

October 26, 2025

Congregational Meeting – GRLA Building Study

Quorum- 33+ members, 2 online

Alex Pratt- Moderator

1 motion- Aisha C & Dave Z

Authorization for additional expenditures - \$96k towards building repair

Building Envelope Study Results- mortar failing

Envelope – structural, foundation, mechanical systems

Repairs needed:

Mortar- urgent. Bell tower's north buttress pulling away from the building

Foundation is in good condition

All recommended work (urgent and non urgent):

\$2 million- HVAC repair- recommended but not required

Immediate need- buttress repair- \$96k

JWG quote- \$92k

High priority cost- \$800k

Date of report impacts cost, not accounting for delay. More delays will cost more

How do we pay for this?

Grant team- Community Preservation Grant. Have passed the 1st stage- support from historical commission

Other grants- state level and national trust. Some have use restrictions (prevents building from being sold, etc.)

Fundraising options- volunteers needed, stewardship team

Authorize Expenditures for Buttress Repair- Discussion

Jim T- if the urgent work has a 0-2 year timeline, is the comm pres grant good for 2 years?

Aisha C- it's a reimbursement grant- we pay upfront and have grant money returned. Can ask for progressive disbursement. Ask with invoices as we receive them- 2 year time limit on spending.

Will find out about approval in February, per Pam C

Stacy G- would it be cheaper just to tear down the bell tower?

Aisha C- we asked, it's not

Dave Z- the mortar is failing in more places than that

Nathan R- is there a work completion requirement in the grant?

Aisha C- yes, but they are set up to be as achievable as possible- there's a project manager involved, contingencies for if repairs cannot be done

Alexa R- if we spend money, grant will pay us back over time? Concerns as Malden has a funding problem

Aisha C-the money is guaranteed.

Pam C- funds for community preservation separate from the rest of city funding. \$2 million to spend, we applied for \$500k

The \$96k for buttress is not part of grant – from us, not from CPA. Grant is awarded in March. Work is urgent, 2 years starting in the spring. Can fund 60% of what we need- must raise money for the rest. If we don't get grant, back to the drawing board.

Corey M- is the amount we are asking for reasonable?

Aisha C- it's more likely that we don't get approved for the full amount.

Amy C- \$100k for north buttress?

Aisha C- \$800k- not included in \$100k

Jim T- will the tax override vote impact this?

Aisha C- No, separate tax

Jamie G- Did the report go into whether our budget can support the building?

Dave Z- will this building fail on us? If we make repairs, probably no. Not about whether we can afford it, more about whether building can survive. Beyond the scope of what endowment covers. We can offset spread of decline with fundraising.

Alexa R- how much of this depends on Trump admin?

Aisha C- none

Pam C- one grant is MA state grant, not federal, and is a matching grant. We can use community preservation funds to match. The second grant for sacred places is federal- we will apply and see what happens.

Stacy G- for today's vote, will we or will we not cover the north buttress repairs? (\$96k- current estimate)

Holly W- when does this work get done?

Aisha C- ASAP

Alexa R- this is coming out of our endowment, which is how much?

Aisha C- \$2 million

Amy C- what about insurance?

Aisha C- No, because it's not the type of building insurance that covers this kind of wear and tear

Questions from members online

Cody – Do grants depend on getting historical designation?

Aisha C- kind of

Pam C- CPC will place temporary historic designation- 5 years, and only on work they fund. MA state grant and federal grant historic designations vary in length

Aisha C- Building is already on MA historic register. Nothing we pursue is for historic preservation. If a perpetual restriction was involved, we would not apply

Motion- authorize an amount of up to \$96k to be spent on emergency repair to north buttress

Alexa R- Amend motion, authorize up to \$100k

Motion adopted – up to \$100k to be spent on emergency repair of north buttress

Vote- motion carries, unanimously