan Street parking lot, originally constructed in 2013.
- Upgrade areas for better compliance and access under the Americans with Disabilities Act.

Since then, we have identified additional projects.

- The installation of the maximum number of Pickleball Courts, consistent with available funds, and without the increased costs of environmental remediation, or disturbance of the fire access road to Mt. Ephriam. This would appear at present to allow at least one Pickleball Court with space available for two additional.
- The area of woods to the Southeast of the Rugby Field (RF1) has tested positive for high lead concentrations, requiring this area to be segregated by a temporary fence. The fire access road and Cross-Country Course run through this area, and are similarly marked with a temporary fence.

The Adelaide Breed Bayrd Foundation (ABBF) has previously advanced a loan for \$800,000 towards the completion of the Converse Field House. ABBF advanced \$1.25 million to fund these improvements over ten years at 4.25% per annum. This has been funded as projects were identified and work performed, with interest accruing only on amounts advanced during the first year of the term. Payments on this loan facility have been included in the FY 2027 budget.

ABBF is a local Foundation, the Trustees of which all grew up in Malden and Melrose, and all of whom spent many days at Pine Banks Park. It is gratifying to them that a portion of their portfolio of fixed income instruments can be dedicated to the improvements at Pine Banks Park with demonstrable local effect.

Projects completed to date are as follows:

- Resurfacing of the second baseball field (BB2)
- Reconstruction and renovation of the playground
- Resurfacing of the track.
- Resurfacing of the Sylvan Street parking lot and upgrade areas for better compliance and access under the Americans with Disabilities Act.

**Pine Banks Park – Budget Summary – Fiscal 2027 Line-Item Notes.**

Pine Banks Park organizes its funding into three parts:

Part I Income - Compensation and Benefits. Lines 1 – 5

The Park 'Leases' its employees from the City of Melrose. All compensation and benefits are administered through the Human Resources Department of the City of Melrose, and the entire scope of the costs are shown on the Park Budget. The City of Malden advances to the City of Melrose one half of the amounts required quarterly as shown on the reconciliation. We include all costs related to benefits, health insurance and retirement to be sure that the amounts are shared equally. The process was put into place in November 2012, and has been working extremely well, with thanks to the Human Resources Department of Malden and Melrose. Detail information is shown on the Compensation & Benefits Summary. Total compensation is showing a 2.68% increase.

Part II Income – Operations - Budget Summary Lines 6 - 42.

These expenditures are made through a segregated central operating account at the Park, funded by monthly disbursements from each city. This has allowed a more accurate and timely control over expenses, which previously were made by each city on a per-expenditure basis. It also provides a more accurate basis for budgeting. The process has indicated areas to focus for more effective application of resources. These figures show a reduction on line 70 of \$18,820,00, or -6.81% from last year. The figures in the red box represent funds advanced from each city during the year.

Part III Income - Equipment and Capital Purchases Lines 43 - 58.

Capital expenses and acquisitions are shown on lines 43 - 58. These items are allocated and billed to each city as they are incurred during the year. Line 45 is the continuing amortization payment for the field improvements, which shows a reduction of \$56,647.09, as the loan fully amortizes in February 2027. Line 46 is for the supplemental funding of the Field Utility Building. Line 47 is for debt service on the new ABBF Loan of \$1.25 million.

Line 53 is for a Toro Groundsmaster 3500-D Mower, which is to replace a similar lawn mower now over 10 years old. Line 54 is for a Buffalo Cyclone Mega 3 Debris Blower, which is maintenance equipment recommended by the company that installed the track.

Conclusion.

The Summary of expenditures is on lines 59 through 72. The Statutory Mandate is shown on line 74, and due to growth in assessed values has grown \$40,995.23 this year to \$1,050,441.57. The proposed budget is \$1,194,912.60 and exceeds the mandate by \$144,471.03, attributable largely to capital improvements. The amount exceeding the Statutory Mandate decreased \$72,750.63 this year.

The Trustees wish to express their appreciation to the citizens of Malden and Melrose for making this project possible. Those contributions together with the private grants that we continue to receive have permitted the Park to greatly improve its services for the citizens of both communities.

Respectfully submitted,

C. Henry Kezer, President & Chairman.



*Buffalo Cyclone Mega 3 Debris Blower*



*Toro Groundsmaster® 3500-D Mower*



