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Gary Christenson, Mayor

Community Preservation Committee



Malden City Hall Room #105

Broadcast live and recorded on Teams

April 29, 2026 | 6:00 p.m.

Meeting Minutes

Committee Members in Attendance: Rachael Running, *Chair*, Inna Babitskaya, Jamie Kendall, Monique Ching (late)

Committee Members Absent: Sam Watters, *Vice Chair*, Ronnie Raj Verma, Brendan Brett

CPC Manager: Daniel Koff

1. Meeting Called to Order

Running called the meeting to order at 6:10p.m and conducted attendance.

2. Approval of CPC Monthly Meeting minutes from April 27, 2026

Ching made a motion to approve the meeting minutes from April 27, 2026, seconded by Ching. Approved 4-0.

3. Request for Supplemental Funding

Running summarized that OSPCD has submitted a supplemental funding request to CPC so it can procure and install solar lights at Trafton Park. In its FY23 award, CPC allocated \$50,000 of the \$160,000 award to go to solar lighting, but that costs had increased since that time so OSPCD was requesting more funding. Staff were unable to attend the meeting, so Councillor Winslow came to discuss the

project since he was a member of the project team as the Ward Councillor. Running introduced Winslow and permitted him to speak.

Winslow explained that the existing lighting at the Park was recommended to be replaced with new lights in the planning documents, even though they were essentially spotlights and not placed in optimal locations. CPC recommended that the new lighting be upgraded to be solar powered instead as a way to get dimmable lighting in more optimal locations while avoiding expensive trenching through ledge underneath the park.

Typically the City would have purchased the lights for a cheaper cost through a state contract, and then the City would have needed to use a different contractor on the state list for installation. However, the general recommendation is to have one contract to purchase and install lights so there is no confusion as to who may be at fault if a light fails. A quote from last year came in at \$80k inclusive of purchasing the lights, installing new poles, and ensuring that they operate. The quote was higher than \$50k because it has been three years since the original estimates. Tariffs also may have driven up the price.

Previously during Phase II, the project was so far along that Shadley couldn't incorporate the solar lights into the plans when CPC recommended that the City upgrade the lights to be solar powered. The team sought to finish construction on the rest of the project, and now, 3 years later, they are pursuing the installation of solar lights.

The request is for an additional \$50k which would include contingency, so any funds not spent would return to CPC's Fund Balance. Meanwhile the City is rebidding its lighting contract, so there is uncertainty as to who next contractor will be and how that might affect pricing.

Running inquired if this is the last piece of the park. Winslow explained that he set aside some funding for contingency, so he is now working to install a shed in the park as well.

The lighting is something the community would want, but it is tricky to find the best location.

The current thinking is to use existing poles so as to avoid the potential of hitting ledge.

There is currently lighting at Trafton Park, although the solar lights would be an improvement.

There are currently old electrical poles that could be taken down with leftover funding as well since they're not used when new electrical service was installed.

Trafton's lights do not have flexibility to dim or turn off for movie nights. LED's can be turned on and dimmed which would create more flexible uses of the park.

Winslow expressed that the park has been used thoroughly (and a little less by the Charter School). Kids are playing until 9pm most nights. He said there may be some minor issues, like the historic WPA walls, that could potentially use further improvement but not until further in the future.

Running expressed that it would be a good use of funding and opened the floor for comment.

Kendall made a motion to add \$50,000 to the solar light component of the Traft Park project. Ching seconded. Approved 4-0.

4. Status Update on Current Projects

Koff provided an update on current projects funded by CPC as summarized this overview: [Status Update Overview 2026.05.27](#)

Running reported that Linden Rink has been closed to students during recess and asked why the space has been locked and students are not allowed in. Running asked Koff to inquire.

5. CPA Plan Update

Running introduced the CPA Plan Update and drew attention to the milestone of having raised \$10m in revenue. She advocated for creating a visual display of the projects that have been funded by CPA.

Babitskaya advocated for greater attention to be spent on Historic Preservation since “Preservation” is in the name for the Community Preservation Committee, unlike Affordable Housing. She expressed that Malden is losing its historic resources, especially compared to neighboring cities. She would like each grantee to do a better job promoting CPA funds by making educational resources such as videos.

Running thanked Koff for his diligent work on updating the Plan.

Koff thanked the Committee for their outreach on the survey since we doubled our responses compared to the previous meeting.

Running and Babitskaya discussed a possible alliance with the Historical Society and the High School in promoting the Plan.

Ching made a motion to approve the Plan Update with further edits based on any awards approved by City Council during FY26 after the date of the meeting. Seconded by Babitskaya. Approved 4-0.

6. Other Business

Running expressed that CPC will meet in June and will not meet in July and August.

5. Adjournment of CPC Monthly Meeting

Kendall made a motion to adjourn. Seconded by Running. Approved unanimously.

Meeting Packet:

CPC Meeting Packet

May 27, 2026

1. [04 Trafton-Park Co-Chair-Questions-Answers 2022.10.14](#)
2. [091222 Trafton Park II Prelim Cost Est](#)
3. [092822 Trafton II-Updated Concept Sketch](#)
4. [CPC Informational Public Hearing 2026.05.27](#)

5. [FY23 0004 Full-Application Trafton-Park-09-19-2022](#)
6. [Status Update Overview 2026.05.27](#)