



Malden Community Preservation Committee

Hybrid Committee Meeting

Malden City Hall Room #108

Zoom

May 17, 2023 | 6:00 p.m.

Meeting Minutes

Committee Members in Attendance: Lisa Sulda, *Co-Chair*, Eric Henry, *Co-Chair*, Inna Babitskaya, Brenden Brett, Monique Ching (late)

Daniel Koff, CPC Coordinator

Committee Members Absent: Rachael Running, *Vice-Chair*, Cameron Layne

1. Meeting Called to Order

Sulda called the hearing to order at 6:10 p.m. and read the provisions of the Governor allowing remote participation at the meeting.

2. Approval of Meeting Minutes from April 2023

Brett made a motion to approve the meeting minutes from April 2023. Seconded by Henry. Approved 4-0.

3. CPC Plan Update

Sulda opened the floor for additional comments or suggestions on proposed changes to the 2023 CPC Plan. Babitskaya confirmed that she had reviewed the historical section for accuracy and that she had no further comments on it.

Henry made a motion to accept recommended all changes to the 2023 CPC Plan and to release it to the public. Seconded by Brett. Approved 4-0.

4. Letters Regarding the Affordable Housing Trust Fund

Sulda explained how CPC had received a letter from the Mayor and Councillors Winslow, Linehan, and MacDonald regarding the deliberation on the application for the Affordable Housing Trust Fund. CPC replied with an official letter, and the Co-Chairs personally followed up with their own letters.

Henry expressed that he is pleased to serve with this Committee, and commended Committee members on their hard work. He expressed that it is CPC's job to be a stewards of City of Malden's resources and to work with City staff and elected officials, and explained in the letter that CPC was trying to do its job through the course of its deliberation.

Ching arrived at 6:17

Babitskaya spoke to underline the goal of the Committee is to make decisions in the interest of the City of Malden based on their professional expertise and experience living in the City. She felt that the letter that was sent to CPC was offensive and discouraged asking questions to applicants, which is core to CPC's work, and the foundation of our democracy. She thought the letter from CPC addressed her concerns comprehensively. She inquired as to whether the CPC would address the entire City Council to ensure that letters like this do not set a precedent.

Sulda clarified that CPC's official response was sent to the authors of the letter. However, the personal letters from the Co-Chairs were sent to the entire Council and Mayor's Office. Babitskaya underlined that the CPC is a diverse Committee. Members ask questions to learn more about the subject matter and the applications for their behalf and on the behalf of Malden residents.

Sulda pointed out that letters from the Mayor's office have also been sent to others outside of CPC as evidenced in a recent Council meeting regarding Roosevelt Park, so CPC is not the only one receiving these kinds of correspondence.

Brett inquired as to who was the author of the letter.

Sulda clarified that it was not clear who the author was, but clarified that she and Henry had received a phone call from Councillors MacDonald and Linehan informing them that they would be receiving a letter.

Brett clarified that the Affordable Housing Trust application was approved, and thought that the questions asked were trying to elicit different sides of the issue. He was surprised by the Applicant's response to the request for credentials of the Manager of the program.

Babitskaya inquired as to whether the Co-Chairs would speak in front of the City Council. Henry clarified that the Co-Chairs and Coordinator appeared before the Finance Committee to answer questions regarding the CPC's vote pertaining to the AHTF. The CPC's recommendation for funding the AHTF was passed very quickly without any questions asked of the Co-Chairs and Coordinator. Henry also noted that no members of the AHTF nor OSPCD were present at that Finance Committee meeting.

Henry clarified that he reached out to every City Councillor to speak personally about this matter. He has only been able to speak with a few. Others have been noticeably absent.

Ching expressed that if anyone felt singled out or attacked by comments made during the CPC meeting that it was her opinion, knowing members as she does, that no one on the Committee meant to cause harm. She pointed out that Committee members are volunteers and if the City feels that the Committee

members need professional development opportunities, they should offer it as she thought it would be a welcomed opportunity by all, and would like the Committee be able to move forward in a productive direction.

Sulda mentioned that the Charter Review Committee is looking at potentially changing the way that Committee members are appointed. There is potential for the appointment process to move to the Mayor's Office from City Council.

Henry requested that the letters be read into the record.

The Coordinator read the contents of the letter received from the Mayor and City Councillors, followed by the official response by CPC, and the personal response from Co-Chair Sulda and the reply sent by Co-Chair Henry.

5. Status Updates

Koff provided an update on the following projects based on the financial update provided in the meeting packet:

1. Malden Public Library Archives

The first grant is nearly spent down except for a small amount for the architect to conduct final inspections. Only 10% remains on the second grant. CPC recently received an invoice for over \$75k for the total cost of the shelving units. The Applicant has been attentive in providing updates to the Committee as shown in photos during the last meeting.

2. ABCD/Start Secure – Rental Assistance

The Coordinator is still seeking approval from the City Solicitor regarding the Addendum to their contract. Sulda informed the Committee that there may be new staff in the Solicitor's Office, which may be the reason for delays in getting review from that office.

3. [Fellsmere Park Master Plan](#)

The Fellsmere Park Master Plan is complete. The Coordinator is still waiting on a final report from the applicant, but the final plan is posted on the City's Cleargov website where it is available to the public.

4. [Malden River Works](#)

9% remains on their contract. At the last meeting it was discussed that they needed to conduct additional testing, and the update is that they found an additional funding source to pay for that work. They will not be coming to CPC for emergency off-cycle funding, but they do intend to apply in FY24 for construction.

5. [Devir Park](#)

A project status update is available on the park's project page on the City's site. To summarize, they found ash and debris in the soil when they started digging. The site may have been an encampment for returning World War II veterans, at which point coal was used to heat their structures. The project was put on hold while they dealt with the issue by removing a large volume of soil and are replacing it with fresh soil. A 150 page study detailing the site conditions (RAM Plan) is included in the meeting packet.

An additional source of funding was identified to pay for the soil removal, so the project is now back on track and moving forward. It is currently 33% complete.

6. [Linden Rink](#)

Koff is still awaiting a status update from the Applicant. He is aware that the project went out to bid but he is not sure if a contractor was awarded.

7. Crescent Slope, Spot Pond Brook Greenway, and Woodland Street

All of these projects are complete.

8. Roosevelt Park

Sulda attended the Finance Committee where there was a vote to award additional funding to remediate up to three feet of soil. That letter has gone back to City Council for a vote by the full Council. The other paper for construction did not get voted on by the Finance Committee, so they sent it back to City Council for further information. It was unclear to Sulda when those votes would be held.

6. Other Business

Koff informed the Committee may have two new members joining 1 from the Conservation Commission and 1 from the Housing Authority. It is unclear when they may join.

Henry inquired as to whether these new members will be required to receive ethics training. Sulda clarified that they may be joining the Committee after the deadline for ethics training has passed and the Coordinator agreed to check with HR as to their requirements for ethics training.

7. Adjournment of CPC Monthly Meeting

Brett moved to adjourn the Monthly Meeting. Ching seconded. Approved 5-0.

8. Applicant Workshop

The Co-Chairs and Coordinator offered technical assistance to members of the public who are interested in pursuing a CPC application. One member from the public, John Saia, attended.

Meeting Packet:

1. [5.1.23 CPC Reply to 3.30.23 AHTF Letter](#)
2. [CPC 05022023](#)
3. [CPC Letter 3.30.23](#)
4. [Devir Park Project Community Update](#)
5. [Devir Park RAM Plan](#)
6. [FY23 Expense Report 2023.05.17](#)

7. Sulda Response to MayorCouncillors 5.2.23