

Alicia A. McNeil  
City Solicitor



Zaheer A. Samee  
Assistant City Solicitor

Christopher Mooney  
Assistant City Solicitor

Prasanna Rajasekaran  
Assistant City Solicitor

Mark E. Rumley  
Special Counsel

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May XX, 2026

**SENT VIA EMAIL:** [info@opencommonwealth.org](mailto:info@opencommonwealth.org)

Bruce Friedman  
8 Marvin St.  
Malden, MA 02148

**Re: Response to Open Meeting Law Complaint ~ April 16, 2026 City Council  
Executive Session Meeting Minutes**

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Mr. Friedman:

This letter is in response to your Open Meeting Law complaint dated April 16, 2026 related to the Malden City Council. The Executive Sessions (“ES”) minutes complained of are for the following seven meeting minutes ~ September 21, 2021, March 14, 2023, April 30, 2024, October 14, 2025, October 28, 2025, December 16, 2025, and February 24, 2026 (“Subject Dates”). In summary, your complaint alleges that the Council:

- ❖ Failed to regularly review the above referenced (“ES”) minutes for release;
- ❖ Entered ES without valid exemptions and without identifying matters discussed;
- ❖ Withheld the above-referenced ES minutes without legitimate reason.

The City denies these allegations.

**A. Regular Review of ES Minutes.**

The Open Meeting Law requires City Council to “at reasonable intervals, review the minutes of executive sessions to determine if the provisions of this subsection warrant continued non-disclosure.” See G.L. c. 30A, § 22(g)(1). The law further provides in section 2, that if there had not been a review, pursuant to G.L. c. 30A, § 22(g)(1), that “the public body shall perform the review and release the non-exempt minutes, or any portion thereof, not later than the body’s next meeting or 30 days, whichever first occurs.”.

For this allegation to be considered, the Open Meeting Law requires that it must be filed with the public body within 30 days of the alleged violation, or if the occurrence of the violation could not have been reasonably known at the time of its occurrence, then within 30 days of the date it reasonably should have been discovered. *See* G.L. c. 30A, § 23(b). The Attorney General does not consider the date which the complainant realized there was a violation; rather, it considers the date the violation *should have* been discovered. In other words, when would this violation reasonably have been discoverable? *Easton Board of Selectmen* (OML Declination 2.18.2014).

In the instant case, these alleged violations for the Subject Dates were not timely raised. Although these meetings were held in ES, they were all properly noticed via the City Agenda. (*See Exhibit 1*). If there was a violation, the allegations were discoverable 30 days after ES were held each of the Subject Dates. *West Bridgewater Board of Water Boarders* (OML Declination 2.1.17); *Middleton Planning Board* (OML Declination 11.21.16); and *Ware Conservation Board* (OML Declination 12.15.14).

Thus, the Attorney General should decline to opine on this allegation as the complaint for each of the Subject Dates were untimely raised.

**B. Matters Identified on the Agenda or by the Chair Were Discussed in Executive Session Under the Proper Exemption.**

Based on the ES minutes having *not* been released for the Subject Dates, the Attorney General cannot find a violation as the complainant has no knowledge of what was discussed at any of the ES meetings. The complaint references seven (7) *other* meeting minutes to provide *an example* of this allegation<sup>1</sup>, which is speculative and conjecture. The City Council cannot be expected to respond to speculations. Absent the complainant providing sufficient evidence to the contrary, the Attorney General should decline to opine.

Additionally, the City Council cited the proper exemption to enter ES. The Open Meeting Law permits public bodies to enter ES for ten enumerated purposes. *See* G.L. c. 30A, § 21(a). One purpose for ES is to “discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.” *See* G.L. c. 30A, § 21(a)(3). Here, the ES for the Subject Dates cited the proper exemption, Purpose 3 for discussion of litigation strategy (*See Exhibit 1*).

The Attorney General should (1) decline to opine as to what was discussed in the ES on the Subject Dates as it would be conjecture; and (2) find that the ES for the Subject Dates were held under the proper exemption (Purpose 3).

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<sup>1</sup> These examples are provided for all three alleged violations.

**C. There was a Legitimate Reason to Withhold the Above-Referenced ES Minutes.**

ES meeting minutes may be withheld from disclosure for several reasons. In this case, the reason stated for withholding the Subject Minutes was the following:

*Under Open Meeting Law, M.G.L. c. 30A, s. 22(f) certain executive session meeting minutes are being withheld “as publication may defeat the lawful purpose[s] of the executive session”. Under the Public Records Law, these same sets of executive session meeting minutes are being withheld based on attorney-client privilege. (See Suffolk Construction Co. v. Division of Capital Asset Management, 449 Mass. 609, 619 (2007)) The meetings were held in executive session with the City Solicitor and City officials (attorney-client relationship); the City officials sought legal advice from the City Solicitor; and the communications of these meetings have not been waived.*

*For the above reasons, the following meeting minutes are withheld from public release 9/21/2021, 3/14/2023, 4/30/2024, 10/14/2025, 10/28/2025, 12/16/2025, and 2/24/2026.*

(See Exhibit 2)

The Open Meeting Law gives public bodies the right to withhold ES minutes “in their entirety” (*emphasis added*) when “an executive session is held pursuant to clause (2) or (3) of subsections (a) of section 21” as publication of these minutes would jeopardize the City’s litigating position. See G. L. c. 30A, § 22(f).

In accordance with G.L. c. 30A, § 22(f) the lawful purpose that these meetings were held was to discuss strategy with respect to litigation. Releasing these minutes would defeat the lawful purpose of the executive session. See G.L. c. 30A, § 22(a)(3). Accordingly, the City Council acted in compliance with the Open Meeting Law by withholding the above-referenced minutes.

The City Council did not violate the Open Meeting Law per the attached allegations in the Complaint. Therefore, the City Council requests that the Attorney General find no violations.

Sincerely,

*Alicia A. McNeil*

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Alicia A. McNeil

Enclosure: Open Meeting Law Complaint dated 4.16.2026 by Mr. Friedman with his attachments

cc: Attorney General’s Office (with above enclosures) [openmeeting@state.ma.us](mailto:openmeeting@state.ma.us)

# EXHIBIT 1



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final-revised City Council

*Council President Neal Anderson,  
Councillor David Camell,  
Councillor Paul Condon,  
Councillor Peg Crowe,  
Councillor Deborah DeMaria,  
Councillor Amanda Linehan,  
Councillor Barbara Murphy,  
Councillor Ryan O'Malley,  
Councillor Jadeane Sica,  
Councillor Craig Spadafora,  
Councillor Stephen Winslow*

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Tuesday, September 21, 2021

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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### 1. CALL TO ORDER

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

### 3. ROLL CALL

### 4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

### 5. PUBLIC COMMENT

### 6. APPROVAL OF MINUTES

[391-21](#) Minutes of the Meeting of September 7, 2021.

[392-21](#) Minutes of the Meeting of August 17, 2021.

### 7. APPOINTMENTS & ELECTIONS

[393-21](#) Mayoral Appointment: Barbara L. Tolstrup, 341 Forest Street, Apartment 210, Malden, MA as a member of the Historical Commission, said term to expire September 1, 2024.

**Sponsors:** Peg Crowe

[394-21](#) Mayoral Re - Appointment: Marilyn Andrews, 83 Cleveland Street, Malden, MA to the Disability Commission said term to expire September 20, 2024.

**Sponsors:** Peg Crowe

**395-21** Mayoral Re - Appointment: Maria Luise, 1410 Eastern Avenue, Malden, MA to the Disability Commission said term to expire September 20, 2024.

**Sponsors:** Peg Crowe

**396-21** Mayoral Re - Appointment: Mark Linehan, 83 Blomerth Street, Malden, MA to the Cultural Council upon confirmation by the City Council, said term to expire on September 10, 2024.

**Sponsors:** Peg Crowe

**397-21** Mayoral Appointment: Sarah Radcliffe-Marrs, 97 Sylvan Street, Malden, MA to the Cultural Council upon confirmation by the City Council, said term to begin on September 15, 2021 and to expire on September 15, 2024. Sarah will replace Martha Bezzat who stepped down upon the completion of her term.

**Sponsors:** Peg Crowe

**398-21** Mayoral Appointment: Greg Batcheler, 8 Bond Street, Malden, MA to the Cultural Council upon confirmation by the City Council, said term to begin on September 15, 2021 and to expire on September 15, 2024. Greg will replace Laura Odoguardi who stepped down upon the completion of her term.

**Sponsors:** Peg Crowe

**399-21** Mayoral Appointment: Edgardo Mantilla, 14 Elliott Street, Malden, MA to the Cultural Council upon confirmation by the City Council, said term to begin September 15 2021 and to expire on September 15, 2024. Edgardo will replace Dan Ko who stepped down at the completion of this term.

**Sponsors:** Peg Crowe

**400-21** Mayoral Appointment: Madeline Lam, 112 Porter Street, Malden, MA to the Cultural Council upon confirmation by City Council, said term to begin on October 1, 2021 and to expire on October 1, 2024. Maddie will replace Debra Wallis who is stepping down after many years of service to the Council.

**Sponsors:** Peg Crowe

**411-21** Mayoral Appointment: Jennifer Kuhnberg, 8 Rockwell Terrace, # 3, Malden, MA to the Cultural Council upon confirmation by the City Council, said term to begin on September 16, 2021 and to expire on September 17, 2024. Jennifer will replace Anthony Britt who resigned upon relocating out of Malden.

**Sponsors:** Peg Crowe

**412-21** Mayoral Appointment: Alexandria Onuoha, 43 Julia Street, Apt. 2, Malden, MA to the Cultural Council upon confirmation by the City Council, said term to begin on September 16, 2021 and to expire on September 17, 2024. Alexandria will replace

Michelle Trammel who stepped down upon the completion of her term.

**Sponsors:** Peg Crowe

## **8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES**

**401-21** Outdoor Parking: Andy's Service Center, Inc., 356 Lebanon St. Malden, 20 spaces (Renewal)

**Sponsors:** Paul Condon

**402-21**

Lodging House: Lawrence W. French, 98 Laurel St. Malden, MA (Renewal)

**Sponsors:** Paul Condon

## **9. MOTIONS, ORDERS AND RESOLUTIONS**

**403-21** Resolve: That the City Council hereby declares September 24 "Malden Latino Business and Workers Appreciation Day"

**Sponsors:** Stephen Winslow, Peg Crowe, Amanda Linehan and Neal Anderson

**Attachments:** [Resolve - Latino Business Day 2021 v.2](#)

**404-21** Resolve: That it is the sense of the City Council that the body support the Mayor's Proclamation recognizing the second Monday of October as Indigenous People's Day moving forward in the City of Malden. The City Council recognizes the position of Indigenous Peoples as native to these lands and that Malden is indigenous land and celebrates and honors the foundational contributions and sacrifices of indigenous peoples to the history of our City, the Commonwealth of Massachusetts and our country.

**Sponsors:** Neal Anderson

**Attachments:** [Indigenous Day Proclamation](#)

**405-21** Order: Be it hereby ordained that Section 12 of the Revised Ordinances of 2020 effective 1/1/2020 be amended by adding Section 12.12.300 Site Plan Review:

**Sponsors:** Stephen Winslow

**Attachments:** [12.12.300 SITE PLAN REVIEW OTHER v2](#)

**406-21** Order: That the sum of Two Hundred Thirty Two Thousand Seven Hundred Six Dollars and Thirty Two Cents (\$232,706.32) be and the same is hereby transferred to the following accounts:

Assessor Salaries	\$8,928.23
City Clerk Salaries	\$9,510.65
Controller Salaries	\$12,838.28

Engineering Salaries	\$7,588.96	
Health & Human Services Salaries		\$14,856.78
Human Resources Salaries	\$7,375.00	
Inspectional Services Salaries	\$19,552.12	
Information Technology Salaries		\$11,905.07
Legal Salaries	\$9,070.45	
Legislative Salaries	\$1,634.65	
Compliance Salaries	\$1,517.93	
Mayor's Office Salaries	\$12,653.38	
Strategic Planning & Comm Dev Salaries		\$21,595.15
Parking Salaries	\$6,714.53	
Public Facilities Salaries	\$22,215.75	
Recreation Salaries	\$3,073.74	
Senior Center Salaries	\$5,382.99	
Teen Center Salaries	\$4,007.87	
Treasurer Salaries	\$16,787.34	
Veterans Salaries	\$2,890.97	
Fire Admin Salaries	\$6,607.02	
Police Admin Salaries	\$14,092.74	
DPW Admin Salaries	\$8,003.62	
Cemetery Admin Salaries	\$3,903.10	

**Sponsors:** Barbara Murphy

**407-21** Order: That the sum of Three Hundred Fourteen Thousand Sixty One Dollars and Sixty Nine Cents (\$314,061.69) be and the same is hereby transferred from Salary Reserve (0010-996-5110) to Police Labor Salaries (0010-210-5120).

**Sponsors:** Barbara Murphy

**408-21** Order: That the sum of Seventy Five Thousand Dollars (\$75,000) be and the same is hereby transferred from Workers Compensation Wages (0010-912-5140) to Legal Professional Services (0010-151-5300).

**Sponsors:** Barbara Murphy

**409-21** Order: Be it hereby ordained that the revised ordinances of 2020 are hereby amended as follows:  
 Amend section 2.24.060 of the Police Patrolman Salary Schedule  
 Amend section 2.20.030 of the Officers Salary Schedule  
 Amend section 2.20.040 of the Specialist Salary Schedule  
 Amend section 2.20.050 of the Clerical Salary Schedule  
 Amend section 2.20.060 of the Unclassified Salary Schedule

**Sponsors:** Craig Spadafora

**Attachments:** [FY2022 Non Union Salary Schedule Updates](#)  
[Patrol Ordinance](#)

**10. COMMUNICATIONS**

**11. COMMITTEE REPORTS**

**12. ENROLLED ORDINANCES**

City Council

**267-21**

Order: Be it hereby ordained by the Malden City Council that the Revised Ordinances of 2020 be amended to reflect changes contained in the proposed FY2022 Budget (see attached).

**Sponsors:** Craig Spadafora

**Attachments:** [Paper 267.21 AttachmentOrdinanceChangesMiscGradesFY22BudgetRelated](#)

**232-21**

Order: Be it ordained that Section 12 of the Revised Ordinances of 2020 be amended by adding Section 12.12.200 entitled Inclusionary Zoning.

City Council

**Sponsors:** Craig Spadafora, Stephen Winslow, Peg Crowe, David Camell, Ryan O'Malley and Amanda Linehan

**Attachments:** [20210428 Malden Inclusionary Zoning DRAFT to Council](#)

**13. TABLED PAPERS**

**358-21**

Minutes of the Meeting of June 29, 2021.

**Attachments:** [Council Minutes.6.29.21](#)

City Council **314-21**

Resolve: That, the Malden City Council authorize the Mayor, as Malden’s Chief Executive Officer, to allow remote participation in accordance with the requirements of 940 CMR 29.10, for all subsequent meetings of all local public bodies in the City of Malden.”

“Whereas, the COVID-19 pandemic revealed the need for emergency preparedness planning for all entities, public and private;

Whereas, the Governor Baker’s 2020 emergency order authorizing remote participation for public meetings, resulted in record public meeting attendance and participation in the City of Malden;

City Council

Whereas, remote participation has helped enable the elderly, disabled, evening shift workers, young families, and home bound individuals participate in public meetings,

**Sponsors:** Ryan O'Malley, Deborah DeMaria and Amanda Linehan

**14. EXECUTIVE SESSION**

[410-21](#)

The City Council will vote to go into executive session with legal counsel for the City, in regard to the matter of Barkosky v. Malden Police Department et al, for the purposes of Exemption Three, Massachusetts General Laws Chapter 30A Section 21 (a)(3) to discuss strategy with respect to litigation where such discussion in open meeting may have a detrimental effect of the litigation position of the City, if so declared by the chair, and to admit City Solicitor Kate Fallon, Attorney Joseph Padosky and Attorney Kenneth Anderson.

**15. PERSONAL PRIVILEGE**

**16. ADJOURNMENT**

**GREGORY LUCEY, CITY CLERK**



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - Final City Council

*Council President Barbara Murphy*  
*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 Stephen Winslow*

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Tuesday, March 14, 2023

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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### 1. CALL TO ORDER

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

### 3. ROLL CALL

### 4. GUESTS, CITIZEN ACHIEVEMENT AND ANNOUNCEMENTS

Elena Martinez, Malden's Language Access Coordinator, will appear before the City Council with an update of the City's new multilingual telephone line.

Anthony Rodrigues, IT Director, will appear before the City Council to give an update on the cyber-attack.

### 5. PUBLIC COMMENT

### 6. APPROVAL OF MINUTES

[96-23](#)

Minutes for the meeting of February 28, 2023.

[97-23](#)

Minutes for the meeting of March 7, 2023.

### 7. APPOINTMENTS & ELECTIONS

[98-23](#)

Mayoral Re-appointment: Kirk Zmijewski of 569 Fellsway East as a member of the Conservation Commission, said term to commence upon confirmation by the City Council and to expire on February 13, 2025. (Confirmation required)

**Sponsors:**

Amanda Linehan

**8. HEARINGS, PETITIONS, MEMORIALS AND REMONSTRANCES**[99-23](#)

Petition: Livery: David G. Ulysse, 230 Bryant St. # 3, Malden, MA - 1 vehicle (Renewal)

[100-23](#)

Petition: Lodging House: Top Tier Properties, LLC dba Sir Carlton, 33 Maple St. Malden, MA (Renewal)

**9. MOTIONS, ORDERS AND RESOLUTIONS**[101-23](#)

Order: That the appropriation enumerated below, being in the amount of \$400,000 (Four Hundred Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Kierstead Park Improvement Project: \$400,000 from General Reserve

Total Appropriation = \$400,000

**Sponsors:**

Carey McDonald

**Attachments:**[Kierstead Recommendation Letter 2023.03.01](#)[Mayor's Letter of Support - Kierstead Park CPC Submission](#)[102-23](#)

Order: That the appropriation enumerated below, being in the amount of \$550,000 (Five Hundred Fifty Thousand Dollars), be appropriated from the Community Preservation Act Fund for the following project:

Early Learning Center Playground Project: \$550,000 from General Reserve

Total Appropriation = \$550,000

**Sponsors:**

Carey McDonald

**Attachments:**[ELC Playground Project - Recommendation Letter 2023.03.01](#)[Mayor's Letter of Support - ELC Playground Project CPC Submission](#)[103-23](#)

Resolve: That it is the sense of the City Council that they wish to invite representatives from Urban Media Arts (UMA) to appear to present their "Who is Malden?" film builder program.

**Sponsors:**

Barbara Murphy

## 10. COMMUNICATIONS

## 12. COMMITTEE REPORTS

### 104-23

Committee Report: Personnel/Appointments (Paper #35-23 Mayoral Appointment: Karin Nystrom, 630 Salem Street, Malden, MA as the tenant representative member of the Malden Housing Authority Board, said term to commence upon confirmation by the City Council and to expire May 1, 2028, to fill the vacancy left by the passing of George Bayers.)

**Sponsors:**

Amanda Linehan

### 35-23

Mayoral Appointment: Karin Nystrom of 630 Salem Street as the Tenant Representative Member of the Malden Housing Authority Board, said term to commence upon confirmation by the City Council and to expire May 1, 2028, to fill the vacancy left by the passing of George Bayers.  
Confirmation required

**Sponsors:**

Amanda Linehan

**Attachments:**

[Nystrom Appointment Letter](#)

### 105-23

Committee Report: The Standing Committee on License to whom was referred Papers 66 through 80 of Series 2023, having considered the same, make the following report that the petitions be recommended out favorably to the Full City Council.

**Sponsors:**

Jadeane Sica

### 66-23

Petition: Amusement Machines - Provo Corp. dba Patrick's & Franny's, 36-40 Lebanon Street, Malden, MA - 3 machines (Renewal)

### 67-23

Petition: Livery - Limo Lounge, Inc. 56 Linden Avenue #4, Malden, MA - 1 vehicle (New)

### 68-23

Petition: Taxi Driver - Alan Ambrose, 21 Ripley Street, Malden, MA (New)

### 69-23

Petition: Taxi Driver - Ryan Bragg, 27 Slayton Way Unit 3, Roxbury, MA (New)

### 70-23

Petition: Taxi Driver - Louis Ciulla, 235 Revere St. #503, Revere, MA (New)

### 71-23

Petition: Taxi Driver - William Cook, 19 Talbot St. #614, Saugus, MA (Renewal)

### 72-23

Petition: Taxi Driver - Clark Heighton, 476 Shirley Street #3, Winthrop, MA (New)

[73-23](#) Petition: Taxi Driver - Christopher Jackson, 24 Surfside Rd. #6, Lynn, MA (Renewal)

[74-23](#) Petition: Taxi Driver - Dominique Long, 120 Salem Street, Malden, MA (New)

[75-23](#) Petition: Taxi Driver - Reda Neharbelaid, 13 School Street, Everett, MA (New)

[76-23](#) Petition: Taxi Driver - Michael Rapaglia, 9 Richardson Street, Malden, MA (Renewal)

[77-23](#) Petition: Taxi Driver - William Sweet, 117 Medford St. #1, Malden, MA (Renewal)

[78-23](#) Petition: Taxi Driver - Valentin Tchaly, 30 Washington Street #508, Brighton, MA (Renewal)

[79-23](#) Petition: Taxi Driver - Carlos Vargas, 290 Mishawum Road #2039, Woburn, MA (Renewal)

[80-23](#) Petition: Taxi Driver - John Walters, 5 Hancock Street #11, Everett, MA (New)

[106-23](#) Committee Report: The Standing Committee on Rules & Ordinance, to whom was referred Paper # 429 Series of 2022, having considered the same make the following report: Committee recommends that this paper be recommended out favorably to the Full Council.

**Sponsors:** Peg Crowe

[429-22](#) Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.12.170 Recreation Programs/Recreation Coordinator be amended.

**Sponsors:** Stephen Winslow

**Attachments:** [MCC 2.12.170 Amendment](#)

[107-23](#) Committee Report: The Standing Committee on Rules & Ordinance, jointly with Resiliency & Sustainability Committee, to whom was referred Paper 32-23, having considered the same, make the following report that the paper be recommended out favorably as drafted to the Full City Council.

**Sponsors:** Stephen Winslow and Peg Crowe

[32-23](#)

Be it hereby ordained by the City Council of the City of Malden as follows that MCC 11.12.010 REGULATION OF BICYCLE TRAILS is hereby amended by striking such section in its entirety and replacing it with the following language:

**Sponsors:** Stephen Winslow and Ryan O'Malley

**Attachments:** [Draft Language Amendment for 11.12.010](#)  
[Suggested Signage](#)

### **13. TABLED PAPERS**

#### **Tabled to a Future Meeting**

[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

[399-22](#)

Petition: Boston Gas d/b/a National Grid, 40 Sylvan Road, Waltham MA, W.O. No. 90000XX to install a new gas Regulator Station on Green Street near the intersection of Medford Street in accordance with the attached plans.  
Hearing required

**Attachments:** [National Grid Green Street WO #90000XX](#)  
[Notice of Public Hearing & Abutters Green and Medford](#)

[31-23](#)

Petition: Class I License for Smart Buy USA of 616 Broadway, renewal, 26 vehicles

**Attachments:** [Treasurer Grover's written agreement](#)

### **10. EXECUTIVE SESSION**

[108-23](#)

Order: That the City Council meet with legal counsel in executive session in regard to Barkosky v. Malden Police Department, et al., under Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, as such discussion in open meeting would have a detrimental effect on the City's litigating position, and to admit Maria Luise, Special Assistant to the Mayor.

(Roll Call Required)

**Sponsors:** Barbara Murphy

### **15. PERSONAL PRIVILEGE**

**16. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**



# City of Malden

Malden City Hall  
215 Pleasant Street  
Malden, MA 02148

## Meeting Agenda - 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 30, 2024

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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### Committee of the Whole

#### 1. CALL TO ORDER

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

#### 3. ROLL CALL

#### 4. ORDERS

[216-24](#)

Order: That the City Council will vote to go into Executive Session with legal counsel for the City regarding the matter of Jane Doe, Guardian of John Doe v. City of Malden and Steven MacDonald for the purposes of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, 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. (Roll Call Required)

**Sponsors:**

Stephen Winslow

217-24

Order: That the City Council will vote to go into Executive Session with legal counsel for the City regarding legal review of pending litigation currently being handled by the Solicitor's Office for the purposes of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, 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. (Roll Call Required)

Sponsors:

Stephen Winslow

218-24

Order: That the City Council will vote to go into Executive Session with legal counsel for the City, in accordance with Exemption Seven Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, in order to act on the periodic review of those executive session minutes listed herein; council vote is required prior to release of the executive session minutes of the following dates:

May 20, 2014

June 17, 2014

August 19, 2014

September 30, 2014

October 14, 2014

November 18, 2014

In so convening in Executive Session, the City Council will act under the Open Meeting Law MGL c. 30A, Sec. 22(g)(2), to determine whether the Executive Session minutes referenced above warrant continued non-disclosure. And if so allowed by the Body, to admit Maria Luise, Special Assistant to the Mayor.

(Roll Call Required)

Sponsors:

Stephen Winslow

**5. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**



# 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  
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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*

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Tuesday, October 14, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/uzhb7p2r>

### 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

City Assessor Nathaniel Cramer will appear before the City Council to give a presentation on the residential exemption option of going from 30% to 35%.

### 5. PUBLIC COMMENT

### 6. CONSENT AGENDA

[368-25](#)

Minutes for the meeting of September 30, 2025

*Recommendation is the previous Council minutes be approved*

[369-25](#)

Mayoral Appointment: David Camell, 35 Williams Street, Malden, as a member of the Board of Registrars of Voters, filling the unexpired term of Jessica Sherman, expiring March 31, 2028 (Confirmation required)

Attachments:

[Mayor's Appointment Letter - David Camell](#)

*Recommendation is the previous Appointment be referred to the Personnel/Appointments Committee*

370-25

Petition: Class II: AGM Auto Sales, Inc. 160 Eastern Avenue, 21 cars (Renewal)

371-25

Petition: Class II: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 3 cars (Renewal)

372-25

Petition: Class II: Autotech II, Inc. 1236 Eastern Avenue, Malden, 5 cars (Renewal)

373-25

Petition: Class II: Sega Auto Sales & Service, Inc. 451 Ferry Street, Malden, 10 cars (Renewal)

*Recommendation is the previous three petitions be referred to the License Committee*

**7. EXECUTIVE SESSION**374-25

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

**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.](#)

[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](#)

**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](#)

**294-25**

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.12.060 (2) SALE OF GOODS BY WEIGHT, MEASURE, OR VOLUME is hereby amended by striking the table it in its entirety and inserting the following:

**Sponsors:**

Stephen Winslow

**Attachments:**

[Weights and Measures Fee Comparison](#)

**9. PERSONAL PRIVILEGE****10. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

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[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)



# 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*

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Tuesday, October 28, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/239pxfx2>

### 1. CALL TO ORDER

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

### 3. ROLL CALL

### 4. PUBLIC COMMENT

### 5. CONSENT AGENDA

[382-25](#)

Minutes for the meeting of October 14, 2025

*Recommendation is the previous Council minutes be approved*

[383-25](#)

Mayoral Appointment: Kevin Molis, 135 Russell Street, Malden, as a member of the License Board, said term to commence upon confirmation by the City Council, and to expire June 1, 2028.

**Attachments:**

[Mayor's Appointment Letter - Kevin Molis](#)

*Recommendation is the previous Appointment be referred to the Personnel/Appointments Committee*

[384-25](#)

Mayoral Appointment: Crystal Beauchemin, 121 Cross Street, Unit 2, Malden, as a member of the Cultural Council, said term to expire October 20, 2028.  
(Confirmation not required)

**Attachments:**

[Mayor's Appointment Letter - Crystal Beauchemin](#)

[385-25](#)

Mayoral Appointment: James Genzale, 12 Florence Street, Unit 511, Malden, as a member of the Cultural Council, said term to expire October 20, 2028.  
(Confirmation not required)

**Attachments:**[Mayor's Appointment Letter - Jim Genzale](#)[386-25](#)

Mayoral Appointment: Edward Rocha, 201 Mountain Avenue, Malden, as a member of the Cultural Council, said term to expire October 22, 2028. (Confirmation not required)

**Attachments:**[Mayor's Appointment Letter - Edward Rocha](#)

*Recommendation is the previous three Appointments be placed on file*

[387-25](#)

Petition: Amusement Machines: GLS Associates, Inc. 50 Holden Street, Malden, 5 Machines (Renewal)

[388-25](#)

Petition: Class II: Joe Ciampa Auto Body, Inc. 322 Eastern Avenue, Malden, 4 Vehicles (Renewal)

[389-25](#)

Petition: Class II: Jordan Motors Inc. dba Malden Auto Sales, 147 Ferry Street, Malden, 24 Vehicles (Renewal)

[390-25](#)

Petition: Extended Hours: Boda Borg Boston LLC, 90 Pleasant Street, Malden, Hours: Occasional Saturday and Sunday events, 12AM - 9AM (Renewal)

[391-25](#)

Petition: Extended Hours: L&K Billiards, Inc. 77 Exchange Street, Malden, Hours: 7 Days, 12pm - 12am (Renewal)

[392-25](#)

Petition: Extended Hours: MRM Donuts Corp. dba Dunkin' Donuts, 617 Broadway, Malden, Hours: 7 Days, 4am - 9pm (Renewal)

[393-25](#)

Petition: Extended Hours: Walgreens Store# 03130, 185 Centre Street, Malden, Hours: 7 Days, 24 Hours (Renewal)

[394-25](#)

Petition: Livery Company: HPL Group LLC, 500 Broadway Apt. 4139, Malden, 1 vehicle (New)

[395-25](#)

Petition: Livery Driver: Hommey Pierre Louis, 500 Broadway Apt. 4139, Malden (New)

[396-25](#)

Petition: Livery Company: YHS Transportation LLC, 137 Highland Avenue, Malden, 1 vehicle (New)

[397-25](#)

Petition: Livery Driver: Yves Henry Seide, 137 Highland Avenue, Malden (New)

*Recommendation is the previous eleven petitions be referred to the License Committee*

## 6. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES

Council will hold a public hearing on adopting a residential exemption and to set a minimum residential factor for the FY 2026 tax rate

[398-25](#)

Order: That the City Council will vote on whether to adopt a residential exemption and to set a minimum residential factor for the FY 2026 tax rate as presented by Assessor Nathaniel Cramer.

## 7. COMMUNICATIONS

[399-25](#)

Communication: Malden Historical Commission RE: 15 Ferry Street - M. Ida Converse Building/Malden Industrial Aid Association Building

**Attachments:**

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

## 8. ENROLLED ORDINANCES

[294-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 6.12.060 (2) SALE OF GOODS BY WEIGHT, MEASURE, OR VOLUME is hereby amended by striking the table it in its entirety and inserting the following:

**Sponsors:**

Stephen Winslow

**Attachments:**

[Weights and Measures Fee Comparison](#)

[FW Weights and Measures](#)

[W & M Proposed Fees](#)

## 9. COMMITTEE REPORTS

[400-25](#)

Committee Report: The Standing Committee on Rules & Ordinance to whom was referred Paper 275 and 361 Series of 2025, having considered the same make the following report:

[275-25](#)

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 1.04.070 PROCEDURE FOR SELLING TAX TITLE PROPERTY is hereby amended by striking it in its entirety and inserting the following:

**Sponsors:**

Stephen Winslow

**Attachments:**

[Current 1.04.070 Procedure for Selling Tax Title Property](#)

[City Council Final Paper 271-13](#)

361-25

Be it ordained by the Malden City Council that the Code of the City of Malden (MCC) 2.24.015 DEPARTMENT HEAD SALARY SCHEDULE is hereby amended by adding the updated salary schedule chart effective July 1, 2025

**Sponsors:**

Stephen Winslow

**Attachments:**

[Dept Head Salary Schedule FY2026-2029](#)

[Current 2.24.015 Department Head Salary Schedule](#)

401-25

Committee Report: The Standing Committee on License to whom was referred Papers 349, 357 through 360, and 371 through 373 Series of 2025, having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

349-25

Petition: Extended Hours: Burger King #922, 61 Broadway, Malden, Hours: 7 days, 24 hours (New)

357-25

Petition: Class II: Sega Auto Sales & Service, 455 Ferry Street, Malden, 7 cars (New)

358-25

Petition: Lodging House: Metro North Housing Corp., 22 Charles Street, Malden, 11 rooms (Renewal)

359-25

Petition: Lodging House: Cedar House LLC, 116-118 Cedar Street, Malden, 14 rooms (Renewal)

360-25

Petition: Lodging House: Metro North Housing Corp., 115 Washington Street, Malden, 14 rooms (Renewal)

371-25

Petition: Class II: Andy's Service Center, Inc. 356 Lebanon Street, Malden, 3 cars (Renewal)

372-25

Petition: Class II: Autotech II, Inc. 1236 Eastern Avenue, Malden, 5 cars (Renewal)

373-25

Petition: Class II: Sega Auto Sales & Service, Inc. 451 Ferry Street, Malden, 10 cars (Renewal)

402-25

Committee Report: The Standing Committee on Personnel/Appointments to whom was referred Paper 369 Series of 2025, having considered the same make the following report:

[369-25](#)

Mayoral Appointment: David Camell, 35 Williams Street, Malden, as a member of the Board of Registrars of Voters, filling the unexpired term of Jessica Sherman, expiring March 31, 2028 (Confirmation required)

**Attachments:**

[Mayor's Appointment Letter - David Camell](#)

**10. EXECUTIVE SESSION**[403-25](#)

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)

**11. 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](#)

**12. PERSONAL PRIVILEGE**

**13. ADJOURNMENT**

**CAROL ANN DESIDERIO, CITY CLERK**

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[www.cityofmaiden.org/captions](http://www.cityofmaiden.org/captions)



# 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*

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Tuesday, December 16, 2025

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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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:**

[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 Sructure 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](#)

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](mailto:mluise@cityofmaiden.org) or 781-397-7000 Ext. 2005

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# 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 Michelle Luong*  
*Councillor at Large Carey McDonald*  
*Councillor Ryan O'Malley*  
*Councillor Jadeane Sica*  
*Councillor Chris Simonelli*  
*Councillor Ari Taylor*  
*Councillor Stephen Winslow*

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Tuesday, February 24, 2026

7:00 PM

City Council Chambers  
215 Pleasant Street  
Malden, MA 02148

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Watch the meeting with Teams: <https://tinyurl.com/3mxbetzc>

### 1. CALL TO ORDER

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

### 3. ROLL CALL

### 4. PUBLIC COMMENT

### 5. CONSENT AGENDA

[110-26](#) Minutes for the meeting of January 27, 2026

[111-26](#) Minutes of the meeting of February 3, 2026

[112-26](#) Minutes from the meeting of February 10, 2026

[113-26](#) Minutes from the meeting of February 17, 2026

*Recommendation is the previous Council minutes be approved*

[114-26](#) Council Reappointment: Sheila Fermano of 140 West Street, Malden, as Cemetery Trustee, said term to expire March 1, 2031. (Confirmation not required)  
*Recommendation is the previous four Appointments be placed on file*

[115-26](#)

Petition: Class II: Friends Auto Group LLC, 225 Eastern Avenue, Malden, 17 vehicles (Renewal)

[116-26](#)

Petition: Taxi Driver: John A. Danca, 26 Highland Court, Malden (Renewal)

[117-26](#)

Petition: Taxi Driver: Sophia Pepper, 290 Stephenson Aman Street Apt. 307, Somerville (Renewal)  
*Recommendation is the previous three petitions be referred to the License Committee*

[118-26](#)

Communication: Per the requirements of MCC 2.04.030 the Malden Housing Authority respectfully submits their board approved FY2026 Annual Report.

[119-26](#)

Communication: During the meeting of February 17, 2026, the Council voted by a 10-1 roll call vote to enter into Executive Session with legal counsel for the City, in accordance with Exemption Seven Massachusetts General Laws Chapter 30A Section 21(a)(7), to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements, in order to act on the periodic review of those executive session minutes listed herein to determine if release of records is appropriate at this time.

- February 3, 2026, 77-26

A motion was made by Councillor Sica, seconded by Councillor O'Malley, to release the February 3, 2026 Executive Session minutes whole and unredacted upon the court's acceptance of the proposed settlement agreement between Tufts Construction and the City of Malden. The motion passed by a unanimous roll call vote.

Yea: Colón Hayes, Crowe, Condon, Linehan, Luong, McDonald, O'Malley, Sica, Simonelli, Taylor, Winslow

Nea: zero

Absent: zero

**Sponsors:**

Amanda Linehan

*Recommendation is the previous two Communications be placed on file*

**6. APPOINTMENTS & ELECTIONS**[120-26](#)

Mayoral Reappointment: Diego Barricelli of 33 Glen Street, Malden, as member of the Public Works Commission, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

**Attachments:**

[Mayor's Reappointment Letter - Diego Barricelli](#)

[121-26](#)

Mayoral Reappointment: Diane Chuha of 19 Marion Street, Malden, as member of the Planning Board, said term to commence upon confirmation by the City Council and expire on March 1, 2031.

**Attachments:**

[Mayor's Reappointment Letter - Diane Chuha](#)

122-26

Mayoral Reappointment: Maria D'Esposito of 81 Floral Avenue, Malden, as an associate member of the Board of Appeal, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

**Attachments:**

[Mayor's Reappointment Letter - Maria D'Esposito](#)

123-26

Mayoral Reappointment: Yem Lip of 28 Constitution Road, Boston, as City Engineer/Director of the Engineering Department, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

**Attachments:**

[Mayor's Reappointment Letter - Yem Lip](#)

124-26

Mayoral Reappointment: Barbara Murphy of 28 Forest Street, Malden, as the Police Commissioner, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

**Attachments:**

[Mayor's Reappointment Letter - Barbara Murphy](#)

125-26

Mayoral Reappointment: Anthony Rodrigues of 100 Tremont Street, Malden, as Director of Information Technology, said term to commence upon confirmation by the City Council and expire on March 1, 2029.

**Attachments:**

[Mayor's Reappointment Letter - Anthony Rodrigues](#)

126-26

Mayoral Reappointment: Stephanie Stone of 19 Pine Street, Malden, as a member of the Planning Board, said term to commence upon confirmation by the City Council and expire on March 1, 2031.

**Attachments:**

[Mayor's Reappointment Letter - Stephanie Stone](#)

**7. HEARINGS, PETITIONS, MEMORIALS, AND REMONSTRANCES**

Council will hold a public hearing on a National Grid petition to install underground conduits

127-26

Petition: Massachusetts Electric Company dba National Grid Plan No. 30967378 - National Grid to install underground facilities on Newland Street. Work in the city right of way includes two 4" steel risers on existing pole #3812 and approximately 51 ft of two 4" concrete encased Sch 40 PVC conduits from eastern side of existing pole #3812 in front of 46 Newland Street continuing in a northern direction towards the 36-54 Broadway Plaza parking lot to feed the proposed pad-mounted transformer (XRFM) for a new EV charging station. Malden, MA.  
(Hearing Required)

**Attachments:**

- [46 Newland Street Petition](#)
- [Abutters 46 Newland Street](#)
- [Hearing Notice 46 Newland Street](#)

**8. MOTIONS, ORDERS, AND RESOLUTIONS**

128-26

The City Council will address the Open Meeting Law complaint submitted on February 17, 2026 (revised February 19) by Ryan O'Malley of 706A Main Street, Malden against the Council related to accusations made involving the Executive Session of February 10, 2026

**Sponsors:**

Amanda Linehan

129-26

Resolved: That it is the sense of the Malden City Council that during this time of budgetary constraints the Council is committed to the principles of fiscal responsibility and the efficient management of public funds that prioritize essential services and long-term financial stability.  
The Council wishes to demonstrate a pledge of shared sacrifice and budgetary discipline and therefore requests the Honorable Mayor Gary Christenson cut specific discretionary monies and reallocate for use in the general fund in the following ways which will result in savings of \$180,500 for the upcoming fiscal year:

1. The elimination of the line items associated with Ward Improvement Funds;
2. The elimination of the line items associated with Fourth of July Funds;
3. The elimination of the Council President annual stipend; an action that will be supported by the Body with a proposed amendment to MCC 2.20.020.
4. The reduction of annual base compensation for each member of the City Council by \$7,500.00, an action that will be supported by the Body with a proposed amendment to MCC 2.20.020.

**Sponsors:**

Jadeane Sica and Peg Crowe

130-26

Resolved: That it is the sense of the Malden City Council that no resources of the City of Malden should be used to assist with the Federal government's responsibility for civil (non-criminal) immigration enforcement in any manner not required by law, court order, or subpoena. This includes not assisting Immigration and Customs Enforcement, Customs and Border Protection, or other Federal agencies charged with this responsibility.

The City Council asks that all city staff and representatives comply with this intent to the best of their ability and within the limits of the law. This resolution is not intended to violate any Federal law, nor shall it be interpreted to do so.

We support the protections in the US Constitution for due process and condemn aggressive and inhumane tactics of ICE agents in Malden and other communities across the country. As a diverse and immigrant-rich community, we dedicate our resources to creating a safe, livable, and welcoming community for all.

**Sponsors:**

Carey McDonald and Stephen Winslow

**9. COMMUNICATIONS**

A representative from the Solicitor's Office will follow up on Paper 104-26 with an update to the Council on the investigation into the Open Meeting Law Complaint filed by Bruce Friedman of 8 Marvin Street on February 5, 2026, related to redactions made to Executive Session minutes from the meeting of January 20, 2026.

**10. COMMITTEE REPORTS**131-26

Committee Report: The Standing Committee on Public Property to whom was referred Paper 471 Series of 2025 having considered the same make the following report: Committee recommends this paper out to the Full Council favorably for the Treasurer to be authorized to sell the property when and if so approved by land court.

471-25

Order: The Council will vote on whether to sell or retain the property known as 33 Tufts Street, and by City Assessor's parcel identification number 078 358 819, as in accordance with tax title litigation and foreclosure action with the Massachusetts Land Court, Case Number 22 TL 000313

**Sponsors:**

Craig Spadafora

132-26

Committee Report: The Standing Committee on Public Safety to whom was referred Paper 72 Series of 2026 having considered the same make the following report: Committee refers this paper out to the Full Council without recommendation.

72-26

Order: That, as a diverse and immigrant-rich community, the limited resources of the City of Malden shall be fully dedicated to address the local needs and priorities of Malden's residents, businesses and visitors. The goal of this order is to provide for a safe, livable and welcoming community for all. No city employees, departments, appointees, processes or representatives shall assist in fulfilling the unique and separate responsibilities of the Federal government, including immigration enforcement, or cooperate with any Federal agencies or policies contrary to the stated goal of this Order. This Order shall be followed to the maximum extent permitted by law, provided that it shall not require the City to break pre-existing contracts or agreements with Federal entities.

**Sponsors:**

Carey McDonald and Stephen Winslow

**Attachments:**

[Chief Cronin's Statement on 72-26](#)

[Public Comment Paper 72-26 January 27 2026](#)

[Paper 72-26 Proposed Amendment](#)

133-26

Committee Report: The Standing Committee on License to whom was referred Papers 45, 47 through 51 and 85 through 96 Series of 2026 having considered the same make the following report: Committee recommends these petitions out favorably to the Full Council.

Committee further recommends Paper 84 Series of 2026 out favorably with a conditional 90 day Class II license.

45-26

Petition: Class II: Frank's Auto Sales, 189 Highland Avenue, Malden, 5 cars (Renewal)

47-26

Petition: Livery Company: Bella Luxury Transportation, 19 Mt. Vernon Street, Malden, 1 vehicle (Renewal)

48-26

Petition: Livery Driver: Michael Checca, 19 Mt. Vernon Street, Malden (Renewal)

49-26

Petition: Livery Company: RubyLynn Transportation LLC, 259 Mountain Avenue, Malden, 1 vehicle (Renewal)

50-26

Petition: Livery Driver: Linda Dellolacono, 259 Mountain Avenue, Malden (Renewal)

51-26

Petition: Taxi Company: Malden Transportation Inc., 290 Eastern Avenue, Malden, 10 cabs (Renewal)

84-26

Petition: Class II: Malden Auto Center LLC, 189 Eastern Avenue, Malden, 31 vehicles (New)

- [85-26](#) Petition: Livery Company: JML Luxury, 500 Broadway Apt. 5158, Malden, 1 vehicle (Renewal)
- [86-26](#) Petition: Livery Driver: Joel M. Lopez, 500 Broadway Apt. 5158, Malden (Renewal)
- [87-26](#) Petition: Livery Company: Kassahun T. Damita, 411 Salem Street, Malden, 1 vehicle (Renewal)
- [88-26](#) Petition: Livery Driver: Kassahun T. Damita, 411 Salem Street, Malden (Renewal)
- [89-26](#) Petition: Taxi Driver: John DiDomenico, 5 Admirals Way, Chelsea (Renewal)
- [90-26](#) Petition: Taxi Driver: Albert Frost, 679 Broadway Apt. 2R, Chelsea (Renewal)
- [91-26](#) Petition: Taxi Driver: Christopher Jackson, 24 Surfside Road Apt. 6, Lynn (Renewal)
- [92-26](#) Petition: Taxi Driver: Stephen A. Lauber, 3 Meredith Way, Rockland (Renewal)
- [93-26](#) Petition: Taxi Driver: David McNamara, 51 Melrose Street #2A, Melrose (Renewal)
- [94-26](#) Petition: Taxi Driver: Donald F. Porter, 500 Broadway Apt. 4110, Malden (Renewal)
- [95-26](#) Petition: Taxi Driver: Valentin Tchaly, 30 Washington Street Apt. 508, Brighton (Renewal)
- [96-26](#) Petition: Taxi Driver: Carlos F. Vargas, 290 Mishawum Road Apt. 2039, Woburn (Renewal)

## **11. EXECUTIVE SESSION**

134-26

Order: That the City Council will vote to go into Executive Session with Legal Council regarding the matter of Benevolent Botanicals and 926 Eastern Avenue v. The City of Malden for the purposes of Exemption Three Massachusetts General Laws Chapter 30A Section 21(a)(3) to discuss strategy with respect to litigation, 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 Ron Hogan, Chair of Cannabis Licensing and Enforcement Commission.  
(Roll Call Required)

Sponsors:

Amanda Linehan

**12. PERSONAL PRIVILEGE****13. ADJOURNMENT****CAROL ANN DESIDERIO, CITY CLERK**

If you would like to request a reasonable accommodation, please contact Maria Luise, ADA Compliance Coordinator at [mluise@cityofmalden.org](mailto:mluise@cityofmalden.org) or 781-397-7000 Ext. 2005

For instructions on enabling live translated captions in Teams, please visit:  
[www.cityofmalden.org/captions](http://www.cityofmalden.org/captions)

# EXHIBIT 2

**From:** [Carol Ann Desiderio](mailto:pre@sec.state.ma.us)  
**To:** [Commonwealth Transparency; pre@sec.state.ma.us](mailto:pre@sec.state.ma.us)  
**Cc:** [Amanda Linehan](mailto:alinehan@CITYOFMALDEN.ORG); [Alicia McNeil](mailto:cdesiderio@CITYOFMALDEN.ORG); [OpenMeeting \(AGO\)](mailto:openmeeting@mass.gov); [Paul Condon](mailto:pcondon@CITYOFMALDEN.ORG); [Peg Crowe](mailto:pcrowe@CITYOFMALDEN.ORG); [Ryan O'Malley](mailto:romalley@CITYOFMALDEN.ORG); [Ari Taylor](mailto:ataylor@CITYOFMALDEN.ORG); [Stephen Winslow](mailto:swinslow@CITYOFMALDEN.ORG); [Chris Simonelli](mailto:csimonelli@CITYOFMALDEN.ORG); [Jadeane Sica](mailto:jsica@CITYOFMALDEN.ORG); [Michelle Luong](mailto:mluong@CITYOFMALDEN.ORG); [Karen Colón Hayes](mailto:kcolonyhayes@CITYOFMALDEN.ORG); [Carey McDonald](mailto:cmcdonald@CITYOFMALDEN.ORG)  
**Subject:** RE: Request for Appeal - Malden, MA. - Improperly Withholding Public Records, Failure to Timely Respond.  
**Date:** Thursday, April 16, 2026 5:24:53 PM

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Dear Bruce,

In response to your claim below that the minutes from the meetings 4/20/2021, 3/8/2022, 2/28/2023, 4/30/2024, 6/25/2024, 7/24/2024, and 3/11/2025 have not been released, please know this is not true. **The minutes were released publicly on Tuesday, April 14, 2026.**

From Tuesday evening until your email this morning, less than 48 hours, I had not yet had the opportunity to provide you with this notification, but I will tell you now. The minutes may be found at [City of Malden - Legislation](#) using the date to look up the meetings in question. Not only are the executive session minutes attached to the history of the original papers when the meetings were first held but they have also been crossed referenced to the history of Paper 204-26.

Council item 204-26 is a communication that was read into the record during the meeting of April 14 alerting the public that a review of executive session minutes had been performed and the findings of that review. Part of that communication had also explained that certain executive session minutes are being kept from public release. The reason for continued non-disclosure is due to the cases still being in active litigation and that publication may defeat the lawful purpose[s] of the executive sessions under the provisions of M.G.L. c. 30A, s.22(f). Please see below for the complete wording of Paper 204-26 communication as it was entered into the record on April 14.

*Pursuant to M.G.L. c. 30A, s. 22(g)(1), with the approval of Council President Linehan and City Solicitor McNeil, on March 9, 2026 eleven members of the Malden City Council were offered a one-month period of time to review seven sets of draft executive session minutes in the privacy of the City Clerk's Office. If there were any motions for amendments or need for further discussion a date would be set to meet in Executive Session to deliberate. Otherwise, if there were no objections, on behalf of the Body, Council President Linehan would be tasked with the approval of said minutes. After the one-month review period had expired, on April 9, Council President Linehan authorized the approval of all draft executive session minutes. Concurrently, a periodic review was completed to determine if a number of minutes warranted continued non-disclosure. Council President Linehan, under the advice of counsel from Solicitor McNeil, has now ordered the City Clerk to release the Executive Session minutes from the meetings of 4/20/2021, 3/8/2022, 2/28/2023, 4/30/2024, 6/25/2024, 7/24/2024, and 3/11/2025.*

*Under Open Meeting Law, M.G.L. c. 30A, s. 22(f) certain executive session meeting minutes are being withheld "as publication may defeat the lawful purpose[s] of the executive session". Under the Public Records Law, these same sets of executive session meeting minutes are being withheld based on attorney-client privilege. (See Suffolk Construction Co. v. Division of Capital Asset Management, 449 Mass. 609, 619 (2007)) The meetings were held in executive session with the City Solicitor and City officials (attorney-client relationship); the City officials sought legal advice from the City Solicitor; and the communications of these meetings have not been waived.*

*For the above reasons, the following meeting minutes are withheld from public release 9/21/2021, 3/14/2023, 4/30/2024, 10/14/2025, 10/28/2025, 12/16/2025, and 2/24/2026.*

If you are in need of assistance utilizing the above link to find the meeting minutes you seek, I will be happy to offer guidance on how to use the search function.

Thank you,  
Carol Ann

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**From:** Commonwealth Transparency <[info@opencommonwealth.org](mailto:info@opencommonwealth.org)>  
**Sent:** Thursday, April 16, 2026 10:50 AM  
**To:** [pre@sec.state.ma.us](mailto:pre@sec.state.ma.us)  
**Cc:** [Amanda Linehan](mailto:alinehan@CITYOFMALDEN.ORG) <[alinehan@CITYOFMALDEN.ORG](mailto:alinehan@CITYOFMALDEN.ORG)>; [Carol Ann Desiderio](mailto:cdesiderio@CITYOFMALDEN.ORG) <[cdesiderio@CITYOFMALDEN.ORG](mailto:cdesiderio@CITYOFMALDEN.ORG)>; [Alicia McNeil](mailto:amcneil@CITYOFMALDEN.ORG) <[amcneil@CITYOFMALDEN.ORG](mailto:amcneil@CITYOFMALDEN.ORG)>; [OpenMeeting \(AGO\)](mailto:openmeeting@mass.gov) <[openmeeting@mass.gov](mailto:openmeeting@mass.gov)>; [Paul Condon](mailto:pcondon@CITYOFMALDEN.ORG) <[pcondon@CITYOFMALDEN.ORG](mailto:pcondon@CITYOFMALDEN.ORG)>; [Peg Crowe](mailto:pcrowe@CITYOFMALDEN.ORG) <[pcrowe@CITYOFMALDEN.ORG](mailto:pcrowe@CITYOFMALDEN.ORG)>; [Ryan O'Malley](mailto:romalley@CITYOFMALDEN.ORG) <[romalley@CITYOFMALDEN.ORG](mailto:romalley@CITYOFMALDEN.ORG)>; [Ari Taylor](mailto:ataylor@CITYOFMALDEN.ORG) <[ataylor@CITYOFMALDEN.ORG](mailto:ataylor@CITYOFMALDEN.ORG)>; [Stephen Winslow](mailto:swinslow@CITYOFMALDEN.ORG) <[swinslow@CITYOFMALDEN.ORG](mailto:swinslow@CITYOFMALDEN.ORG)>; [Chris Simonelli](mailto:csimonelli@CITYOFMALDEN.ORG) <[csimonelli@CITYOFMALDEN.ORG](mailto:csimonelli@CITYOFMALDEN.ORG)>; [Jadeane Sica](mailto:jsica@CITYOFMALDEN.ORG) <[jsica@CITYOFMALDEN.ORG](mailto:jsica@CITYOFMALDEN.ORG)>; [Michelle Luong](mailto:mluong@CITYOFMALDEN.ORG) <[mluong@CITYOFMALDEN.ORG](mailto:mluong@CITYOFMALDEN.ORG)>; [Karen Colón Hayes](mailto:kcolonyhayes@CITYOFMALDEN.ORG) <[kcolonyhayes@CITYOFMALDEN.ORG](mailto:kcolonyhayes@CITYOFMALDEN.ORG)>; [Carey McDonald](mailto:cmcdonald@CITYOFMALDEN.ORG) <[cmcdonald@CITYOFMALDEN.ORG](mailto:cmcdonald@CITYOFMALDEN.ORG)>  
**Subject:** Request for Appeal - Malden, MA. - Improperly Withholding Public Records, Failure to Timely Respond.  
**Importance:** High

Greetings:

On March 26, 2026, the following PRR was served upon Malden:

**From:** Commonwealth Transparency <[info@opencommonwealth.org](mailto:info@opencommonwealth.org)>  
**Date:** Thursday, March 26, 2026 at 11:51 AM