



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor Murphy, Chair
Councillor Condon, Vice-Chair
Councillor-at-Large Karen Colon-Hayes
Councillor Jadeane Sica
Councillor Christopher Simonelli
Councillor Stephen Winslow

Tuesday, September 20, 2022

6:00 PM

City Hall, Room #105

215 Pleasant St

Roll Call

Present: 6 - Councillor Barbara Murphy, Councillor Paul Condon, Karen Colon Hayes, Jadeane Sica, Chris Simonelli and Stephen Winslow

Also Present: Councillors Spadafora, Crowe, Linehan and McDonald
Charles Ranaghan, CFO
Attorney Alicia McNeil-Assistant City Solicitor
Michelle Romero-City Planner
Ron Hogan-Strategic Planning Analyst

Minutes to be Approved

[381-22](#)

Minutes of June 14, 2022 to be approved.

A motion was made by Councillor Condon, seconded by Councillor at Large Colon Hayes, that the Committee Minutes of June 14, 2022 be tabled in the Finance Committee. The motion carried by a unanimous vote.

Business

[369-22](#)

Order: That One Million Dollars (\$1,000,000) is appropriated to pay costs of reconstructing and making extraordinary repairs to the Central Business District Garage, including the payment of all costs incidental and related thereto, and to meet this appropriation, the Treasurer, with approval of the Mayor is authorized to borrow said amount under G.L. c. 44, §7(1) or any other enabling authority, and to issue bonds or notes of the City therefor.

Sponsors: Barbara Murphy

Councillor Murphy asked Ron Hogan to speak to the committee about the condition of the garage and the needs for these funds
Ron explained CDBG garage work has been ongoing for the last several years. Under the MRA, a program began to address some of the structural issue of the garage. That started with a \$3mill loan they took out which is now the cities responsibility as part of the action that was taken. It focused on some of the issues that existed with the haulage ramp, structural concrete work and water proofing needed. That work as well as some of the work on the four stair towers is coming to an end. He had the engineers do a new review of the entire garage to reset a plan on how we wanted to proceed from there.

What has happened over the years is corrosion in the post tension strands and they lose their structural integrity. They used both chain dragging and penetrating radar to identify where we had issues with the post tension strands on each floor. There is a lot of work that needs to be done. We are trying to focus the thing that needs to be done most next. At the top of the entrance, the second level is where we have a high degree of failure in these post tension strands in the neighborhood of 50% of them. It is presently shut off to parking and only for a drive lane to get to the rest of the parking. It is by far the worst because everyone has to pass through it. It is where they shed the water and the salt as you come through the garage. This request is to be able to mobilize a crew while we have them available. The same contractor has a change order to the current contractor. See if we can get them to address this issue which is by far the worst. This \$1mill is a bit bare bones. It will deal with the post tension strand project which is a labor intensive process. It's a lot more work that needs to be done now than when they started the project. The \$1mill could be increased to \$1.4mill if we wanted to do some additional water proofing of that and all the seams throughout the garage. If we can get an authorization from the Council on the \$1mill the intent is to see how our free cash comes in. As long as it comes in strong enough follow it up with a request to not bond it but use free cash. The authorization being there to bond it allows us to award a contract to allow the contractor to move forward because we have the ability to pay for it even if we don't actually bond it. Councillor Condon asked where are we going from here the last figure he heard was \$10 or \$12mill and how much would it cost to build a new one? Ron said it's a little less he has a comprehensive floor by floor, seam by seam plan that carries us out. It would be \$8-\$10mill worth of work to hire someone now to do all the work. To build a new garage would cost \$30+mill. You will spend \$5mill before you even start to build it. For years the MRA had to defer some of the maintenance work to keep people doing the planning function and this catch up work. There is some hope on the horizon to get these filled again. There is talk of the DEA leaving the building and if we acquired a new tenant they would be paying twice the amount we are receiving now. Councillor Murphy asked when the garage is full is it a profitable enterprise. Ron said absolutely at the rates it's at now it covers it's expenses and a few dollars more. We have two major tenants at that property who pay way below market for parking rates. If they get replaced by other tenants who are utilizing all the spots at full rate it will help the revenue to support some of these things. Councillor Winslow said between Covid and where we are in some leases setting a bond up and just pay out of revenue for parking doesn't seem workable right now is that why you are using free cash? Ron said we should hold back if we have a bigger phase of this. This is an opportunity to sure up this area and then figure out how to attack the next five years. We can't issue revenue bonds like some other entities it's just a general obligation. Our hope is that the free cash comes in strong and we can take some off the top. Councillor Winslow said in the long term he would expect the revenue from the garages to pay for maintenance. Ron said at 200 exchange we have an agreement for 350 spots they are started to lease up but it will take a little time to fill that full freight. Councillor Colon-Hayes asked if he has any thoughts to raising the price to park to increase the revenue. Ron said sadly some of the folks that are parking have 30 year parking lease agreements at low market rates. We are doing everything we can to get folks off the street parking giving restaurants and businesses validation. Councillor Simonelli asked what is the potential loss you are having right now with the area that is blocked off? Ron said it's nothing because we have enough capacity right now. There was a time 6 or 7 years ago, that the garage was full and we had to turn folks away and we haven't had that since Covid. We are just trying to make sure we lay the foundation so we have

access to all the parking.

Councillor Linehan was hoping once we get to the point that we can renegotiate contracts or bring in at market rate we do the work, hope we can put some money into a marketing campaign with businesses. Really hyping them up by putting up signage, colors, lighting by giving an image this is a safe place. She feels that is money well spent.

Ron said we had an upside down pricing structure where it was more expensive to park in the garage than in the street. With the automation of the garages it will give us a ton more capabilities we were not able to do.

A motion was made by Councillor Condon, seconded by Councillor Simonelli, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

370-22

Order: That the sum of One Hundred Twenty Eight Thousand One Hundred Sixty Four Dollars and Seventy Five Cents (\$128,164.75) be and the same is hereby appropriated from the TNC Surcharge Municipal Distribution Account to cover the following expenses: Road milling and paving, utility structure adjustments, pedestrian signal upgrades, wheelchair ramp upgrades, and new crosswalk line striping with thermoplastic at the intersection of Summer Street and Clifton Street.

Sponsors: Barbara Murphy

Attachments: [Clifton St at Summer St Intersection Improvements 92022](#)

Councillor Murphy explained that the TNC surcharge funds are money that comes into the city from UBER/LYFT rides that emanate from Malden we get ten cents. Four years ago this was a nice surprise to find out we had this. The Council back then decided to utilize the money on projects instead of splitting the money between 11 Councillors and not making any type of a major impact. We have been successful over the years in reconstructing three or four intersections. They are high traffic sections from both a vehicular and pedestrian perspective. This is the one chosen for this year. She asked Chuck if this amount is from the past two years worth of UBER/LYFT money Chuck said before Covid the numbers were averaging \$120,000-\$130,000. The last two years it has been \$59,000-\$60,000. The hope is moving forward that will rebound. This project addresses; 8 traffic poles, all the ADA ramps, it is a \$214,000 project we are using the available funds of this TNC account and the remainder is coming from Chapter 90 funds.

Councillor Murphy said we think about it being an award but when thinking about traffic signalization it is something all of us use across the City. It truly has benefit for everyone in the city to provide safe crossings.

Councillor Colon-Hayes asked who makes the decision about this?

Chuck said myself, the Mayor, City Engineer and DPW Director have been meeting for the past six months every Monday. The City Engineer did traffic studies, Seeclifix requests were reviewed and this location was the most time sensitive that needed immediate attention.

A motion was made by Councillor Condon, seconded by Councillor at Large Colon Hayes, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

371-22

Order: That the appropriation enumerated below, being in the amount of Thirty-One Thousand Four Hundred Seventy Dollars, (\$31,470) be appropriated from the Community Preservation Act Fund for the following project:

Wallace Park Wall Restoration: \$31,470 from Historic Preservation Reserve

Sponsors: Barbara Murphy

Attachments: [Letter of Support Wallace Memorial Park\(3\)](#)
[Wallace Park Wall 3 recommendation letter](#)

Councillor Murphy said this is actually an additional amount that has come to us to be approved. The work has been done but it came in a little bit higher than expected \$31,000. They have gone to the CPC committee and it has been approved by committee and has sent it to us for approval. She invites Michelle Romero, City Planner to walk us through the project.

Michelle explained the project is complete. It was a historic renovation restoration project of the Wallace Memorial Wall. It is located a historic crossroads of the City. CPC recommended the original funding and the Council approved the original funding for the project. The project is complete and did come in over budget. The project moved very quickly. As it was moving along, work was discovered and the project continued. It was called a per item contract. It wasn't a single fixed price for the contract. As more stones needed to be realigned or small things needed to be done it started to add up. That's how the new amount was calculated. The contractor did allow for a potential 25% over budget cost. It was contemplated that this could happen. The Historical Committee worked closely with David Hancock the consultant who is a local Maldonian. He was on site almost everyday. He was aware of the project and did not stop it. The concern was if the project was stopped we might not be able to resume it that quickly. It was completed in less than three weeks. This request is for the additional funds. The work is already done.

Councillor Murphy said we are liable for the bill because the contract did have the override capability of increasing by 25%.

Michelle said we were recommended to pursue the CPC funding by the Mayor.

Councillor Winslow asked in the Budget that was approved for the original work did that have a 25% contingency or was it just the contract had it built in?

Michelle said the contract had it built in. There was a contingency in the initial funding she thought was 10%.

Councillor Winslow said it is good we had that. It is good to know that CPC has this dynamic. He encourages to ask for the contingency up front so we can have fewer of these problems.

A motion was made by Councillor Winslow, seconded by Councillor Condon, that the Order be recommended favorably to the City Council. The motion carried by a unanimous vote.

Other Business

Tabled Papers

[246-22](#)

Minutes of April 19, 2022 to be approved.

A motion was made by Councillor Condon, seconded by Councillor at Large Colon Hayes, that the Committee Minutes of April 19, 2022 be tabled to the Finance Committee. The motion carried by a unanimous vote.

[267-22](#)

Minutes of May 31, 2022 to be approved.

Motion to take Paper 267-22 off the table was made by Councillor Condon seconded by Councillor Colon-Hayes. All were in favor.

A motion was made by Councillor Condon, seconded by Councillor Winslow, that the Committee Minutes of May 31, 2022 be approved. The motion carried by a

unanimous vote.

[299-22](#)

Minutes of June 7, 2022 to be approved.

Motion to take Paper #299-22 off the table was made by Councillor Condon seconded by Councillor Colon-Hayes. All were in favor.

A motion was made by Councillor Condon, seconded by Councillor Winslow, that the Committee Minutes of June 7, 2022 be approved. The motion carried by a unanimous vote.

Adjournment

Motion was made by Councillor Chris Simonelli, seconded by Councillor Paul Condon, that this meeting be adjourned at 6:44 P.M. The motion carried unanimously.