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Gary Christenson, Mayor

Community Preservation Committee



Malden City Hall Room #105

Broadcast live and recorded on Teams

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

Meeting Minutes

Committee Members in Attendance: Rachael Running, *Chair*, Inna Babitskaya, Jamie Kendall, Brendan Brett

Committee Members Absent: Ronnie Raj Verma, Sam Watters, *Vice Chair*, Monique Ching,

CPC Manager: Daniel Koff

1. Meeting Called to Order

Running called the meeting to order at 6:06 p.m and conducted attendance.

2. Approval of CPC Monthly Meeting minutes from December 17, 2025, January 21, 2026, February 18, 2026

Babitskaya made a motion to approve the meeting minutes from December 17, 2025, January 21, 2026, February 18, 2026, seconded by Brett. Approved 4-0.

3. FY27 CPA Budget Update

Running presented a budget update showing an estimated state match reflecting DOR's estimate of 15.5%.

Kendall moved to submit the budget update to City Council and the Mayor. Brett seconded. Approved 4-0.

4. 0035_Emanuel Baptist Church

Koff provided an overview of the conditions assessment by GRLA that was conducted by Emanuel Baptist Church as a basis for their updated application.

Running invited Rev. Dr. Debora Jackson to speak on behalf of the Church and to answer CPC's questions.

Brett inquired as to whether the windows that were purchased as part of the botched renovation are still useable. Jackson was unaware.

Kendall inquired as to whether CPA could reimburse the Church for their expenses on the \$3,640 that was spent on the conditions assessment. Koff offered to look into it.

Brett inquired whether additional costs were covered for potential ADA compliance. Jackson explained that those costs are included in the estimates.

Jackson explained that they are looking at additional funders to pay for additional improvements.

Kendall inquired whether the Church has capacity to update the fire alarm system and verbalized the risk of replacing the roof on a building that doesn't have a fire suppression system. Jackson explained that they are making the system a priority.

Running thanked Reverend Jackson for attending.

5. Annual CPA Survey

Koff explained that the survey went out in residents' water bill and that 30 were printed for CPC members to distribute.

Koff offered to share it on Facebook and to email the flyer to Sam to post on Reddit.

Running inquired as to whether CPC should start an Instagram account to share the flyer and updates on parks.

6. CPA Plan Update – Review of FY27 Pre-Application

Running explained that the proposed FY27 application is a replica of the FY26 application and asked members if there is anything they would like to change.

Kendall inquired about the guideline for having cost estimates to support the budget and whether Section 1, #9 still satisfies CPC's intentions. Members decided to keep it as-is.

Brett highlighted that the evaluation criteria about the desire to use CPA funds to leverage other sources is not well emphasized in the application instructions. He suggested putting the evaluation scorecard in the application instructions document.

7. Other Business

Brett inquired as to whether an organization with which he's affiliated could apply for CPA Funds. Running explained that the organization would be encouraged to apply, although further due diligence would be needed to see if he could participate in the deliberation and vote on that project.

5. Adjournment of CPC Monthly Meeting

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

Meeting Packet:

CPC Meeting Packet

March 18, 2026

1. [2026 Survey for FY27](#)
2. [CPC FY27 Operating Budget 20260414](#)
3. [CPC FY27 Pre-Application Form](#)
4. [Emmanuel Baptist Church- Assessment Report 12-17-2025](#)
5. [FY26 0035 Emmanuel-Baptist-Restore-App-Attach 3](#)