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Gary Christenson, Mayor

Community Preservation Committee



Malden City Hall Room #105

Broadcast live and recorded on Teams

February 18, 2026 | 6:00 p.m.

Meeting Minutes

Committee Members in Attendance: Rachael Running, *Chair*, Sam Watters, *Vice Chair*, Monique Ching, Inna Babitskaya, Jamie Kendall, Brendan Brett (late)

Committee Members Absent: Ronnie Raj Verma

CPC Manager: Daniel Koff

1. Meeting Called to Order

Running called the meeting to order at 6:03 p.m., read the provisions of the MA Governor allowing remote participation at the meeting, and conducted attendance.

2. Approval of CPC Monthly Meeting minutes from December 17, 2025 and January 21, 2026

Running tabled the agenda item to the March meeting.

3. FY27 CPA Budget

The Malden CPA Ordinance requires that CPC submit a budget to the Mayor and City Council by March 1 each year. Koff provided a summary of how the budget was developed:

- The estimated local surcharge revenue is derived from a calculation approved by the Controller = multiplying the actual revenue from the last fiscal year by 2.5%.
- DOR has not yet issued their estimated state match, so CPC is using a conservative estimate of 12.5%
- A correction is issued in this budget so CPC may have access to awarding the approximately \$480k in actual revenue that was earned above and beyond the estimated revenue over the past two fiscal years.

Brett arrived late at the meeting.

Ching noted that the CPC Manager salary is not keeping track with inflation, and the position is not even receiving the typical annual percentage increase that most City employees receive. Running offered to speak with HR about the issue.

Ching and other members suggested some corrections to the draft document, and the edits were made live.

Ching moved to submit the budget to City Council (including the corrections to the table that were made during the meeting). Kendall seconded. Approved 5-0.

4. Status Updates on Current Projects

Koff provided an overview of the status update on current projects based on the [Status Update Overview_2026.02.18](#).

5. Deliberation to amend previously awarded projects

Running summarized that OSPCD is requesting an extension on the FY24 projects for 0009_Malden River Works and 0010_Malden Hospital Open Space Acquisition. She highlighted that future MOU's/Grant Agreements can start at the beginning of the next fiscal year, rather than when City Council approved the projects.

Brett inquired as to the status of the agreement to acquire land at the Malden Hospital site and the acquisition price. Koff agreed to ask OSPCD to clarify.

Brett made a motion to accept the request to extend both projects through the fiscal year. Watters seconded. Approved 5-0.

Running explained that CPC received a letter from the Mayor stating that they were cancelling the project approved in FY24 as 00015_Oak Grove Community Building 100% Design. Because the City owns the property, they are the main applicant, and can decide the fate of the building without consent of the co-applicant, the Oak Grove Improvement Association. Running explained that CPC is the funder but not the decision-maker and manager on the project, so CPC cannot continue to fund the project if the applicant decides not to move forward.

Brett expressed disappointment that the project could not move forward. Babitskaya advocated for assembling a list of possible funding sources. Running explained that a list was created for this project and that additional applications were submitted to multiple sources, but were denied.

Running explained that the funds will become immediately available for CPC to use in the Historic Preservation Reserve.

6. Deliberation on FY26 recommendations for awards to projects

Running explained that CPC has a total of \$1.75m to award to new projects, plus an additional \$480k in revenue that is sitting in the Fund Balance and has yet to be budgeted by City Council. To help guide the conversation, Running presented four possible scenarios of funding to consider the awards as a package as it relates to the amount of funding available. Sam confirmed that CPC could fund all projects fully if it were to allocate the entire Fund Balance.

Ching sought clarification on the Solicitor's guidance on the Church projects. The Solicitor determined that each project is equally eligible under the law; they are leaving the decision to CPC to determine whether and how much to fund each project from a church.

Running continued the deliberation with the highest scoring projects. At the top is Linden Park, which is the only Open Space project before CPC this year.

Ching advocated for the digitization project as it is a modest ask for a large project, so it is a good entryway into the project.

Running advocated for funding the Affordable Housing Trust Fund in full.

Babitskaya asked how affordable housing developed in Malden can support existing Malden residents. Ben Gately, OSPCD Housing Manager, explained that the Mayor ensures that up to 70% of units generated with funding from the Trust will have a preference to be given to existing Malden residents (this is the maximum allowed by law).

Kendall advocated for funding the projects that received the highest scores in full, whereas the projects that received the lowest scores be partially funded.

Kendall advocated for going with Scenario 4 with the Affordable Housing Trust fund being funded in full. She is impartial to funding the Digitization project at a higher amount.

Running advocated for funding 139 Oliver Street at 90% of the \$100k proposal due to the seemingly unsupported request beyond the \$80k quote that was provided for masonry. Brett pointed out that the quote that was provided included waste removal, so they may not need an additional \$10k for that purpose. Further conversation ensued about the merits of awarding 100% of the request for this project. Kendall advocated for supporting Oliver Street in full.

Running summarized that First Parish came in at a very high request for their first project. She prefers to start giving awards at a lower amount so as to build a relationship with third parties. She expressed comfort with \$250-\$300k award. Ching agreed. Kendall agreed that funding them at \$500k would be

risky for their first award. \$250k is also a large amount of funding. Running explained that they could submit another application while they're staged for partial renovation.

Running advocated for funding Saint Paul's Parish in full based on their reporting and communication. Kendall agreed and supported their application because of their ability to raise matching funds.

Brett expressed a desire for private organizations to raise additional funding beyond CPA.

Running advocated against adding a condition that the grantees raise matching funds, especially since multiple places may be applying to the same sources in this round.

Babitskaya advocated for placing preservation restrictions on projects. She expressed how these historic buildings are part of the fabric of the city, and that history has a public value. She advocated for historical resources to be used as a tourist draw.

Running proposed tabling Emmanuel Baptist until they receive a quote for a building conditions assessment which would help flesh out the project further. A study would potentially open them to get funding from other sources. Brett would like to see multiple bids for the work.

Ching made a motion to table the Emmanuel Baptist Church pending further discussion. Seconded by Brett. Approved 5-0.

Brett made a motion to fund the Digitization of City Council Records at their full request of \$114,000. Seconded by Ching. Approved 5-0.

CPC engaged in a conversation about the merits of providing a partial award to First Parish Church and discussed uncertainty as to how much of the project could be accomplished under different scenarios. Running inquired as to whether CPC would want to recommend that Preservation Restriction be placed on the project and a clawback clause included if it were at \$250k.

CPC agreed to recommend that City Council place a time-bound 30-year preservation restriction on the property as a condition of receiving CPA Funds.

CPC engaged in a conversation about the merits of awarding CPA funds to publicly-owned versus privately-owned structures.

Ching made a motion to fund:

- *31_First Parish at \$250,000*
- *32_139 Oliver Street at \$100,000*
- *33_Saint Paul's Church at \$122,500*
- *34_Rental Assistance Program at \$60,000*
- *36_Malden Affordable Housing Trust Fund at \$500,000*

Running seconded and opened the floor for discussion.

Kendall requested that a Preservation Restriction be added as a condition of First Parish receiving funds.

Ching amended her motion to include a 30-year Preservation Restriction on the 31_First Parish Church project. Approved 4-2.

Brett expressed that he would appreciate further discussion about ways to identify clearer scopes of work for partially funded projects. Babitskaya expressed that the decision will now go to City Council to decide whether to fund partially or in full.

7. Other Business

Koff announced that the annual survey is live and requested that CPC members share the flyer on Facebook and request physical copies when they are out at public events.

5. Adjournment of CPC Monthly Meeting

Brett made a motion to adjourn the meeting. Ching seconded. Unanimously approved.

Meeting Packet:

CPC Meeting Packet

February 18, 2026

1. [FY20_Malden Start Secure Status Report 2.5.26](#)
2. [FY23_0004_Traffon Park_Jane-Ventrone-01-27-2026](#)
3. [FY23_0022_01212026 AHTF Meeting Agenda](#)
4. [FY23_0022_112025 Overlook 13B Update](#)
5. [FY23_0022_AHTF-Gately-01-27-2026](#)
6. [FY24_0010_Rebekah-McPheeters-01-28-2026](#)
7. [FY24_0010_Rebekah-McPheeters-01-28-2026 \(1\)](#)
8. [FY24_Oak Grove Cmte Bldg_Mayor Letter_2026-01-20](#)
9. [FY24_OSPCD Extension Request for MRW and Malden Hospital](#)
10. [FY25_0028_2026-01-16-Devir Park_Invitation_Bid_6X6.5 Advocate](#)
11. [FY25_0028_Jane-Ventrone-Devir-Park-01-27-2026](#)
12. [FY25_0028_SPR Central Register General Contract Submit Confirmation](#)
13. [Status Update Overview_2026.02.18](#)