



Malden Community Preservation Committee

Hybrid Committee Meeting

Malden City Hall Room #108

Zoom

June 21, 2023 | 6:00 p.m.

**Meeting Minutes**

Committee Members in Attendance: Lisa Sulda, *Co-Chair*, Eric Henry, *Co-Chair*, Rachael Running, *Vice-Chair*, Cameron Layne, Inna Babitskaya

Daniel Koff, CPC Coordinator

Committee Members Absent: Brenden Brett, Monique Ching

**1. Meeting Called to Order**

Sulda called the hearing to order at 6:05 p.m. and read the provisions of the Governor allowing remote participation at the meeting.

**2. Approval of Meeting Minutes from May 2023**

*Henry made a motion to approve the meeting minutes from May 2023. Seconded by Babitskaya. Approved 3-0 (2 abstentions).*

**3. Review of FY24 Pre-Applications**

Sulda provided a summary of each pre-application that was submitted by the deadline.

**MALDEN RIVER WORKS**

Sulda explained that this would be an eligible application following up on their previous award for design. They may apply for a large request for construction.

**MALDEN HOSPITAL OPEN SPACE ACQUISITION**

Babitskaya expressed that her research has indicated that there may be issues with the deed, and that the City of Malden may have rights to the property that would indicate that the land should be given – and not sold – back to the City to be preserved as open space.

Babitskaya referred to a series of articles that she wrote which were published in the Malden Observer & Malden Evening News a few years ago. In those articles, she explains the history of the site and how Malden Mayor Converse donated the land – which was matched by other donations – to create a hospital for Malden residents. In 1997 four hospitals merged as equal partners (Melrose, Malden, Medford, Everett) to become Hallmark Health. Malden was intended to continue operating as a hospital, however, within two years of the merger Malden Hospital was closed. Hallmark Health was subsequently sold to Tufts. Now Hallmark Health is trying to sell the land back to the City of Malden. Babitskaya referred to provisions in the deed where it is purported to state that the land must be used for the purpose of a hospital or else it may be returned to the original landholder's heirs.

Sulda expressed that the CPC will need to see the deed and investigate the issue with the City Solicitor.

#### LINDEN RINK

Henry explained that the application is in a fluid state where the applicant is considering a change in scope that would focus more on a multi-use surface (street hockey, pickleball, etc.) than an ice rink. It would be similar to the new rink at Rivergreen Park in Everett.

Running expressed that the PTO is interested in improving the rink. However, the principal and parents were not aware of plans to improve the facility. She is encouraging the applicant to meet with the PTO.

Sulda explained that CPC has awarded a large amount of money for design (\$200k). The applicant is now considering spending \$50k on the design. CPC needs to figure out whether to reallocate the existing award to a new scope, or ask them reapply for new sources of funding.

Henry expressed that he is surprised that the principal of the school was not aware of the plans for the rink.

Sulda expressed that it would be prudent for the applicant to use the existing award for design and to reapply for construction.

The Coordinator explained that the reason why the applicant is seeking an expedited process to apply the remainder of their existing design award to construction is because the applicant has been awarded \$150k in CDBG funding that must be spent on the facility's construction by May 2, 2024.

Sulda confirmed that it is feasible (but not desirable) for the CPC to be able to approve funding by the end of the calendar year and expressed that design and construction are supposed to be separate applications. Because these projects are different, in theory the applicant should be made to reapply.

Running expressed that she is of two minds. The rules have been bent to accommodate timelines, and she would hate to lose a project. Linden park has many needs. Much of the equipment is on its last legs.

Sulda asked if the grant agreement could be altered to design the rescope project. And if the \$150k could be held back. She thought that public feedback around the new scope should be garnered through the applicant's outreach and a CPC public hearing.

Babitskaya expressed that each decision sets a precedent. She advocated for looking at a new application in a speedy manner. Sulda agreed that there is a need to be careful about how to go about proceeding with this project and reiterated that the new design should be accepted by the school and abutters before construction funding is approved.

Henry clarified that the applicant has not conducted a community meeting, which is extraordinary and stated that the question is in regards to the CPC's flexibility. He believes that CPC can turn the new application around by the end of the calendar year. Henry expressed that there is a difference between flexibility and fluidity and advocated for not being fluid.

The Coordinator explained that the grant agreement provides flexibility with the design, saying that the rink "can accommodate ice in the winter month." There are three options to accommodate ice on the facility: temporarily install a liner which could hold water to become ice, purchase a mat of cooling coils that could be rolled onto the rink to make ice on a temporary basis, or to purchase fake ice panels that can be laid on the ground within the rink to create a surface for skating.

Sulda confirmed that the awardee is good to move forward with the design of a new facility given their existing award and MOU.

Babitskaya confirmed that the wording of the grant agreement is flexible, which means that the community may or may not get what they want. She would like to see the results of a robust community process and design to ensure that everyone approves of the project before they are awarded construction funding.

Layne pointed out that if the surrounding area needs improvement, then that would be another application to improve the entirety of the park.

Sulda confirmed that CPC will ask the applicant to complete a new application for construction.

Layne inquired as to who is the applicant. Sulda confirmed that it is Ron Cochran on behalf of the City of Malden.

#### PATCHELL PARK

Sulda summarized that Patchell park is returning to apply to construct phase I of their project. Although the goals of these applications are the same, the FY24 applicant (OSPCD) is different from the FY23 applicant (FOOGI). This application still maintains a potential issue with site control that will hopefully be clarified within the next couple of months. Nevertheless, CPC can invite them to apply to the full application with the knowledge that they must provide evidence of a clear deed and site control in order to be considered eligible for CPA funding.

#### OAK GROVE COMMUNITY BUILDING

Sulda confirmed that this application would be eligible for CPA funding following up on their completion of a design phase. The main applicant is the City of Malden Public Facilities Department (Eric Rubin), and the Co-Applicant is Oak Grove Improvement Association (OGIA).

#### TRAFTON PARK SHADE STRUCTURE

Sulda summarized that this pre-application from the Ward 6 Association and Malden DPW is to fund a shade structure at Trafton Park.

Running inquired as to whether a structure with a roof would be eligible. Sulda confirmed that the structure must be open on all sides to qualify, which matches the intent of this structure, so CPC may invite them to submit a full application – as long as the Mayor signs off on the project.

#### WILLOW STREET DOG PARK

Sulda summarized that this application is to acquire land for a dog park. She expressed that another dog park is needed in Malden and that this location would work well since it is next to the bike path.

Babitskaya inquired about the support letters from MRA, and whether it exists or is OSPCD. The Coordinator clarified that MRA still exists as a land-owner.

### **4. FY24 Application Launch**

Sulda explained that the application is a copy of the online application that was developed last year, and that minor updates were made for clarity.

Henry inquired if the CPC asks anything about environmental justice. Koff confirmed that a question was added last year and this year a link to the mass.gov page on environmental justice communities was added.

### **5. Other Business**

Sulda explained that elections typically happen in June, but it was decided to conduct elections in July instead in part so that the potential two new CPC members may participate.

Sulda mentioned that herself, Henry and Koff met with members of the ELC project team to hear about overages on the project. The bids came in 30% over budget. The applicant team is in the process of trying to raise funds from other sources and may come back to CPC for more funding.

Henry expressed that the Grant Writer Granoff will be missed, and he wished her well.

## **6. Adjournment of CPC Monthly Meeting**

*Running moved to adjourn the Monthly Meeting. Layne seconded. Approved 5-0.*

*The next meeting was set for July 19<sup>th</sup>. At that time it will be decided if August's meeting will be postponed.*

### **Meeting Packet:**

May 17, 2023

## **Monthly Meeting**

### **0009\_Malden River Works**

1. [Malden-River-Works-06-12-2023](#)
1. [MRA \[Property Owner\] LOS CPC FY24](#)

### **0010\_Malden Hospital Open Space Acquisition**

1. [Kelly Corbi Letter to Malden Community Preservation Committee](#)
1. [Malden-Hospital-Open-Space-Acquisition-06-12-2023](#)

### **0011\_Club 24 Steeple Repair**

1. [club 24](#)
2. [club 24 7543](#)
1. [MAL.40 \(1\)](#)
2. [Steeple-Repair](#)

### **0012\_Fitzgerald Park**

1. [Fitzgerald-Park-Improvement-Project-06-13-2023](#)
1. [MRA \[Property Owner\] FitzGerald LOS CPC FY24](#)

### **0013\_Linden Park Construction**

1. [Linden-Rink-Renovation-06-13-2023](#)

### **0014\_Patchell Park**

1. [Patchell-Park-Improvement-Project-06-13-2023](#)

## **0015\_ Oak Grove Community Building Renovation**

1. [CPC Application Oak Grove Community Building 2023](#)

## **0016\_ Trafton Park Shade Structure**

1. [CPC 23-24 Trafton Shade Pre-Application 20Form](#)

## **0017\_ Willow St. Dog Park and Land Acquisition**

1. [CPA 23-24 Pre-App Willow Dog Park](#)