



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final License Committee

Councillor Sica, Chair
Councillor Condon, Vice Chair
Councillor Colon Hayes
Councillor McDonald
Councillor Taylor

Tuesday, March 4, 2025

5:30 PM

215 Pleasant Street
Room 108
Malden, MA 02148

Watch the meeting with Teams: <https://tinyurl.com/y6ps8wvb>

Roll Call

Chair Sica called the meeting to order at 5:36 PM.

Councillor McDonald was not able to participate in this meeting as they were needed to chair the simultaneous Finance Committee meeting.

Also in attendance was Jim Tuxbury, Dave Morse, Alicia McNeil, and Morgan Hunte.

Present: 3 - Councillor Jadeane Sica, Councillor Paul Condon and Ari Taylor

Absent: 2 - Karen Colon Hayes and Carey McDonald

Minutes to be Approved

[121-25](#)

Minutes for the meeting of February 25, 2025

A motion was made by Councillor Condon, seconded by Councillor Taylor, that the Committee Minutes be approved. The motion carried by a unanimous vote.

Business

Committee will continue discussion from the meeting of February 25th on reviewing MCC 6.08.060 OFFSITE PARKING FACILITIES and discussing potential amendments thereto for the purpose of drafting an ordinance paper.

City Solicitor opened discussion with a review of city departments and services that are being used to maintain open air parking lots based on statements from various department heads, written in 2021. The question is if the Open Air Parking license fees justify the cost of the annual license. Clerk, Legal, Fire, Police, Inspectional Services, Compliance are the departments that wrote affidavits explaining the cost of city services. DPW is another department that wasn't included but now should be.

The fire and police departments reported they responded to 37 and 1,901 respectively to different calls at the ten open air parking lots throughout the city in a five year period of time. Compliance Officer Dave Morse said there are car break ins, directed patrols, call for service, etc that would explain the high police turnout.

Councillor Taylor is of the opinion that based on the written statements from 2021, combined with the increase in expenses since then, the \$100 per spot annual license fee is justifiable in today's dollars, if not four years ago. Open air parking lots, specifically around the two train stations, are inviting people from other communities to drive and park in this city, which adds to ongoing road maintenance. Increased costs of supplies and labor costs over the past four years justify current license costs if properly recorded and accounted for.

Councillor Sica is considering the difference between charging \$50 per vehicle versus setting a flat rate fee. The disadvantage of a flat rate fee is justifying why a lot with 34 spaces is being charged the same as a lot with five spaces.

Councillor Taylor expressed comfort for meeting a half way point between her and Councillor Sica with a \$75. fee. Councillor Sica was not opposed to that suggestion.

Attorney McNeil feels as if the city will be challenged if they maintain open air application fees at \$100 per car. She thinks Malden will be on more solid ground if the city develops an outline explaining and justifying the cost. Chair Sica stated the committee's goal for the next few weeks is to come up with specific fees and how to tie them into what is reasonable to charge per car. She said she will work on doing that within the next week.

Compliance Officer Dave Morse offered to reach out to Crime Analyst Dave Ritchie from MPD to analyze the fire and police stats as Attorney McNeil presented them at the beginning of the meeting and break down specific expenses.

Assistant City Clerk Morgan Hunte will send a mailing to current license holders explaining that the renewal applications are temporarily on hold while the committee reviews this ordinance. 2024 licenses will remain in effect until this audit is complete.

Adjournment

**A motion was made by Councillor Taylor, seconded by Councillor Condon, that the meeting be adjourned. The motion carried by a unanimous vote.
Meeting adjourned at 5:55 PM.**

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