



Malden Community Preservation Committee
Remote Public Hearing and Committee Meeting

July 21, 2021 6:00 p.m.

Meeting Minutes

Committee Members in Attendance: Lisa Sulda, chair, Inna Babitskaya, Cameron Layne, Khalil Kaba, Monique Ching

Committee Members Absent: Rachael Running

Roberta Cameron, CPA Administrator

Call to Order / Roll Call: Sulda called the meeting to order at 6:05 PM.

Approval of June Meeting Minutes

It was moved by Layne, seconded by Kaba, and voted 5-0 to approve the minutes from the June 9, 2021 meeting.

Membership Updates

Cameron updated the Committee that she started a new position as CPA Manager in Somerville. She will continue to provide some minimal help to the Malden CPC until they are able to fill this position and transition to a new coordinator.

Molis updated the Committee that he has had to step down from the CPC because his position on the Malden Housing Authority was re-appointed by the Governor to someone else effective July 9. He gave some words of appreciation to the Committee members.

Sulda announced that a Ward 6 member has been appointed, Brandon Brett. He has not yet been sworn in and was not available this evening, but he will be joining next month.

Sulda has been talking with the PB chair to request that they fill the vacancy appointed by their committee.

Application Workshop

Sulda invited members of the public to ask questions about applications. No questions were asked.

Roosevelt Park Update

Sulda explained that there was a recent Essex County Court decision relating to an athletic field in North Andover which is a similar project to the Roosevelt Park Project. Residents brought a lawsuit against the town and it was decided in their favor that CPA funds should not be used for infrastructure, drainage, or site prep in support of an artificial turf installation. This is something that the CPC should make sure the City officials to be made aware of. There is potential for the City of Malden to be involved in a lawsuit, given the scope of work for the Roosevelt Park project.

Currently CPA funds of almost \$1m are committed to infrastructure and site prep to support the artificial turf, which is being paid for with a grant from a different source. Sulda would like to send a letter to the City officials and the applicant to request that they remove CPA money from paying for any portion of the artificial turf part of the field, outlining the lawsuit and the risk involved, and to recommend that the scope be changed to remove any of the CPC money from being spent on the infrastructure to support the artificial turf portion of the field.

Layne asked whether it was part of the proposal to remove the subsurface of the contaminated soil. Sulda confirmed that there was money in their budget to remove certain levels of soil in different parts of the field – removing a smaller depth in the areas that would be covered by artificial turf, which is the majority of the site. Layne felt that it would be more viable for this to be natural grass than artificial turf given this decision. Sulda agreed. She acknowledged that a concern was that without the artificial turf portion of the project the City would lose a \$650,000 grant that was intended to pay for that portion of the project. However, CPA funds could then be applied for to cover the cost of the natural grass.

Sulda suggested that it would be preferable to reallocate the CPC funds to pay for the soil to be removed to a suitable depth for grass that was going to be allocated to infrastructure for the turf. Layne suggested that having natural grass instead of turf would enable more public access than if it is synthetic turf because it would be more open to use for different purposes.

It was moved by Layne, seconded by Kaba, and voted 5-0 to send information regarding the lawsuit to City Council and ask them to re-evaluate the scope of the project.

Suggested Ordinance

Sulda explained that the Committee had reviewed this document a couple of meetings ago and based on the Committee's feedback there were some edits made to the term limits for statutory members in the proposal document. Ultimately the City Council will be responsible for the language of the ordinance.

Layne asked whether City Council would replace Frank Molis' seat. Sulda explained that Molis was appointed by the Housing Authority, who would appoint a successor. Likewise the Planning Board has to fill the seat that was vacated by Antonucci.

It was moved by Kaba, seconded by Layne, and voted 5-0 to send information regarding the lawsuit to City Council and ask them to re-evaluate the scope of the project.

Schedule for Next Meeting

Sulda suggested canceling the August meeting. Babitskaya agreed that it is reasonable. Hopefully vacancies will be filled before September. It was agreed that the August meeting would be cancelled. Next meeting will be September 15, 3rd Wednesday at 6:00 PM

Kaba asked which wards will be unrepresented given the new membership profile. Sulda pointed out that there are currently no wards duplicated, however, it won't be possible to know which wards the new members come from until they are appointed by the Housing Authority and Planning Board.

Other Business

Sulda announced that Patchell Park, Oak Grove Community Center, and the Library were all approved by City Council.

Sulda updated that we are continuing to work on permanent signage, but need to wait until the fall to meet with the facilities committee and finalize design for permanent signage.

Committee members expressed appreciation for Cameron's service and discussed the potential for regional collaboration between CPCs of surrounding towns.

Cameron noted that as the Committee would not be meeting in August there would be no more application workshops before the applications are due. She provided email addresses for submitting questions to herself or to Lisa Sulda if applicants require further assistance.

Adjournment

It was moved by Kaba, seconded by Layne, and voted 5-0 to adjourn the meeting at 6:45 PM.

Documents Used at the 7/21/2021 Public Hearing and Meeting

-) CPC Agenda 7-21-2021
-) Malden CPC Draft Minutes 6-9-2021
-) Materials relating to Roosevelt Field:
 - o Essex Court Decision
 - o Description of North Andover case
 - o Letter from Kathleen Sullivan 7-7-21
 - o Roosevelt Field budget comparison spreadsheet
 - o Roosevelt Field scope and budgets from 2018 and 2020
-) Committee Ordinance suggested changes