

City of Fall River Massachusetts

Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

REGULAR MEETING OF THE CITY COUNCIL

MEETING: March 25, 2025, at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Paul B. Hart,
Bradford L. Kilby, Linda M. Pereira, Cliff Ponte, Andrew J. Raposo
and Laura-Jean Sampson

ABSENT: None

IN ATTENDANCE: None

President Camara called the meeting to order at 8:27 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

PRIORITY MATTERS

1. Mayor and request for confirmation of the re-appointment of Melissa Panchley to the Library Board

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to confirm the appointment.

2. Mayor and resolution for approval of a TIE Agreement for 295 Bedford Street, LLC at 295 Bedford Street

Councilor Ponte stated that he supported this agreement, as it will assist in creating more affordable housing units and increasing water use within the City. Councilor Dionne expressed concern that only a portion of the property would be offering affordable housing units, as most would be market-rate housing units. On a motion made by Councilor Kilby and seconded by Councilor Raposo, it was voted to adopt the resolution, with Councilor Dionne opposed.

Approved, March 26, 2025

Paul E. Coogan, Mayor

3. Mayor and orders as follows:

a. M.G.L. Ch. 59, §5, Clause 17F– Accept Elderly exemption

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 26, 2025

Paul E. Coogan, Mayor

b. M.G.L. Ch. 59, §5, Cause 22J – Accept Veterans' exemption

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 26, 2025

Paul E. Coogan, Mayor

c. M.G.L. Ch. 59, §5, Clause 41C – Increase exemption by 50%

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to adopt the order.

Approved, March 26, 2025

Paul E. Coogan, Mayor

4. Mayor and correspondence to establish right-of-way fees for fiber optic cable
Installations

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to refer the correspondence to the Committee on Ordinances and Legislation.

5. Mayor and order for Deed in Lieu of Foreclosure at 158 Bedford Street
(Parcel ID N04-0042)

Councilor Ponte stated that this property, which was once the old police station, must be sold as the building is dilapidated and unsafe. Vice President Pereira clarified that the Administration's plan is to demolish the building. On a motion made by Councilor Kilby and seconded by Councilor Ponte, it was unanimously voted to adopt the order.

Approved, March 26, 2025

Paul E. Coogan, Mayor

6. Mayor and request to hold the Annual Budget Joint Meeting with the City Council and
School Committee on April 8, 2025

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted that the communication be accepted and placed on file.

7. Mayor and order declaring twenty-one (21) vehicles as surplus property

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 26, 2025

Paul E. Coogan, Mayor

PRIORITY COMMUNICATIONS

8. Planning Board report re: Proposed Zoning Amendment – Apartment District (A-2)

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted that the report be accepted and placed on file. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to refer the proposed ordinance to the Committee on Ordinances and Legislation.

9. Planning Board recommendations to **not approve the acceptance** of the following streets:

a. Burt Street extending from New Boston Road southerly to terminus

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the report be accepted and placed on file. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to that the orders be granted leave to withdraw.

b. May Street extending from Pine Street to Cherry Street

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the report be accepted and placed on file. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to that the orders be granted leave to withdraw.

COMMITTEE REPORTS

Committee on Public Safety recommending:

Grant Leave to Withdraw

10. Resolution – Committee on Public Safety convene with a representative from the Massachusetts Bay Transit Authority and any other interested parties to discuss potential solutions to reduce noise pollution in the Weaver's Cove Layover area

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to that the resolution be granted leave to withdraw.

ORDINANCES

Second Reading and Enrollment

11. Proposed Ordinance – Traffic, Miscellaneous

Section 1

Fifteen-minute parking (removal)

- George Street, South side, 48 feet east of Lindsey Street,
Monday – Saturday 6:00 a.m. to 5:00 p.m.

Section 2

Fifteen-minute parking

- George Street, South side, 52 feet east of Lindsey Street,
Monday – Sunday 6:00 a.m. to 7:00 p.m.

Section 3

One hour parking

- Brayton Avenue, South side, 46 feet east of Rodman Street
Monday – Sunday, 11:00 a.m. to 11:00 p.m.

Section 4

Handicapped parking removals

- Third Street, East, 190 feet north of Branch Street
- Barnaby Street, West, 314 feet south of Lincoln Avenue
- Bay Street, West, 20 feet north of Woodman Street
- Diman Street, East, 100 feet north of Bradford Avenue
- Eastern Avenue, West, 205 feet south of Downing Street
- Irving Street, West, 212 feet north of Pleasant Street
- Jencks Street, West, 21 feet north of Alden Street
- Locust Street, South, 56 feet west of June Street
- Oak Grove Avenue, East, 115 feet south of Lemuel Street
- Oliver Street, South, 507 feet east of Broadway
- Osborn Street, North, 51 feet west of South Main Street
- Palmer Street, North, 356 feet east of South Main Street

- Pine Street, North, 122 feet east of Rock Street
- Ridge Street, East, 136 feet south of Osborn Street
- Sprague Street, South, 152 feet west of Broadway
- Tuttle Street, East, 52 feet north of Dwelly Street
- Wellington Street, North, 70 feet east of Fulton Street

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the proposed ordinance be passed through second reading and enrollment. On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted that the proposed ordinance be passed to be ordained.

Approved, March 26, 2025

Paul E. Coogan, Mayor

12. Proposed Ordinance – Processing Archivist of Public Library Services

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the proposed ordinance be passed through second reading and enrollment. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the proposed ordinance be passed to be ordained.

Approved, March 26, 2025

Paul E. Coogan, Mayor

RESOLUTIONS

- 13. Committee on Public Works and Transportation convene with the Administration and a representative of the Massachusetts Department of Transportation to discuss maintenance of the Interstate 195 underpass beneath Government Center and request that the state delegation advocate for further cleanup of this area**

Councilor Raposo made remarks regarding the current state of the underpass, which lacks efficient lighting and contains a significant amount of litter and debris. Councilor Raposo stated that he had spoken with State Representative Carole Fiola regarding this matter, who explained that the lighting replacement project had been planned, but the funding was never allocated. Councilor Raposo emphasized that the letter being sent to the Fall River Delegation, following the adoption of this resolution, should address the need to advocate for adequate light renovation funding. On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to adopt the resolution.

- 14. Committee on Public Safety convene with the Director of Traffic and Parking and a representative of the Fall River Police Department to discuss traffic safety concerns, including speeding and the need for additional ADA-compliant crosswalks, on Stafford Road**

On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to adopt the resolution.

CITATIONS – None

ORDERS – HEARINGS – None

ORDERS – MISCELLANEOUS

- 15. Police Chief's report on licenses
Taxicab Drivers**

Robert F. Allen Jeremias Cabral Cheryl Kohane

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

16. Auto Repair Shop License Renewal

Kirk Carrier d/b/a Kirk's Transmissions, Inc., 461 Globe Street

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

COMMUNICATIONS – INVITATIONS – PETITIONS

17. Claims

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to refer the claims to Corporation Counsel.

18. City resident requesting to purchase a parcel of city owned land on Sion Street
(Parcel D-07-0021)

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to refer the communication to the Committee on Real Estate.

19. Drainlayer Licenses

A. DiFazio Construction, Inc.

Sandstone Construction, Inc.

Biszek Contracting Corp.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to approve the drainlayer applications.

Approved, March 26, 2025

Paul E. Coogan, Mayor

On a further motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to take items 20 through 23 together.

City Council Minutes

20. Joint Meeting of the City Council and School Committee – March 11, 2025

21. Public Hearings – March 11, 2025

22. Committee on Finance – March 11, 2025

23. Regular Meeting of the City Council – March 11, 2025

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to approve the minutes.

BULLETINS – NEWSLETTERS – NOTICES – None

COMMITTEE REPORTS

Committee on Real Estate recommending action:

10a. Orders – Disposition of the following municipal properties:

a. 112 Flint Street (former Davol School) (Parcel ID K-14-0011)

On a motion made by Councilor Dionne and seconded by Councilor Sampson, it was voted to adopt the order, with Councilor Raposo opposed.

Approved, March 26, 2025

Paul E. Coogan, Mayor

b. 138 Hartwell Street (former Silvia School) (Parcel ID N-21-0001)

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to adopt the order.

Approved, March 26, 2025

Paul E. Coogan, Mayor

A brief recess was taken from 8:45 p.m. to 8:47 p.m. for the purpose of signing the Traffic and Processing Archivist of Public Library Services ordinances.

On a motion made by Councilor Sampson and seconded by President Camara, it was unanimously voted to adjourn at 8:47 p.m.

List of documents and other exhibits used during the meeting:
Agenda packet (attached)

A true copy. Attest:

A handwritten signature in cursive script that reads "Alison M. Bouchard".

City Clerk

In City Council, April 8, 2025
Approved.



City of Fall River Massachusetts

Office of the City Clerk

RECEIVED

2025 MAR 21 P 2:19

ALISON M. BOUCHARD
CITY CLERK

CITY CLERK
FALL RIVER, MA

INÊS LEITE
ASSISTANT CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
MARCH 25, 2025
AGENDA

5:15 P.M. COMMITTEE ON REAL ESTATE

6:00 P.M. CITY COUNCIL COMMITTEE ON FINANCE MEETING (OR IMMEDIATELY FOLLOWING THE COMMITTEE ON REAL ESTATE MEETING IF IT RUNS PAST 6:00 P.M.)

1. Citizen Input
2. *Fiscal Year 2024 Financial Audit prepared by Roselli, Clark & Associates (referred 3-11-2025)
3. *Resolution – Convene with the City Administrator, Corporation Counsel, the Director of Financial Services, the Chairperson of the Board of Assessors and the Veterans' Services Officer to discuss potential tax exemptions for veterans, related to the HERO Act (tabled 2-25-2025)
4. *Resolution – Convene with the City Administrator, Corporation Counsel, the Director of Financial Services, and the Chairperson of the Board of Assessors to discuss tax exemptions and property abatelements for senior citizens (tabled 2-25-2025)
5. *Resolution – Convene with the City Administrator and the Administrator of Community Utilities to discuss overdue water service payments owed to the City of Fall River from the Town of Westport (tabled 10-8-2024)
6. *Proposed Fiscal Year 2026 Enterprise Fund budgets for Water and Sewer Divisions (referred 3-11-2025)

7:00 P.M. REGULAR MEETING OF THE CITY COUNCIL (OR IMMEDIATELY FOLLOWING THE COMMITTEE ON FINANCE MEETING IF IT RUNS PAST 7:00 P.M.)

PRIORITY MATTERS

1. *Mayor and request for confirmation of the re-appointment of Melissa Panchley to the Library Board
2. *Mayor and resolution for approval of a TIE Agreement for 295 Bedford Street, LLC at 295 Bedford Street
3. *Mayor and orders as follows:
 - a. M.G.L. Ch. 59, §5, Clause 17E – Accept Elderly exemption
 - b. M.G.L. Ch. 59, §5, Cause 22J – Accept Veterans' exemption
 - c. M.G.L. Ch. 59, §5, Clause 41C – Increase exemption by 50%
4. *Mayor and correspondence to establish right-of-way fees for fiber optic cable installations
5. *Mayor and order for Deed in Lieu of Foreclosure at 158 Bedford Street (Parcel ID N04-0042)
6. *Mayor and request to hold the Annual Budget Joint Meeting with the City Council and School Committee on April 8, 2025
7. *Mayor and order declaring twenty-one (21) vehicles as surplus property

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650

PRIORITY COMMUNICATIONS

8. *Planning Board report re: Proposed Zoning Amendment – Apartment District (A-2)
9. *Planning Board recommendations to **not approve the acceptance** of the following streets:
 - a. Burt Street extending from New Boston Road southerly to terminus
 - b. May Street extending from Pine Street to Cherry Street

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ORDINANCES

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 - Section 2
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 - Section 3
One hour parking
 - Brayton Avenue, South side, 46 feet east of Rodman Street
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14. *Committee on Public Safety convene with the Director of Traffic and Parking and a representative of the Fall River Police Department to discuss traffic safety concerns, including speeding and the need for additional ADA-compliant crosswalks, on Stafford Road

CITATIONS – None

ORDERS – HEARINGS – None

ORDERS – MISCELLANEOUS

15. Police Chief's report on licenses
Taxicab Drivers
Robert F. Allen Jeremias Cabral Cheryl Kohane
16. Auto Repair Shop License Renewal
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17. *Claims
18. *City resident requesting to purchase a parcel of city owned land on Sion Street (Parcel D-07-0021)
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20. City Council Minutes
*Joint Meeting of the City Council and School Committee – March 11, 2025
21. *Public Hearings – March 11, 2025
22. *Committee on Finance – March 11, 2025
23. *Regular Meeting of the City Council – March 11, 2025

BULLETINS – NEWSLETTERS – NOTICES – None


Assistant City Clerk

OTHER POTENTIAL MATTERS TO BE ACTED UPON (if received):

COMMITTEE REPORTS

Committee on Real Estate recommending action:

Orders – Disposition of the following municipal properties:

- a. 112 Flint Street (former Davol School) (Parcel ID K-14-0011)
- b. 138 Hartwell Street (former Silva School) (Parcel ID N-21-0001)

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2025 MAR 20 P 3:56

CITY CLERK _____
FALL RIVER, MA

March 20, 2025

Council President and
Honorable Members of the City Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Council President and Members of the Honorable Council:

I hereby request confirmation from the City Council of the following reappointment:

Name: Melissa Panchley

Address 687 Harvard Street
Fall River, MA 02720

Position: Library Board

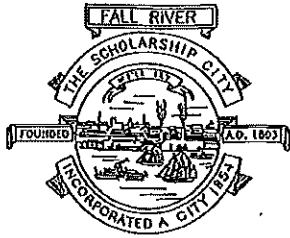
Appointment Date: March 20, 2025

Expiration: March 20, 2028

Sincerely,

Paul E. Coogan
Mayor

PC/amos



City of Fall River
Massachusetts
Office of the Mayor

2

RECEIVED

2025 MAR 19 P 12:59

CITY CLERK
FALL RIVER, MA

PAUL E. COOGAN

Mayor

March 19, 2025

Honorable Joseph Camara
President
Fall River City Council
One Government Center
Fall River, MA 02722

RE: Tax Increment Exemption (TIE) Agreement for 295 Bedford Street LLC or its Nominee.

Dear Council President Camara:

Attached, for your information, review and City Council vote please find a draft copy of a Tax Increment Exemption (TIE) Agreement for 295 Bedford Street LLC or its Nominee. The City's Tax Increment Financing Board reviewed the draft copy at its March 19, 2025 Meeting and voted to recommend approval.

295 Bedford Street LLC, or its Nominee, intends to apply for a Housing Development Incentive Program (HDIP) Tax Credit award and Certified Project Status under the Massachusetts Housing Development Incentive Program created by Chapter 40V of the Massachusetts General Laws and promulgated there under at 760 CMR 66.00 (HD TIE) from the City of Fall River and requests TIE and Certified Project Status approval for the creation of forty eight (48) and four (4) deed restricted HOME one, two and three bedroom residential units on 295 Bedford Street.

In accordance with all previously approved TIE Agreements, 295 Bedford Street LLC or its Nominee requests a ten-year exemption schedule applied to the new value created reflecting an 80% exemption from Years 1 through 5 and a 20% exemption for Years 6 through 10.

295 Bedford Street, LLC, or its Nominee has stated that the total project cost is estimated to be \$20,186,138 and cannot proceed without an HDIP Tax Credit award and a Tax Increment Exemption (TIE) and Certified Project Designation from the City. It believes that without an approved TIE, approved Certified Project Designation and a State approved HDIP tax credit award, the project as currently envisioned will not be financially feasible.

As such, I respectfully request that the City Council also look favorably upon this agreement and approve it as presented and subject to State approval.

Thank you for your time and attention to this matter. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Paul Coogan
Mayor

Attachments

cc: City Council Members

City of Fall River, *In City Council*

RESOLUTION

APPROVING HOUSING DEVELOPMENT INCENTIVE PROGRAM AND TAX INCREMENT EXEMPTION AND CERTIFIED PROJECT STATUS OF 295 BEDFORD STREET LLC OR ITS NOMINEE

WHEREAS, on March 25, 2025, 295 BEDFORD STREET LLC submitted a Tax Increment Exemption (TIE) and Certified Project Status request to the City of Fall River and the Fall River City Council approved said TIE and Certified Project Status for 295 BEDFORD STREET LLC in accordance with the rules and regulations set forth in the Massachusetts Housing Development Incentive Program created by Chapter 40V of the Massachusetts General Laws and promulgated there under at 760 CMR 66.00 (HD TIE), and

WHEREAS, 295 BEDFORD STREET LLC or its Nominee previously submitted Tax Increment Exemption (TIE) and Certified Project Status request to the City of Fall River Tax Increment Financing Board which unanimously approved the request on March 19, 2025, and

WHEREAS, the City of Fall River has been designated a gateway municipality by the Commonwealth of Massachusetts and 295 Bedford Street LLC or its Nominee plans to invest an estimated \$20,186,138 to create forty eight market rate residential units and four deed restricted HOME residential units 295 Bedford Street, Fall River, Massachusetts, and

WHEREAS, 295 BEDFORD STREET or its Nominee is seeking approval for a Local Tax Increment Exemption as part of the Certified Project Status approval and HDIP Investment Tax Credit and meets the minimum requirements of 760 CMR 66.00 and the project described in the Housing Development Incentive Program Tax Increment Exemption, and

WHEREAS, the proposed Local Housing Development Certified Project is located at 295 Bedford Street, Fall River, Massachusetts, which is within the boundaries of the gateway municipality of Fall River and a designated Housing Development Zone, and

WHEREAS, approval of the 295 BEDFORD STREET or its Nominee Housing Development Incentive Program Tax Increment Exemption and Certified Project Status request is in accordance with the above-referenced laws, rules and regulations of the Commonwealth of Massachusetts is hereby accepted by the City Council, now therefore

BE IT RESOLVED, that the City Council of Fall River approves the 295 BEDFORD STREET LLC or its Nominee Housing Development Incentive Program Tax Increment Exemption and Certified Project Status and forwards the same for final project certification to the Massachusetts Executive Office of Housing and Livable Communities Department of Housing for its approval and endorsement.

2

HOUSING DEVELOPMENT INCENTIVE PROGRAM

TAX INCREMENT EXEMPTION (TIE) AGREEMENT

BETWEEN

THE CITY OF FALL RIVER

and

295 BEDFORD STREET LLC

This AGREEMENT is made this ____ day of _____, 2025 by and between the City of Fall River ("Municipality") and 295 Bedford Street LLC, a Massachusetts Limited Liability Corporation with an address at 171 Pleasant Street, Fall River MA 02721.

Section 1 – Agreement

The Municipality and the Sponsor, for good and valuable consideration and in consideration of the covenants and agreements herein contained, hereby make this agreement regarding a tax increment exemption pursuant to the Housing Development (HD) Incentive Program, M.G.L. c. 40V and the regulations promulgated thereunder at 760 CMR 66.00 (HD TIE), with respect to the Property as herein defined.

Section 2 – Definitions

Each reference in this Agreement to the following terms shall be deemed to have the following meanings:

Act:	M.G.L. c. 40V as may be amended from time to time.
Completion:	Certificates of occupancy have been issued for the entire Project.
EOHLC:	Executive Office of Housing and Livable Communities
DHCD:	Department of Housing and Community Development
Event of Default:	An "Event of Default" as defined in Section 5 below.
Final Certification:	Determination by EOHLC that the Sponsor has completed the new construction or substantial rehabilitation of the Property, consistent with the New Construction or Rehabilitation Plans, including the creation of MRRUs, as set forth in the Act and the Regulations.
Fiscal Year:	An annual period of July 1 through June 30.
HD Project:	A Certified Housing Development Project as defined in the Act and the Regulations.

HD Zone: The Housing Development Zone adopted by City Council on March 8, 2016 and approved by EOHLC (formerly DHCD) as evidenced by a Certificate of Approval dated May 10, 2016 and recorded with the Bristol County Registry of Deeds.

Lead Municipality: City of Fall River

MRRU: Market Rate Residential Unit(s) as defined at Section 3.B.1.

Property: 295 Bedford Street as shown in Exhibit 1, "Map of Property" and further described in Exhibit 2, "Legal Description of Property".

Regulations: 760 CMR 66.00.

New Construction or Rehabilitation Plans: The material submitted for Conditional Certification pursuant to 760 CMR 66.05(3)(a) and approved by EOHLC.

Sponsor: 295 Bedford Street LLC, a Massachusetts Limited Liability Corporation with an address at 171 Pleasant Street, Fall River, MA its successors and assigns.

Section 3 – Sponsor's Covenants

A. New Construction or Substantial Rehabilitation of the Property. Sponsor will undertake the new construction or substantial rehabilitation of the Property in accordance with the work and schedule set forth in the New Construction or Rehabilitation Plans.

B. Market Rate Residential Units.

1) There shall be a total of 52 residential rental units created in the Project of which forty eight (48) units shall be MRRUs comprised of Four (4) Three Bedroom, Thirteen (13) Two Bedroom and Thirty One (31) One Bedroom units. The monthly rent for such units shall be priced consistently with prevailing rents or sale prices in the Municipality as determined based on criteria established by the Department, as set forth in Exhibit 3, "Market Rate Residential Units – Pricing Plan".

2) Sponsor shall use good-faith efforts to maintain the units as MRRUs for a minimum of 10 years.

C. Marketing. Sponsor shall cause the MRRU to be marketed in a manner that is consistent with the strategies, implementation plan and affirmative fair housing efforts set out in the New Construction or Rehabilitation Plans.

D. HD Project Certification. Sponsor shall take all actions reasonably necessary to obtain Final Certification of the Property as an HD Project including but not limited to submitting applications to EOHLC for Conditional Certification and Final Certification consistent with the requirements of the Act and the Regulations.

Section 4 – Tax Increment Exemption

Municipality agrees to grant Sponsor an exemption to the real property taxes due on the Property pursuant to G.L. c.59 according to the following terms.

2

- A. Base Value. Consistent with 760 CMR 66.06(c), the Base Value is \$227,000.00 and equal to the assessed value (or aggregate thereof) of the parcel(s) that comprise the property as of the fiscal year in which a HD Tax Increment Exemption Agreement is executed by the Sponsor and the Municipality with respect to the parcel or parcels, as the case may be, and prior to the start of any new construction or Substantial Rehabilitation activities, including demolition, minus the assessed value attributable to any portion of the property that was assessed as other than residential in the applicable fiscal year and remains non-residential after completion of new construction or Substantial Rehabilitation.
- B. MRRU Percentage. 93 per cent. The MRRU Percentage shall be confirmed as required in paragraph F, below.
- C. Exemption Percentage. Commencing on the Effective Date which shall be Fiscal Year 1: 80% for Fiscal Years 1-5 and 20% for Fiscal Years 6-10.
- D. The Increment. As defined at 760 CMR 66.06(1)(b)(1).
- E. Calculation. For each Fiscal Year during the term of this Agreement, the HD TIE shall be determined by applying the Exemption Percentage to the property tax on the Increment.
- F. Confirmation or Amendment of Calculation. Upon Completion, and prior to applying for Final Certification of the Project, the Sponsor and Municipality shall file a "Tax Increment Exemption – Confirmation of Calculation" in the form attached as Exhibit 4 ("TIE Confirmation"). To the extent that the dates or figures in the TIE Confirmation differ from those set forth in this Agreement, the contents of the TIE Confirmation shall control and shall be deemed to have amended this Agreement.

Section 5 – Default

- A. Event of Default. An "Event of Default" shall arise under this Agreement upon the occurrence of any one or more of the following events:

1) Breach of Covenant Prior to Final Certification. Subject to the limitations set forth in the Regulations at section 66.05(4)(b), Sponsor defaults in the observance or performance of any material covenant, condition or agreement to be observed or performed by Sponsor pursuant to the terms of this Agreement, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.

2) Breach of Covenant Subsequent to Final Certification. Sponsor's conduct is materially at variance with the representations made in its New Construction or Rehabilitation Plans; such variance is found to frustrate the public purposes that Final Certification was intended to advance, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.

3) Misrepresentation. Any representation made herein or in any report, certificate, financial statement or other instrument furnished in connection with this Agreement shall prove to be false in any material respect.

B. Rights on Default.

1) Prior to Final Certification. Upon the occurrence of an Event of Default prior to Final Certification, then this Agreement shall become null and void.

2) Subsequent to Final Certification. Upon the occurrence of an Event of Default subsequent to Final Certification, then:

a. Revocation of Certification. Pursuant to the terms of the Act, the Municipality, may, at its sole discretion, request that EOHLC revoke the Final Certification of the Project, such revocation to take effect on the first day of the fiscal year in which EOHLC determines that a material variance commenced.

b. Termination of Agreement. Upon revocation of certification, this Agreement shall become null and void as of the effective date of such revocation.

c. Recoupment of Economic Benefit. Upon revocation of certification, the Municipality may bring a cause of action against Sponsor for the value of any economic benefit received by Sponsor prior to or subsequent to such revocation.

3) Other Remedies. The Municipality's rights upon the occurrence of an Event of Default are in addition to those granted to EOHLC and the Massachusetts Commissioner of Revenue under the terms of the Act.

Section 6 – Miscellaneous

A. Effective Date. The effective date of the HD TIE shall be July 1st of the first Fiscal Year following EOHLC's Final Certification of the HD Project pursuant to the requirements of the Act and the Regulations. The Effective Date shall be confirmed as required under Section 4.F above.

B. Term of Agreement. This Agreement shall expire upon the Municipality's acceptance of the annual report, as required below, for the final Fiscal Year for which the Municipality is granting the TIE.

C. Reporting. Sponsor shall submit reports to the Municipality not later than thirty (30) days after June 30 of each Fiscal Year for the term of this Agreement. Each report shall contain the following information:

1) Until Completion, the status of construction in relation to the schedule contained in the New Construction or Rehabilitation Plan;

2) Until Completion, the status of marketing in relation to the New Construction or Rehabilitation Plans; and

3) For each MRRU, the number of bedrooms in the unit, whether it was leased as of the end of the most recent fiscal year and the monthly rent charged.

D. Assignment. The Sponsor shall not assign any interest in this Agreement, and shall not transfer any interest in the same, without the prior written consent of the Municipality, which approval shall not be unreasonably withheld. The foregoing notwithstanding, the rights and obligations of this Agreement shall inure to the benefit of any entity succeeding to the interests of the Sponsor by merger.

E. Notices. In conjunction with concurrent electronic submission as provided for below or, if reasonable efforts can determine that such information is no longer current, otherwise reasonably obtainable and verifiable electronic contact information, any notice, request, instruction or other document to be given hereunder to either party by the other shall be in writing and delivered personally or sent by recognized overnight courier, receipt confirmed or sent by certified or registered mail, postage prepaid, as follows, and, unless general measures for electronic receipt as a substitute are in place at such time or can otherwise be reasonably assumed due to publicized or immediately foreseeable remote working conditions, shall be conclusively deemed to have been received and be effective on the day on which personally delivered or, if sent by certified or registered mail, three (3) days after the day on which mailed or, if sent by overnight courier, on the day after delivered to such courier.

- 1) Municipality: Attention: Mayor's Office
City of Fall River
One Government Center
Fall River, MA 02722
Email: Mayor@fallriverma.org

- 2) Sponsor: Anthony F. Cordeiro
295 Bedford Street LLC
171 Pleasant Street
Fall River, MA 02721
Email: afc@cordeiroinsurance.com

- 3) Copy to EOHLC: All such notices shall be copied to EOHLC at:

HDIP Program Coordinator
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114
eohlchdip@mass.gov

4) Change of Address. Either party may change the address to which notices are to be sent to it by giving written notice of such change of address to the other party in the manner herein provided for giving notice.

F. Modifications. No modification or waiver of any provision of this Agreement, nor consent to any departure by the Sponsor therefrom shall in any event be effective unless the same shall be in writing, and then such waiver or consent shall be effective only in the specific instance and for the purpose for which given. No failure or delay on the part of Municipality in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 295 Bedford Street

IN WITNESS WHEREOF, the Sponsor has caused this Agreement to be duly executed in its name and behalf and its seal affixed by its duly authorized representative, and the Municipality has caused this Agreement to be executed in its name and behalf and its seal duly affixed by its Mayor and City Council as of the day and year first above written.

[SIGNATURES ON NEXT PAGE]

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 295 Bedford Street

CITY OF RIVER

295 BEDFORD STREET LLC

By: Mayor Paul E. Coogan

By: Anthony F. Cordeiro
Its: Manager

By: Joseph D. Camara
President, City Council

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 295 Bedford Street

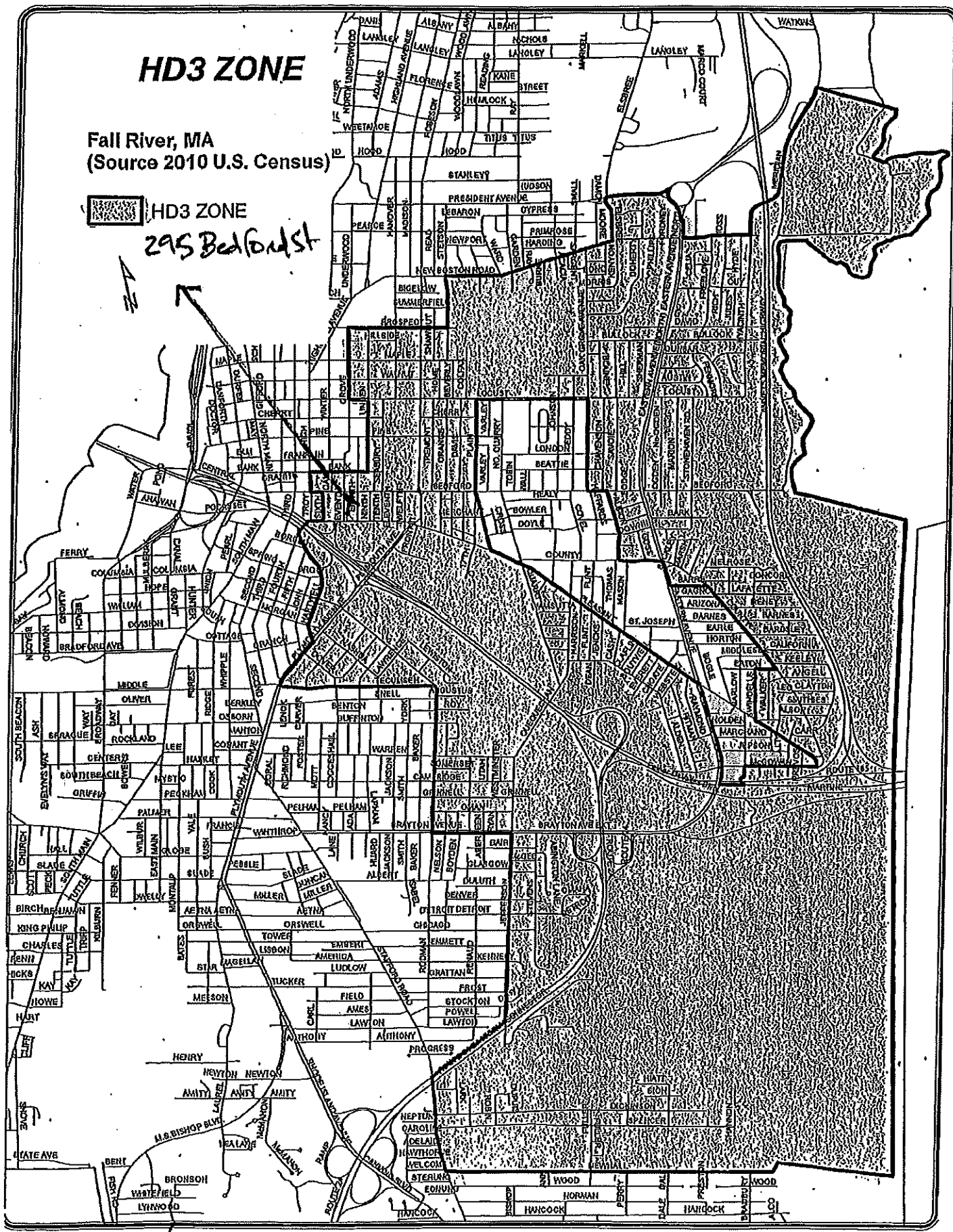
EXHIBIT 1

MAP OF PROPERTY

HD3 ZONE

Fall River, MA
(Source 2010 U.S. Census)

HD3 ZONE
295 Bedford St



Untitled Map

Write a description for your map.

Legend

- 295 Bedford St
- Borden Place West
- Feature 1
- Feature 2
- Fitness
- HB Gas and Convenience
- Lizzie Borden House (A Bed and?
- Portugalia Marketplace
- Spotless Pub



2

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 295 Bedford Street

EXHIBIT 2

DESCRIPTION OF PROPERTY

PROJECT DESCRIPTION

Site Analysis

The subject property consists of two adjacent parcels of land with a total of 0.96 acres located along Bedford Street, Fall River, Massachusetts.

Shape:	Irregular.
Total Land Area:	0.96 acres (41,992 square feet)
Frontage:	The subject site has frontage along Bedford Street, 7 th Street, 8 th Street, and Thurston Street
Topography:	The site is generally level.
Utilities:	Municipal water and sewer, electric gas, and telephone are available to the site.
Access:	The subject property is accessible from Bedford Street, 7 th Street, 8 th Street, and Thurston Street

Unofficial Property Record Card - Fall River, MA

General Property Data

Parcel ID	N-03-0032	Account Number	
Prior Parcel ID	--	Property Location	295 BEDFORD ST
Property Owner	295 BEDFORD STREET LLC	Property Use	AUTO SS
Mailing Address	171 PLEASANT ST	Most Recent Sale Date	10/4/2004
		Legal Reference	5597-221
City	FALL RIVER	Grantor	CANTIN PAUL R & DEBORAH W,
Mailing State	MA Zip 02721	Sale Price	385,000
Parcel Zoning	B-L	Land Area	0.592 acres

Current Property Assessment

Card 1 Building Value	87,000	Xtra Features Value	9,600	Land Value	249,300	Total Value	345,900
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Building Description

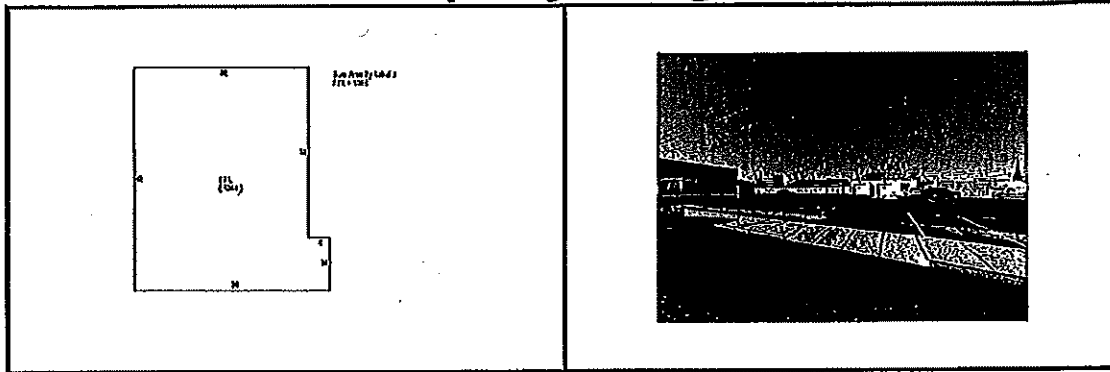
Building Style	AUTO DEALR	Foundation Type	CONCRETE	Flooring Type	CONCRETE
# of Living Units	1	Frame Type	WOOD	Basement Floor	N/A
Year Built	1940	Roof Structure	HIP	Heating Type	UNIT HTRS
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Average	Siding	WOOD SHING	Air Conditioning	25%
Finished Area (SF)	1384	Interior Walls	MINIMUM	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	1	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.592 acres of land mainly classified as AUTO SS with a(n) AUTO DEALR style building, built about 1940 , having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Fall River, MA

General Property Data

Parcel ID N-03-0030	Account Number
Prior Parcel ID --	
Property 295 BEDFORD	Property Location 50 SEVENTH ST
Owner STREET LLC	
	Property Use AUTOREP
Mailing Address 171 PLEASANT ST	Most Recent Sale Date 10/19/2012
	Legal Reference 8055-325
City FALL RIVER	Grantor JERONIMO, MICHAEL
Mailing State MA Zip 02721	Sale Price 200,000
Parcel Zoning B-L	Land Area 0.372 acres

Current Property Assessment

Card 1 Building Value	141,700	Xtra Features Value	10,300	Land Value	124,000	Total Value	276,000
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Building Description

Building Style REPAIR GAR	Foundation Type CONCRETE	Flooring Type CONCRETE
# of Living Units 1	Frame Type FIREPF STL	Basement Floor N/A
Year Built 1981	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVG. (-)	Roof Cover METAL	Heating Fuel GAS
Building Condition Fair	Siding INSUL PANEL	Air Conditioning 0%
Finished Area (SF) 2816	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 1

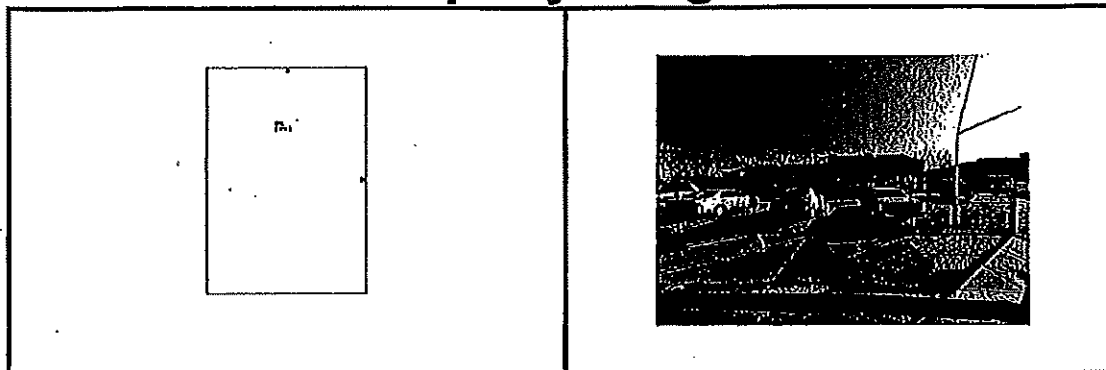
Legal Description

Narrative Description of Property

This property contains 0.372 acres of land mainly classified as AUTOREP with a(n) REPAIR GAR style building, built about 1981, having INSUL PANEL exterior and

METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 295 Bedford Street

EXHIBIT 3

MARKET RATE RESIDENTIAL UNITS – PRICING PLAN

Proposed Initial

Monthly Rent(s)*: \$2050 – 1 Bedroom 1 bath
 \$2400 - 2 Bedroom 1.5 baths
 \$3050 - 3 Bedroom 2 baths

***units shall be priced in compliance with DHCD's HDIP Guidelines and 760 CMR 66.04(2)(f)**

2

EXHIBIT 4

TAX INCREMENT EXEMPTION – CONFIRMATION OF CALCULATION

[FORM TO REMAIN BLANK UNTIL PROJECT COMPLETED AND ELIGIBLE FOR FINAL CERTIFICATION]

In connection with the Tax Increment Exemption Agreement dated _____, 20____ by and between the City of Fall River and 295 Bedford Street LLC, a Massachusetts Limited Liability Corporation with an address at 171 Pleasant Street, Fall River MA, with respect to the property at 295 Bedford Street, Fall River, MA (the "Agreement"), the parties hereby confirm the following elements of the Agreement. Unless otherwise stated, capitalized terms have the meaning set forth in the Agreement.

1. The effective date of the Agreement is: _____
2. The MRRU Percentage is: 93%
3. The assessed value of the residential portion of the Property upon Completion is: _____

To the extent that the dates or figures in this "Tax Increment Exemption – Confirmation of Calculation" differ from those set forth in the Agreement, the contents of this document shall control and shall be deemed to have amended the Agreement.

CITY OF FALL RIVER

295 BEDFORD STREET LLC

By: Chief Executive Officer

By: Anthony F. Cordelro
Its: Manager

By: Legislative Body
President, City Council

Dated: _____



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

3

RECEIVED

2025 MAR 21 P 12:41

CITY CLERK _____
FALL RIVER, MA

March 20, 2025

City Council President
Member of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Councilor President and Members of the Honorable Council:

Attached please find a letter from Interim Director of Financial Services, Emily Arpke, related to the proposed increase in the exemptions provided to the City's Veterans and Elderly pursuant to MGL Chapter 59, Section 5, Clauses 17F, 22J and 41C.

Thank you and if additional information is needed on this or any other matter please contact my office.

Sincerely,

Paul E. Coogan
Mayor

PC/amos



**DIRECTOR OF
FINANCIAL SERVICES**
CITY OF FALL RIVER

March 20, 2025

Mayor Paul E. Coogan
City of Fall River
One Government Center
Fall River, MA 02722

Mayor Coogan,

At your request, and the request of the City Council, the Finance Team and the City of Fall River Board of Assessors has reviewed potential increases in the exemptions provided to the City's Veterans and Elderly pursuant to General Laws Chapter 59, Section 5, Clauses 17F, 22J, and 41C.

The potential increases were reviewed given the number of exemptions the City of Fall River Assessors' Office has granted over the last five completed fiscal years to anticipate the additional overlay balance that will be needed in future years to accommodate the increases. Based on the recommendation of the Administrative Assistant to the Board of Assessors and myself, the Board of Assessors has voted to recommend the following votes be considered by the City Council.

- That the City of Fall River accept General Laws Chapter 59, Section 5, Clause 17F, which authorizes an annual increase in the amount of the exemption granted to senior citizens, surviving spouses and surviving minors under General Laws Chapter 59, Section 5, Clause 17D, by up to 100% of the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, and to fix that annual increase at 100% of CPI to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2025.
- That the City of Fall River accept General Laws Chapter 59, Section 5, Clause 22J, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by 100% of the personal exemption amount, subject to the conditions in Clause 22J, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.
- That the City of Fall River increase the amount of the exemption granted to eligible applications by 50% pursuant to General Laws Chapter 59, Section 5, Clause 41C, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

If the preceding increases are enacted, it will be necessary to increase the funding of the Overlay Account by at least \$250,000 annually, as long as these provisions remain in place. Last year, based on the Administration's recommendation, the City Council voted to increase the income limits for the Clause 41C Exemption which the Administration believed would qualify more residents, increasing the number of abatements granted. Since April 1st is the deadline by which eligible taxpayers may apply for a statutory exemption, and we have not reached that application deadline, it is not yet possible to know the full fiscal impact of last year's vote increasing eligibility for a 41C Exemption. Therefore, we are being fiscally prudent by suggesting to increase this particular exemption over a few fiscal years.

While there was a desire to implement a similar percentage increase to the Clause 17D Exemption as that being recommended for the Clause 41C and the Clause 22 Exemptions, it was determined that Chapter 59, Section 5 does not provide a legal mechanism to just increase the Clause 17D Exemption. Therefore, at this time the Board of Assessors is recommending that the City accept Clause 17F which allows an annual CPI to increase in the Clause 17D Exemption. We anticipate DOR's release of the Optional Cost of Living Adjustment for FY2026 Exemptions within the next 30 days. As you know, the Administration had previously hoped that passage of the Municipal Empowerment Act by the General Court would provide greater flexibility to increase the Clause 17D Exemption. The Municipal Empowerment Act was not enacted last year, and the bill has been refiled by the Healey Administration.

The following table has been included for visual representation of the impact of the recommended votes for consideration.

CLAUSE	EXEMPTION DESCRIPTION	CURRENT ABATEMENT AMOUNT	PROPOSED ABATEMENT AMOUNT
17F applied to 17D	Must own single family, 2-family, or 3-family; Must own & occupy as of July 1st OR any other MA property as domicile for any 5 years; 70+ or Surviving Spouse of any age; Assets as of July 1st limited to \$40k	\$175.00	TBR
22J applied to 22	Veteran must own & occupy as their domicile as of July 1st; Veterans with service-connected disability of 10% or more; Veterans awarded a Purple Heart; Spouses where domicile is owed by the Veteran's spouse, or surviving spouses who have not remarried	\$400.00	\$800.00
22J applied to 22E	Veteran must own & occupy as their domicile as of July 1st; Veterans with service-connected disability of 100%; Spouses where domicile is owed by the Veteran's spouse, or surviving spouses who have not remarried	\$1,000.00	\$2,000.00
41C	Must own single family, 2-family, or 3-family; Must own & occupy as of July 1st OR any other MA property as domicile for any 5 years; 65+ as of July 1st; Meet gross income and asset limits as of July 1st	\$500.00	\$750.00

Please contact myself or the Administrative Assistant to the Board of Assessors if you have any questions.

Sincerely,



Emily Arpke
Interim Director of Financial Services

City of Fall River, *In City Council*

3a

ORDERED, that the City of Fall River accepts the provisions of General Laws Chapter 59, Section 5, Clause 17F, which authorizes an annual increase in the amount of the exemption granted to senior citizens, surviving spouses and surviving minors under General Laws Chapter 59, Section 5, Clause 17D, by up to 100% of the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, and fixes that annual increase at 100% of CPI to be effective for exemptions granted for any fiscal year beginning on or after July 1, 2025.

City of Fall River, In City Council

ORDERED, that the City of Fall River accepts the provisions of General Laws Chapter 59, Section 5, Clause 22J, which authorizes an annual increase in the amount of the exemption under General Laws Chapter 59, Section 5, Clause 22; Clause 22A, Clause 22B, Clause 22C, Clause 22E, and Clause 22F by 100 % of the personal exemption amount, subject to the conditions in Clause 22J, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.

City of Fall River, In City Council

ORDERED, that the City of Fall River increase the amount of the personal exemption under General Laws Chapter 59, Section 5, Clause 41C by 50% to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025.



**City of Fall River
Massachusetts
Office of the Mayor**

RECEIVED

2025 MAR 20 P 3:56

CITY CLERK _____
FALL RIVER, MA

PAUL E. COOGAN
Mayor

March 20, 2025

City Council President
Member of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Councilor President and Members of the Honorable Council:

Attached please find a letter from Alan Rumsey, Corporation Counsel, with a request to add an item to the City Council agenda to update city ordinances as they related to right-of-way fees for fiber installations.

Thank you and if additional information is needed on this or any other matter please contact my office.

Sincerely,

Paul E. Coogan
Mayor

PC/amos



**OFFICE OF THE
CORPORATION COUNSEL**

CITY OF FALL RIVER

20 March 2025

Honorable Mayor Paul E. Coogan
City of Fall River
Once Government Center
Fall River, MA 02722

Dear Mayor Coogan:

The City of Fall River has received numerous requests to install fiber optic cables within the city's right-of-way. In anticipation of this development, I would suggest that city ordinances be updated to specifically include right-of-way fees for fiber installations.

Please place the following issue on the agenda for the next regularly scheduled meeting of the City Council:

**Discussion regarding the establishment of an ordinance and/or fee for the
installation of fiber optic cable within the city's right of way**

Very truly yours,


Alan J. Rumsey
Corporation Counsel

5



City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

RECEIVED

2025 MAR 20 P 3:56

CITY CLERK _____
FALL RIVER, MA

March 20, 2025

City Council President
Member of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Councilor President and Members of the Honorable Council:

Attached please find a Deed In Lieu of Foreclosure for 158 Bedford Street (Parcel ID# N04-0042-001) to be accepted by the City Council.

Thank you and if additional information is needed on this or any other matter please contact my office.

Sincerely,

Paul E. Coogan
Mayor

PC/amos

City of Fall River, In City Council

ORDERED, that pursuant to the requirements of General Laws Chapter 60, Section 77C the City Council accepts the attached Deed in Lieu of Foreclosure from Wethersfield, LLC, to the land with buildings thereon located at 158 Bedford Street (Parcel ID# N04-0042) which pursuant to said Section 77C shall become a Tax Possession of the City of Fall River, and authorizes the Treasurer of the City of Fall River to cause said Deed in Lieu of Foreclosure to be recorded with the Bristol County (Fall River District) Registry of Deeds.



CITY OF FALL RIVER
MASSACHUSETTS

DEPARTMENT of FINANCIAL SERVICES
TREASURER • COLLECTOR • AUDITOR • ASSESSOR

PAUL E. COOGAN
Mayor

IAN P. SCHACHNE, CMMC, CMMT
Treasurer/Collector

March 19, 2025

Hon. Paul Coogan, Mayor
City of Fall River
One Government Center
Fall River, MA 02722

RE: DEED IN LIEU OF FORECLOSURE
158 BEDFORD STREET
Parcel ID # N04-0042

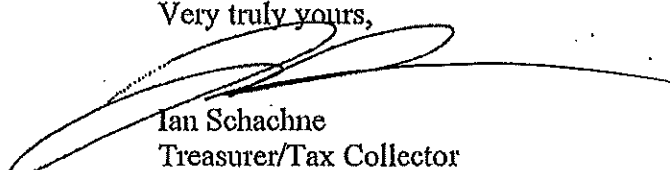
Dear Mayor Coogan:

Attached please find a fully executed Deed in Lieu of Foreclosure for 158 Bedford Street (Parcel ID# N04-0042-0001). Pursuant to General Laws Chapter 60, Section 77C this Deed in Lieu must be accepted by the City Council in order to become effective. Upon acceptance of the Deed in Lieu by the City Council and recording with the Bristol County (Fall River District) Registry of Deeds, the above referenced parcel will become a Tax Possession of the City of Fall River.

Please accept this letter as a request that this matter be placed on the City Council Agenda.

Thank you for your consideration of this request.

Very truly yours,


Ian Schachne
Treasurer/Tax Collector

enc.

cc: Emily Aptke, Interim Director of Financial Services
Auditor's office

One Government Center Fall River, MA 02722
TEL: (508) 324-2272 FAX (508) 324-2244

DEED IN LIEU OF FORECLOSURE

158 Bedford Street, Fall River, MA

WETHERSFIELD LLC, a Massachusetts Limited Liability Company, 29 Fremont Street, Chelsea, MA 02150 for consideration given and in full consideration of the forgiveness of the present outstanding real estate tax liability on the herein conveyed property

grants to the CITY OF FALL RIVER, One Government Center, Fall River, Massachusetts, 02722

with *Quitclaim Covenants*

the land in Fall River, Bristol County, Massachusetts, with the buildings thereon, bounded and described as follows:

FALL RIVER ASSESSORS PARCEL ID# N04-0042
158 BEDFORD STREET, FALL RIVER, MA

COPY

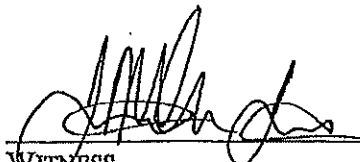
FOR GRANTOR'S TITLE see deed of City of Fall River dated January 11, 2021 and recorded with the Bristol County (Fall River) Registry of Deeds in Book 10413, Page 277

WITNESS my hand and seal this 14th day of March, 2025.

WETHERSFIELD, LLC
By its Authorized Signatory



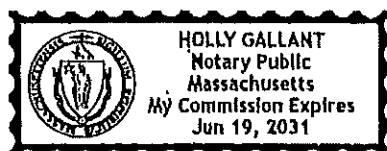
MARC LEDERMAN


WITNESS

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 12th day of March, 2025, before me the undersigned notary public, personally appeared Marc Lederman, whose identity was proved to me by MA Commercial Drivers License S62879101 to be the person whose name is signed on the preceding or attached documents and acknowledged to me that he signed it voluntarily as the free act and deed of Wethersfield, LLC.



A handwritten signature in dark ink, appearing to be "Holly Gallant", written over a horizontal line.

Notary Public

My commission expires: 06/19/2031

Acceptance By Fall River City Council

The foregoing parcel is conveyed to the City of Fall River pursuant to Chapter 60 Section 77C of the General Laws of the Commonwealth of Massachusetts and said conveyance has been accepted by City of Fall River acting through its City Council on _____. Please see Agenda Item # _____ of said Meeting of the Fall River City Council.

6



**City of Fall River
Massachusetts
Office of the Mayor**

PAUL E. COOGAN
Mayor

March 20, 2025

City Council President
Joseph Camara
City of Fall River
One Government Center
Fall River, MA 02722

CITY CLERK
FALL RIVER, MA

2025 MAR 21 A 9:27

RECEIVED

Dear Council President:

In accordance with Section 6-2 of the City of Fall River Charter at least 75 days before the beginning of the fiscal year, the mayor shall call a joint meeting of the city council and school committee, including the superintendent of schools, to review the fiscal and financial condition of the city. I am reaching out to request this Annual Budget Meeting be called at 5:00pm on Tuesday, April 8, 2025, prior to the start of the City Council meeting.

I ask for your consideration with this request and if additional information is needed, please contact me. Thank you.

Sincerely,

Paul E. Coogan
Mayor

PC/amos



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2025 MAR 20 P 3:56

CITY CLERK
FALL RIVER, MA

March 20, 2025

City Council President
Member of the Honorable Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Councilor President and Members of the Honorable Council:

Attached please find a request from Assistant Treasure/Purchasing Agent, Rebekah Pontes, to declare Department of Community Maintenance decommissioned vehicles/equipment as surplus property pursuant to Chapter 2, Article VIII, Public Property, Section 2-972.

Thank you and if additional information is needed on this or any other matter please contact my office.

Sincerely,

Paul E. Coogan
Mayor

PC/amos

City of Fall River, In City Council

ORDERED, that the Purchasing Agent be, and the same is hereby authorized to sell at auction the following list of twenty-one (21) surplus, decommissioned vehicles/equipment:

Description	Registration	Department	VIN
Single Axle Trailer	M60339	DCM	Unknown
Hustler 3300 Front Mower	N/A	DCM	N/A
Datsun Forklift	N/A	DCM	Unknown
Elgin Pelican Sweeper	M87397	DCM	NP2757D
John Deere 410G Loader/Backhoe	M67161	DCM	T0410GX902573
1989 Ford C8000 Fire Truck	MF5296	Fire	1FDYD80U2KVA11995
1994 Pierce Fire Truck	MFA162	Fire	4P1CT02U3RA000738
1983 International 1724 Utility	MF555	Fire	1HTAA1728DHB17241
1997 Ford E450 Bus	M83143	Council on Aging	1FDLE40F0VHB91630
2005 International 7300 Recycle	M69721	DCM	1HTWAAAR45J135884
2000 Freightliner FL50 Ambulance	MF8061	Fire	1FV3EFAC9YHB56021
2006 Ford E350 Van	M73574	School	1FTSE34LX6HA45733
2003 Ford E350 Van	M70034	School	1FTSE34S83HB52587
2009 Falcon Hot Box Trailer	M76700	DCM	1F9P313289M339011
1999 Ford E450 Bus	M83146	Council on Aging	1FDXE40F7XHB72724
1988 Ford F350 Utility Bucket	M81334	Police	1FDKF37H2JNA52394
2004 International 4300 Ambulance	MFA369	Fire	1HTMNAAMX4H667050
1995 International 4700 Ambulance	MF8767	Fire	1HTSLAAM2SH205432
1994 Ford E350 Bus	M67776	Fire	1FDKE30M8RHC05476
2008 Ford F150 Pickup 4x4	M94517	DCM	1FTRF14W88KC42657
2009 Peterbilt PB330 Infared	M97871	DCM	2NPNHM6X39M785777



PURCHASING
CITY OF FALL RIVER

March 17, 2025

Mayor Paul E. Coogan
City of Fall River
One Government Center
Fall River, MA 02722

Dear Honorable Mayor Coogan,

Pursuant to Chapter 2. Administration, ARTICLE VIII. Public Property, § 2-972. Surplus property: I seek your assistance to solicit council approval to conduct a public online surplus auction to aid in the disposal of the decommissioned vehicles and equipment being stored on the back lot of the Fleet Garage at DCM. Please see the listing on the attached breakdown. This will be facilitated through our continued partnership with Auctions International.

In my capacity as Purchase Agent, I will coordinate this effort in conjunction with Working Foreman, William Sutton, DCM, who will act as the administrative agent of Director of City Operations, Al Oliveira.

These vehicles and/or equipment are decommissioned due to either major accidents or repairs that prohibit them from passing inspections. In the case of any operational vehicles, the cost of repairs is too costly for a continued investment. Any autobody and major drivetrain parts that were salvageable from these vehicles or equipment have been repurposed and reused on other vehicles that are still in service. Any emergency equipment or Fall River specific identifiers will be removed or indiscernible prior to the auction process. An inspection of any/all vehicles or equipment being auctioned can be accommodated upon request. There is no interdepartmental interest in these vehicles or equipment. The estimated value is under \$10,000.00. Auction proceeds would be considered general fund.

§ 2-972 Surplus Property; Surplus property determined by the Purchasing Agent to be no longer useful for any municipal purpose shall be sold or disposed of under such terms and conditions as the City Council shall by order determine. Surplus property, which is not bid on or claimed within a reasonable amount of time may be disposed of by the Purchasing Agent in a manner he deems to be in the best interest of the City, with documentation.

Sincerely,

Rebekah A. Pontes, MCPPO
Assistant Treasurer/Purchase Agent



PLANNING
CITY OF FALL RIVER

March 17, 2025

Honorable Members
Fall River City Council
One Government Center
Fall River, MA 02722

RECEIVED

2025 MAR 17 A 10:38

CITY CLERK
FALL RIVER, MA

Re: A2 (Apartment) District Zoning Amendment

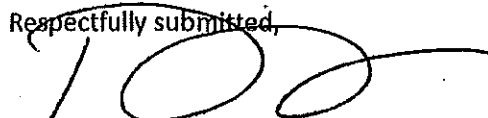
Honorable Councilors,

On February 5, 2025, a request was filed with the City Council requesting an amendment to the A2 (Apartment) Zoning District. This request was submitted by the Honorable Mayor Paul E. Coogan on behalf of myself. On February 11, 2025, the City Council referred the matter to the Planning Board for review and comment. On March 12, 2024, the Planning Board conducted a duly noticed public hearing to solicit comments on the petition.

Subsequent to the public hearing discussion, research/review by the Department of Engineering & Planning and a recommendation received from the Zoning Board of Appeals, with a quorum being present and voting, it was VOTED unanimously to recommend the approval of the requested amendment with the following conditions/modifications.

1. § 86-148 Apartment District (A-2).
A. Every dwelling unit for this district shall contain at least three rooms, exclusive of halls, and a bathroom. Such three-room dwelling unit shall contain at least 6000 600 square feet of floor space and an additional 120 square feet of floor space for each additional room.
2. § 86-35 Attachment 1.
Zone
Apartment A-2
(6 or less units/
20 or greater units).

Respectfully submitted,


Daniel N. Aguilar, City Engineer
On behalf of the Fall River Planning Board

cc: Fall River City Clerk



City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2025 FEB -5 A 9:43

CITY CLERK
 FALL RIVER, MA

PAUL E. COOGAN
 Mayor

February 4, 2025

Council President
 Members of the Honorable Council
 City of Fall River
 One Government Center
 Fall River, MA 02722

Dear Council President and Members of the Honorable Council,

Attached please find a request from Daniel Aguiar, Director of Planning and Engineering, with a proposed Ordinance Amendment for A2 (Apartment) Zoning District for the City Council review and adoption. We ask for your every consideration with this request.

Thank you.

Sincerely,

Paul E. Coogan
 Mayor

PC/amos

CITY OF FALL RIVER
 IN CITY COUNCIL

FEB 11 2025

*Referred to the
 Planning Board*

City of Fall River, In City Council

BE IT ORDAINED by the City Council of the City of Fall River, as follows:

That Chapter 86 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to Zoning be amended as follows:

Section 1.

By striking out, in Section 86-148, which section relates to Apartment District (A-2), the following:

§86-148 Apartment District (A-2)

- A. Every dwelling unit for this district shall contain at least three rooms, exclusive of halls, and a bathroom. Such three-room dwelling unit shall contain at least 6000 square feet of floor space and an additional 120 square feet of floor space of each additional room.
- B. Dimensions. See the Table of Dimensional Regulations included as an attachment to this chapter (§86-35).
- C. In this Apartment District, the minimum lot area shall be 10,000 square feet for the first dwelling unit and 2,000 square feet for each additional dwelling unit.
- D. Parking. See §86-441 and Article VI generally.

And inserting in its place the following:

§86-148 Apartment District (A-2)

- A. Reserved.
- B. Dimensions. See the Table of Dimensional Regulations included as an attachment to this chapter (§86-35).
- C. In this Apartment District, the minimum lot area shall be 5,000 square feet for the first dwelling unit and 1,500 square feet for each additional dwelling unit.
- D. Parking. See §86-441 and Article VI generally.

Section 2.

By striking out, in Section 86-35, Attachment 1, which section relates to Table of Dimensional Regulations, the following:

Zone	Minimum Lot Area (square feet)	Minimum Frontage and Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Lot Coverage
Apartment A-2 (6 or less units/20 or greater units)	10,000/unit 2,000/additional unit	100	30	20	30	70	30%

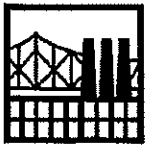
And inserting in its place the following:

Zone	Minimum Lot Area (square feet)	Minimum Frontage and Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Lot Coverage
Apartment A-2 (6 or less units/20 or greater units)	5,000/unit 1,500/additional unit	50	12	10	15	45	30%

CITY OF FALL RIVER
IN CITY COUNCIL

FEB 11 2025

Referred to the Planning Board



PLANNING
CITY OF FALL RIVER

January 30, 2025

The Honorable Mayor Paul E. Coogan
City of Fall River
One Government Center
Fall River, MA 02722

RE: Proposed Ordinance Amendment
A2 (Apartment) Zoning District

Dear Mayor Coogan:

At a recent meeting of the City of Fall River Zoning Board of Appeals held on September 19, 2024, and a recent meeting of the City of Fall River Planning Board held on October 9, 2024 it was voted unanimously to amend Chapter 86 of the Code of the City of Fall River, Massachusetts, 2018, which Chapter relates to Zoning be amended as illustrated in the attached Draft Ordinance.

This proposal, if adopted, would be an additional tool in our toolbox as we move towards the creation of additional quality housing stock of all types.

We respectfully ask that, accompanied with your endorsement, the request be submitted to the Honorable City Council for consideration and adoption.

As always, I can be made available to discuss the proposal on its merits.

Sincerely,

Daniel N. Aguilar
Director of Engineering and Planning

9a



PLANNING
CITY OF FALL RIVER

RECEIVED

2025 MAR 17 A 10:41

CITY CLERK
FALL RIVER, MA

March 17, 2025

Honorable Members
Fall River City Council
One Government Center
Fall River, MA 02722

Re: Petition for Acceptance of Burt Street

Honorable Councilors,

On October 22, 2024, a petition was filed with the City Council requesting that Burt Street (210' long), extending from New Boston Road southerly to its terminus, be laid out and accepted. On November 5, 2024, the City Council referred the matter to the Planning Board for review and comment. On March 12, 2024, the Planning Board conducted a duly noticed public hearing to solicit comments on the petition.

Subsequent to the public hearing discussion, research/review by the Department of Engineering & Planning and the recommendation received from the Department of Community Utilities, with a quorum being present and voting, it was VOTED: Not to recommend that the city layout and accept Burt Street extending from New Boston Road southerly to its terminus.

The Board found that the private way did not meet the acceptable criteria for a public way in the City of Fall River, citing its narrow right of way width (15'), cost of required improvements (100,000.00 pavement only) and inability to provide trash and snow removal effectively.

Additionally, the Board found that utilizing the acceptance process of private ways for the purpose of traffic and parking control is beyond its jurisdiction. It was recommended that the applicants seek proper legal recourse with the appropriate parties.

Respectfully submitted,

Daniel N. Aguiar, City Engineer
On behalf of the Fall River Planning Board

cc: Fall River City Clerk

9b



PLANNING

CITY OF FALL RIVER

RECEIVED

2025 MAR 17 A 10:41

March 17, 2025

Honorable Members
Fall River City Council
One Government Center
Fall River, MA 02722

CITY CLERK
FALL RIVER, MA

Re: Petition for Acceptance of May Street

Honorable Councilors,

On October 22, 2024, a petition was filed with the City Council requesting that May Street (350' long), extending from Pine Street to Cherry Street, be laid out and accepted. On November 5, 2024, the City Council referred the matter to the Planning Board for review and comment. On March 12, 2024, the Planning Board conducted a duly noticed public hearing to solicit comments on the petition.

Subsequent to the public hearing discussion, research/review by the Department of Engineering & Planning and the recommendation received from the Department of Community Utilities, with a quorum being present and voting, it was VOTED: Not to recommend that the city layout and accept May Street extending from Pine Street to Cherry Street.

The Board found that the private way did not meet the acceptable criteria for a public way in the City of Fall River, citing its narrow right of way width (20'), cost of required improvements (140,000.00 pavement only) and inability to provide trash and snow removal effectively.

Additionally, the Board found that utilizing the acceptance process of private ways for the purpose of traffic and parking control is beyond its jurisdiction. It was recommended that the applicants seek proper legal recourse with the appropriate parties.

Respectfully submitted,

Daniel N. Aguiar, City Engineer
On behalf of the Fall River Planning Board

cc: Fall River City Clerk

CITY OF FALL RIVER

10

To the City Council

Councillors:

The Committee on Public Safety, at a meeting held on March 18, 2025, voted unanimously to recommend that the accompanying resolution be granted leave to withdraw.



Assistant Clerk of Committees

City of Fall River, *In City Council*

10

(Councilor Laura-Jean Sampson)

WHEREAS, the Massachusetts Bay Transit Authority (MBTA) Commuter Rail train tracks are now operational for locomotive testing within the City of Fall River, and

WHEREAS, Weaver's Cove Layover will store trains overnight between the last trip at the end of each night and the first trip the following day, and

WHEREAS, the stored trains and locomotives are generally shut down and powered by wayside ground power to mitigate noise, and

WHEREAS, during cold temperatures, these locomotives are required to idle as opposed to using ground power, and

WHEREAS, residents from neighboring areas of Weaver's Cove Layover have already submitted noise complaints regarding the idling locomotives in cold weather, now therefore

BE IT RESOLVED, that the Committee on Public Safety convene with a representative from the Massachusetts Bay Transit Authority and any other interested parties to discuss potential solutions to reduce noise pollution in the Weaver's Cove Layover area.

In City Council, March 11, 2025
Adopted.

A true copy. Attest:

Alison M. Bouchard

City Clerk

City of Fall River, In City Council

BE IT ORDAINED by the City Council of the City of Fall River, as follows:

That Chapter 70 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to traffic be amended as follows:

Section 1

By striking out in Section 70-373, which section relates to fifteen-minute parking, the following:

Name of Street	Side	Location	Hours/Days
George Street	South	Starting at a point 48 feet east of Lindsey Street, for a distance of 96 feet easterly	6:00 a.m. to 5:00 p.m. Monday through Saturday

Section 2

By Inserting in Section 70-373, which section relates to fifteen-minute parking, the following:

Name of Street	Side	Location	Hours/Days
George Street	South	Starting at a point 52 feet east of Lindsey Street, for a distance of 20 feet easterly	6:00 a.m. to 7:00 p.m. Monday through Sunday

Section 3

By inserting in Section 70-375, which section relates to one hour parking, the following:

Name of Street	Side	Location	Hours/Days
Brayton Avenue	South	Starting at a point 46 feet east of Rodman Street, for a distance of 60 feet easterly	11:00 a.m. to 11:00 p.m. Monday through Sunday

Section 4

By striking out in Section 70-387, which section relates to handicapped parking, the following:

Name of Street	Side	Location
Third Street	East	Starting at a point 190 feet north of Branch Street, for a distance of 20 feet northerly
Barnaby Street	West	Starting at a point 314 feet south of Lincoln Avenue, for a distance of 20 feet southerly
Bay Street	West	Starting at a point 20 feet north of Woodman Street, for a distance of 20 feet northerly
Diman Street	East	Starting at a point 100 feet north of Bradford Avenue, for a distance of 20 feet northerly
Eastern Avenue	West	Starting at a point 205 feet south of Downing Street, for a distance of 20 feet southerly
Irving Street	West	Starting at a point 212 feet north of Pleasant Street, for a distance of 20 feet northerly
Jencks Street	West	Starting at a point 21 feet north of Alden Street, for a distance of 25 feet northerly
Locust Street	South	Starting at a point 56 feet west of June Street, for a distance of 20 feet westerly
Oak Grove Avenue	East	Starting at a point 115 feet south of Lemuel Street, for a distance of 20 feet southerly
Oliver Street	South	Starting at a point 507 feet east of Broadway, for a distance of 20 feet easterly

Osborn Street	North	Starting at a point 51 feet west of South Main Street, for a distance of 20 feet westerly
Palmer Street	North	Starting at a point 356 feet east of South Main Street, for a distance of 20 feet easterly
Pine Street	North	Starting at a point 122 feet east of Rock Street, for a distance of 20 feet easterly
Ridge Street	East	Starting at a point 136 feet south of Osborn Street, for a distance of 20 feet southerly
Sprague Street	South	Starting at a point 152 feet west of Broadway, for a distance of 20 feet westerly
Tuttle Street	East	Starting at a point 52 feet north of Dwelly Street, for a distance of 20 feet northerly
Wellington Street	North	Starting at a point 70 feet east of Fulton Street, for a distance of 20 feet easterly

CITY OF FALL RIVER
IN CITY COUNCIL

MAR 11 2025

*Passed Through
first reading*

City of Fall River, In City Council

BE IT ORDAINED by the City Council of the City of Fall River, as follows:

That Chapter 50 of the Code of the City of Fall River, Massachusetts, 2018, which chapter relates to Personnel be amended as follows:

By inserting in Section 50-301, which section relates to Salary schedules for executive officers, department heads and non-union personnel, in proper alphabetical order the following:

	Grade	Effective Date	Salary
Processing Archivist of Public Library Services	PAPL	3-1-2025	\$65,000

CITY OF FALL RIVER
IN CITY COUNCIL

MAR 11 2025

*Passed Through
first reading*

City of Fall River, In City Council

(Councilor Andrew J. Raposo)

WHEREAS, there are growing concerns about the condition of the underpass that goes under Government Center that is Interstate 195, and

WHEREAS, this is a major entry point into the City of Fall River, and

WHEREAS, the underpass is poorly lit, unclean, not properly maintained, and residents are concerned about the current condition of this key entry point, now therefore

BE IT RESOLVED, the Committee on Public Works and Transportation convene with a member of the Administration, a representative from the Massachusetts Department of Transportation, and other interested parties to discuss what can be done to clean up this area of the city, and

BE IT FURTHER RESOLVED, that a letter be sent to our state delegation for purposes of advocating for further maintenance and cleanup of this area.

(Filed 3-10-2025)

City of Fall River, In City Council

(Vice President Linda M. Pereira)

WHEREAS, residents have expressed concern regarding both pedestrian and vehicular safety in and around various areas of Stafford Road, and

WHEREAS, the road was recently repaved and, since this renovation, many drivers have been traveling above the speed limit, and

WHEREAS, members of the community have emphasized the need for additional pedestrian crosswalks to safely travel across Stafford Road on foot, and that some existing crosswalks are not fully compliant with the requirements of the Americans with Disabilities Act (ADA), now therefore

BE IT RESOLVED, that the Committee on Public Safety convene with the Director of Traffic and Parking and a representative of the Fall River Police Department to discuss ways to reduce speeding, conduct traffic studies regarding installing additional, ADA-compliant crosswalks, and increase overall traffic safety on Stafford Road.

(Filed 3-17-2025)

Washburn
Auto Body & Repairs
115 Maple St
Fall River Ma. 02

MATERIAL: ALL PARTS NEW UNLESS SPECIFIED: U-USED, R-REBUILT, RC-RECONDITIONED

QTY.	PART NO.	NAME OF PART	PRICE
		Written Estimate	
1.		Replace front bumper cover	
2.		Replace left fender	
3.		Replace left retaining	
4.		Replace left Head lamp	
5.		Replace left + Right wheel	
6.		Front suspension wheel Alignment	
		spray to match	
		TOTAL PARTS	

MECHANICS RECOMMENDATIONS

Estimated cost \$ _____ Estimate Charge _____ Basis for Charge _____

PLEASE READ CAREFULLY, CHECK ONE OF THE STATEMENTS BELOW, AND SIGN:
I UNDERSTAND THAT, UNDER STATE LAW, I AM ENTITLED TO A WRITTEN ESTIMATE, INCLUDING A COMPLETION DATE, IF MY FINAL BILL WILL EXCEED \$100. (\$50 in MD)

I REQUEST A WRITTEN ESTIMATE. THE FINAL BILL MAY NOT EXCEED THIS

NAME <u>July</u>	PHONE
ADDRESS	
CITY, STATE, ZIP	
2ND AUTHORIZED NAME	PHONE

CUSTOMER'S INFORMATION	
RECEIVED (DATE & TIME)	CUSTOMER'S ORDER NO.
A.M. P.M.	
YEAR • MAKE • MODEL	SERIAL #/VIN
<u>05 ACURA TL</u>	MOTOR #
LICENSE NO.	ODOMETER
	WRITTEN BY <u>July</u>

☐ LUBE	☐ OIL CHANGE	☐ FLUSH TRANS.	☐ FLUSH DIFF.	☐ WASH	☐ POLISH
CHARGE FOR HAZARDOUS OR OTHER WASTE REMOVAL *					

METHOD OF PAYMENT:	Daily Storage fee after repair work has been completed and customer has been notified. No charges shall accrue or be due and payable for a period of 3 working days from date of notification.
☐ CHECK	☐ CHARGE
☐ CASH	
LABOR: <u>4H REPAIR</u>	GUARANTEE (ITEMS)
<u>460</u> HOURS	<u>460</u> HOURS
<u>460</u> BOTH	
☐ RETAIN PARTS	TIME
☐ RETURN PARTS	<u>1</u> HOUR
AUTHORIZED BY	GUARANTEE EFFECTIVE UNTIL:
	<u>11/15/02</u>
	TAX
	TOTAL <u>\$2995.00</u>

I do not decline the return of any of the parts that are replaced, except those for which there is a core charge, unless I do not decline the return of any of the parts that are replaced.



RECEIVED

2025 MAR -7 A 8:15

City of Fall River
Notice of Claim

CITY CLERK 25-10
FALL RIVER, MA

1. Claimant's name: Mrs. MRS Calvin and Latisha
2. Claimant's complete address: 529 Walnut St Fall River 02720
3. Telephone number: Home: 774 955 8172 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Property Damage
5. Date and time of accident: 8-31-21 Amount of damages claimed: \$ 6000.00
6. Exact location of the Incident: (Include as much detail as possible):
my roof my gutters and my siding on my home
7. Circumstances of the incident: (attach additional pages if necessary):
I have reached out numerous times about the tree in the front of my property the squirrels get on my roof and cause damage to the extent of damage see estimate I call begged and pleaded with the City to take the tree down
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3/6/25

Claimant's signature: [Signature]

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd FL, One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator ☒ Complaint Tree Date: 3/7/25

RECEIVED

2025 MAR -7 P 1:09

CITY CLERK 25-11
FALL RIVER, MA



17

City of Fall River
Notice of Claim

1. Claimant's name: Vanessa Dias
2. Claimant's complete address: 222 Barnes St Apt 2 Fall River, MA 02723
3. Telephone number: Home: 617-936-9069 Work: 774-888-6254
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Tire Damages + Alignment
5. Date and time of accident: 2/28/25 ^{around 6:30pm} Amount of damages claimed: \$ 990.00
6. Exact location of the incident: (include as much detail as possible):
Globe St. going up toward Henry's tire near metro pcs
(after lights)
7. Circumstances of the incident: (attach additional pages if necessary):
Big hole in road, at night not visible so I had
hit the tire and my tire + Alignment had
instantly been damaged.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No
just called for Roadside Assistance

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3/4/25

Claimant's signature: Vanessa Dias

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this from to : City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator

☒ DCM

Date: 3/7/25

17



City of Fall River
Notice of Claim

RECEIVED

2025 MAR 10 A 11:01

CITY CLERK 25-12
FALL RIVER, MA

1. Claimant's name: Michelle Carreiro
2. Claimant's complete address: 57 Shove St, Tiverton RI 02878
3. Telephone number: Home: 5083159798 Work: 5083159798
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Pot hole damage, blown tire
5. Date and time of accident: 3/9/2025 Amount of damages claimed: \$ 383.09
6. Exact location of the incident: (Include as much detail as possible):
41.673108, -71.163939, In front of 353 Mariano Bishop Blvd, Fall River MA 02721
7. Circumstances of the incident: (attach additional pages if necessary):
Traveling south on Mariano Bishop Blvd, struck large pot hole, pass front tire went flat immediately, Tire sidewall damaged, hole in sidewall. Tire replaced @ Viti Mercedes-Benz of Tiverton.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

Be sure to attach the original of any bills issued or any written estimates of repair or replacement costs. (Any documents that you provide will become the property of the City of Fall River; therefore, please retain copies of any such documents for your files.) Attach any other information you believe will be helpful in the processing of your claim (for example, names and addresses of any witnesses, written medical records if personal injury was sustained).

I swear that the facts stated above are true to the best of my knowledge.

Date: 3/10/25

Claimant's signature: *Michelle Carreiro*

WHEN TO FILE: If your claim is based on a defect in a public way, you must file within 30 days of the incident. If your claim is based on the negligence or wrongful act or omission of the City or its employees, you must file within two years of the incident. PLEASE KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Return this form to: City Clerk, 2nd Fl., One Government Center, Fall River, MA 02722

You should consult with your own attorney in preparing this claim form to understand your legal rights. The Office of the Corporation Counsel is unable to provide legal assistance to private citizens.

For official use only:

Copies forwarded to: ☒ City Clerk ☒ Law ☒ City Council ☐ City Administrator

☒ DCM

Date: _____

Tabitha Silva
256 Dickinson St
Fall River, MA, 02721
774-602-2719
Tabithasilva59@gmail.com
3/20/2025

RECEIVED

2025 MAR 20 P 2:23

CITY CLERK
FALL RIVER, MA

City of Fall River
Office of Economic Development
City Hall, 1 Government Center
Fall River, MA 02722

Dear Joseph D. Camara and Fall River city council,

I am writing to formally express my intent to purchase land owned by the City of Fall River, parcel number: D-07-0021. This location of Fall River offers an ideal environment for establishing a home and raising a family. This particular location provides a safe, family-friendly neighborhood that is centrally located, close to good schools, and in proximity to my extended family, including my grandparents. The land is located on Sion St, off of my current primary residents on Dickinson St.

I am particularly interested in properties that are within a safe and accessible area, with easy access to essential amenities, parks, and schools. It is important to me that the land is in a neighborhood where my future children can grow up, explore, and thrive just as my husband and his family before him has. My husband's family has resided in this neighborhood for over 50 years.

My goal is to find a place that provides a secure and nurturing environment for my growing family, where we can foster lasting relationships and create a strong sense of community. Fall River's reputation for being a welcoming city with a rich history, strong educational system, and various recreational opportunities makes it the ideal place to lay down roots in order to build a foundation of our own. Additionally, being within proximity to my extended family in the area further enhances the attractiveness of this particular location.

Thank you for your time and consideration. I look forward to the opportunity to work with the City of Fall River and make this exciting step in creating a home for my family.

Sincerely,

Tabitha Silva

JOINT MEETING OF THE CITY COUNCIL AND SCHOOL COMMITTEE

MEETING: March 11, 2025 at 5:30 p.m.
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Paul B. Hart,
Bradford L. Kilby, Linda M. Pereira, Cliff Ponte, Andrew J. Raposo,
and Laura-Jean Sampson

ABSENT: None

IN ATTENDANCE: Lieutenant Governor Kim Driscoll, Commonwealth of Massachusetts
Mayor Paul E. Coogan

President Camara called the meeting to order at 5:42 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

Vice President Michelle "Mimi" Larrivee, School Committee, called their meeting to order at 5:43 p.m.

The following School Committee Members were present at the meeting:

PRESENT: Mayor Paul E. Coogan, Kevin Aguiar, Bobby Bailey, Collin Dias, Thomas Khoury, Michelle "Mimi" Larrivee, Shelli Pereira

ABSENT: None

President Camara stated that the purpose of this meeting was for the Mayor's State of the City address and introduced Lieutenant Governor Kim Driscoll of the Commonwealth of Massachusetts.

Lieutenant Governor Driscoll commended the City of Fall River and the Fall River Delegation for the improvements and achievements that have occurred within the municipality. Lieutenant Governor Driscoll also emphasized the importance of the matters being addressed by the entirety of the Commonwealth of Massachusetts, including housing challenges, health care reform and the development of additional Massachusetts Bay Transportation Authority commuter rail infrastructure.

Lieutenant Governor Driscoll then introduced the Mayor of Fall River for the annual State of the City Address, a copy of which is attached hereto and made a part of these minutes.

On a motion made by School Committee Member Collin Dias and seconded by School Committee Member Shelli Pereira, it was unanimously voted to adjourn the School Committee meeting at 6:25 p.m.

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adjourn the City Council meeting at 6:25 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

Mayor's State of the City Address

A true copy. Attest:

Alison M. Bouchard

City Clerk

2025 STATE OF THE CITY

Good evening, Lt. Governor Driscoll, honorable members of the City Council, School Committee, and our legislative delegation. It is my pleasure to be here with you this evening as I deliver the 2025 State of the City.

I want to take this opportunity to thank the members of our business community, our city employees and anyone who volunteers in the City of Fall River. A special thank you to all Fall River residents joining us both here and at home this evening. You all contribute to make our community a great place to live, work, and raise a family.

I want to extend my sincere thanks to our partners in government Senators Ed Markey, Elizabeth Warren, and Congressman Jake Auchincloss; Governor Maura Healy, Lieutenant Governor Kim Driscoll, Senator Michael Rodrigues, and State Representatives Alan Silvia, Carole Fiola, and the newly-elected Steven Ouelette. I welcome all of your help as we work together to strengthen Fall River. These partnerships have been invaluable during my time as Mayor.

Last but not least, I would like to thank my wife, Judi, for her unwavering support and for always being there for me and the City of Fall River. I could not do this without you.

So here we go!

Our finance team has made tremendous progress in improving the City's financial health. Since I took office in 2020, we have seen our stabilization fund increase by 24 million while our credit rating remains stable at A3.

Our new growth for FY25 is approximately \$3.6 million which is an increase from FY24 of over \$700,000. This increase is due to the realization of additional growth in residential, commercial and personal property. This will help distribute the tax burden, thereby benefiting existing Fall River taxpayers.

Thanks to the dedicated staff and our consistent collection efforts, the City of Fall River has the lowest rate of uncollected revenues of all other similarly-sized Massachusetts communities.

Our investment practices have yielded a large increase in our investment income. We are looking to strategically continue sound budgeting practices to provide tax relief to Fall River property owners.

Funding from the 2022 American Rescue Plan Act provided the City of Fall River with a unique, one-time opportunity to stabilize the municipal budget by purchasing equipment, upgrading water infrastructure as well as street reconstruction, rehabilitating municipal buildings, and restoring outdoor green spaces. All of Fall River's ARPA funding was delegated by the December 2024 deadline. We have completed 51 of 82 projects

thus far and are on track to expend the remainder of funds by December 2026.

Our Fall River Police Department, under the leadership of Interim Chief Kelly Furtado, is working on reorganization with a renewed focus on community engagement, crime prevention, and public safety as a whole.

Recruitment and retention are a challenge. In 2024, a total of 13 new officers joined our ranks, with another 18 starting at the Police Academy by April. To further promote recruitment efforts, the FRPD has opted into the new hybrid Civil Service Reforms, which allow hiring up to 50% of new officers from a department-specific list rather than relying solely on civil service testing. We have recently received over 85 new applicants which is a significant jump!

This year, under Interim Chief Furtado's leadership, we have seen organizational reform in the police department with the creation of the NEET and CAST units. These units were formed to specifically address gang violence, drug dealing, and illegal firearm possession. Since November 2024, these teams combined have made 187 arrests, seized 12 illegal firearms, and removed large quantities of fentanyl and crack cocaine from our streets. These teams have significantly upgraded the Police Department's ability to attack crime and enhance the quality of life in Fall River neighborhoods.

We have a 24% decrease in violent crime from 2023.

The Fall River Fire Department hired 7 firefighters in October 2024. All 7 are currently receiving fire training through the Massachusetts Firefighting Academy. They are expected to graduate and begin their service to the City of Fall River this month.

The Fire Department has received close to \$1.5 million in grant funding to address manpower, fire safety education, and purchase new vehicles and equipment. It has received a new off road firefighting vehicle to assist in extinguishing brush fires as well as provide emergency transport in difficult terrain. The MBTA has also provided a large supply of tools needed in rail emergencies to the city that will be invaluable with the start of commuter rail.

The Bureau of Fire Prevention, under the leadership of Chief Neil Furtado, has aggressively worked alongside the Information Technology and Inspectional Services Departments to get a large portion of permits and inspections processed online. This has drastically improved our customer service.

The Fire Department is in the process of finalizing mutual aid with other departments who share resources for any potential rail emergencies. These agreements are designed to provide the various resources needed at large-scale incidents without the burden being placed solely on one community.

Fall River Emergency Medical Services has pioneered several new initiatives this year and will continue to provide exceptional 9-1-1

services. Fall River paramedics began training the next generation of EMTs at their newly established EMT school, with several recent graduates already assigned to City ambulances.

This past October, EMS entered into an agreement with Southcoast Hospitals to handle transfer services for patients. As a result, we have been able to expand 9-1-1 coverage across the city and bring on 3 additional ambulances.

In addition, as part of a partnership with Southcoast Hospitals, Fall River Emergency Medical Services has launched its mobile integrated home visit program, Mobile Integrated Healthcare or MIH, bringing essential care and services to patients where they live. This new initiative hopes to alleviate some of the burden from emergency room visits while also providing care to residents at home.

On February 1, 2025, the Fall River Public Schools' district Pre-K through 12 enrollment was 11,447 which is an increase of 358 students. Our student enrollment is growing on a daily basis, which means our students' needs continue to change.

Our preschool program is able to serve 600 children. In addition, the Fall River Public Schools are partnering with Head Start and People, Inc. through the Commonwealth Pre-School Partnership Initiative to provide access, special education services, and consultation support to our students.

As a district, we strive to continue to improve and expand access to Pre-K programs.

The School Department saw an increase in the percentage of teachers retained from 2023 to 24 of 3%. A new collective bargaining agreement, coupled with recruitment efforts, including job fairs, agreements with local colleges and universities, and expanding our partnerships with local teacher preparation programs, will help us to continue this trend over the next 3 years.

The Fall River Public Schools, in partnership with SSTAR, has instituted a Mobile Health Van which provides students and staff at Durfee with healthcare access. This service was made possible by the ongoing advocacy of Senator Rodrigues and our legislative delegation. Also, Healthy Smiles is partnering with HealthFirst pediatric dentistry to provide preventative dental care in grades Pre-K through 8.

The PASS Program at the Boys & Girls Club, funded primarily by the Fall River Opioid Funds settlement, began serving students in January. This program is a family choice program that provides students an opportunity to avoid short-term out-of-school suspensions.

School attendance improved overall with almost all schools making positive gains. Our average is now 90.8% and the chronic attendance rate dropped by 7%.

Early College enrollment is growing. We have seen a 4-year increase of 366%. Our students' educational outcomes continue to improve, with current Durfee students on track to earn well over 2,000 college credits. 91% of early college students successfully submitted the FAFSA, which is the #1 predictor of college enrollment. This is compared to 54% of all students statewide.

In a little less than 2 weeks we will see for the first time since 1958 passenger rail service in the City of Fall River. The long awaited SouthCoast Rail project is scheduled to begin service on March 24th. We know that commuter rail is good for Fall River. It helps sustain jobs, reduces business costs, and delivers critical public benefits like lower emissions and reduced highway congestion while providing job and recreational opportunities for all residents of the Commonwealth.

Fall River's current unemployment rate is 6.1%. Still too high, the city continues to see business expansion, new businesses opening, and the creation of jobs at all skill levels.

The Fall River Redevelopment Authority closed on the sale of 76 acres of land in the SouthCoast Technology Park to Vitas, who envisions

constructing 4 industrial buildings totaling approximately 900,000 square feet and creating 225 new full-time jobs.

Gold Medal Bakery, a 112-year old family business under 4th generation leadership, continues to expand after purchasing an 80,000-square-foot commercial property on Commerce Drive. Gold Medal plans to make a substantial investment in developing this property to create new production capabilities and new jobs.

InvaGen Pharmaceuticals: one of India's largest drug manufacturers, already invested \$5.7 million in their 927 Currant Road facility, are now leasing a newly constructed building and investing \$20 million more to create a manufacturing, warehouse, and research & development facility.

The Saint Anne's Hospital/ Steward Health Care issue was addressed when Brown University Health acquired Saint Anne's Hospital and saved 1,500 jobs vital to the Fall River community and our health care sector.

TACO Comfort Solutions on Bedford Street is investing \$20 million to dramatically expand their Fall River Plant. When the new facility opens, there will be an additional 30 new jobs.

The Senator Thomas Norton City Pier on Davol Street, in the Spring of 2024, saw a dock open to the public that accommodates 14 boats. Its neighbor, Northfield Point, also part of the pier, is being restored to offer

walking paths and fishing. Construction is expected to be completed by Summer of 2026.

The most important project ongoing today is the Route 79-Davol Street Improvements Project. It is well underway, and a master plan is being drafted for the development of the almost 19 acres of land that this project will create. The plan envisions a vibrant neighborhood with residential buildings, commercial space, restaurants, and shops to connect the existing community to the waterfront.

The development of an Urban Renewal Plan is nearing completion for the Flint neighborhood. The plan details a wide variety of strategies, including recommendations for addressing vacant properties, improvements to streets and sidewalks, and the addition of new stores, restaurants, and housing on Pleasant Street. Rehabilitation of properties along Pleasant Street is expected to yield new housing units.

Several storefronts on Pleasant Street have already received dramatic facelifts through a storefront improvement program administered by the Community Development Agency, with the program expected to transform many more.

With nearly \$1.7 million in federal funding secured by Congressman Auchincloss and a \$7 million bond in the 2025 Economic Development Bill secured by Senator Rodrigues and our state representatives, Pleasant Street is on track to undergo its first major renovations in several years.

While in our downtown a partnership of business, civic, and cultural organizations, along with the City and Redevelopment Authority have worked to develop and implement revitalization strategies. One example is the Fall River Museum of Contemporary Art that attracts a regional audience that extends from Boston to New York City, while the Fall River Arts and Culture Coalition's, Ignition Space, has a large gallery that is also used as a flexible event space.

Viva Fall River has been the lead partner, planning events and activities in the Downtown area. This partnership is now focused on a much smaller section of Fall River's downtown historic district and is creating both long- and short-term plans for beautification, improved lighting, and ongoing maintenance. The district includes at least seven restaurants, arts and event venues.

We are also focusing on the redevelopment of several vacant properties which will bring commercial and residential units to downtown.

The City of Fall River in partnership with the Community Development Agency, who's primary objective is to provide the city with affordable housing, has committed to 11 affordable housing projects in various stages of development. A few of the projects on the list are the former St Louis School, a property on Rock Street, and the former Notre Dame Rectory on Eastern Avenue. Upon the completion of these projects, 113 new affordable units will be added to our housing stock.

Other development projects are in the works on Linden Street, Elm Street, Lebanon Street and Durfee Street just to name a few. This development is revitalizing former schools, mills and vacant properties that would otherwise sit abandoned. In addition the Flint Revitalization project is underway with 4 properties being identified for rehabilitation on Pleasant Street.

In 2020, my administration identified 172 properties that were vacant, foreclosed upon, or needed to be brought up to code. In an effort to "fight blight" in our neighborhoods we reinstituted the "Building Blocks" program in partnership with the Attorney General's Office. This program sought to reduce the number of vacant and dilapidated properties by holding the property owners accountable for bringing their buildings up to code.

Over the last several years the number of vacant and abandoned properties has dropped from 172 to 72. These properties have been returned to the tax rolls and the blighted properties have been brought up to code. Of the 72 properties remaining 8 are presently being considered for the "Building Blocks" program. There is more work to do.

One of the major challenges facing the City of Fall River at this time are our homeless. We have received state and federal funding that has been used to renovate and establish a permanent 30 bed overflow shelter, we also provide warming centers and additional shelter beds in severe weather as the homeless numbers continue to grow across the state.

The City has created the first ever FAST Team that provides outreach to the homeless and those with substance abuse disorder by visiting encampments with a team made up of a police liaison, recovery coaches, and clinicians to assist with their shelter and treatment needs.

This year the city has also started an initiative "Enhancement without Encampment" that provides unsheltered individuals with substance abuse disorders the ability to enter treatment and after discharge provide sober living arrangements for a period of up to 6 months. To date 61 individuals have taken advantage of this program. We have seen 17 graduate successfully from the program and remain housed in supportive housing programs.

Our Opioid Settlement money has provided funding to the Fall River School Department, Advocacy Fund, SSTAR, FAST Team, the Fall River Trial Court and SouthCoast Health. These organizations provide services such as education and intervention, treatment options, addressing immediate financial needs, assisting with continuing shelter needs, as well as providing recovery coaching to remove the barriers for success for those with substance abuse disorder.

The Department of Veterans Services brought on a new director back in June of 2024. The Director has been state certified and trained by the Executive Office of Veterans Services.

Currently the department has scheduled programming to support veteran behavioral health awareness in the community to fulfill the requirements of the Mental Health Outreach for Veterans Project funded by ARPA.

They have also taken over Elderly and Veterans ride program. This service to the community enables veterans and the elderly the ability to get to and from medical and VA appointments.

The Department of Veterans Services has created programming to provide much needed resources that veterans and their family members of all ages can take advantage of.

I am happy to announce that working with the Council, I will by Order increase the Veterans exemption to 100% thanks to the Heroes Act; and we will also be increasing the exemption for the blind as well as our seniors.

Fall River is grateful for all our Veterans and we thank them for their service .

There have been a number of capital improvement projects over the last several years to our city buildings and parks.

In our parks, we have seen upgrades to lighting at baseball fields, the repaving of roads and sidewalks within parks, the resurfacing of basketball courts, new volleyball and pickle ball courts, the development and design of a new skate park, and the renovation of the comfort station at Britland Park.

The City has instituted upgrades at the Police Department, Government Center, and the library .

Additional projects for this year thanks to ARPA, CPC and grant funding the city will begin the upgrades to the Lewiston Street DCM facility, the Central Fire Station, the Fire Museum and the old Nagle Auditorium, as well as modernization projects at the 3rd and Pearl Street Parking garages. We have also been awarding grant funding to lower energy cost for residents and businesses.

Our Community Utilities Division continues their mandated lead service and replacement project. From 2022 to the end of 2024, over 1000 full or partial lead services have been replaced at no cost to the individual property owners while lead inspections have been made at around 5000 properties. This program will help us to ensure the quality of our drinking water.

Thanks to grant funding applied for and received by the city the Stafford Square Drainage project is in the design phase. We continue to look for funding for these massive construction costs.

During 2024 the city saw a significant increase in construction sprojects, approximately 200 locations saw substantial sidewalk repair or replacement and 25 locations saw roadway reconstruction projects.

Construction to improve recreational spaces in the Downtown and on Columbia Street are either completed or underway, including the Jerry Lawton Plaza. This project included a complete rebuild with ADA accessibility, landscaping, and a stage area that will allow for outdoor events.

A highly anticipated and long overdue project is the Columbia Street Reconstruction. This will completely reconstruct Columbia Street and its sidewalks, lighting, and landscaping. This culturally significant area is certainly deserving of these improvements. The project is currently being prepared for bid, with construction to begin this summer. Also, getting underway is the reconstruction of the Columbia Street Plaza near Santo Christo Church. This will become a great neighborhood meeting spot.

We have added bicycle lanes, improved pedestrian crosswalks and signals, and added parking along Water and Rodman Streets.

A project for the continued expansion of the Quequechan River Rail Trail starting easterly along the backside of the Curtain Loft Apartments is underway terminating at Father Travassos Park.

Another area that needs attention is the intersection at Bedford and Robeson Streets. This project will include new signals and new traffic patterns to ease congestion.

Spearheaded by the Fall River Redevelopment Authority and their consultant, Stantec, the Davol Street Master Plan is also in the works. This process included extensive stakeholder outreach, public information sessions, and potential developers' meetings, needed to craft the Master Plan. This document will become publicly available this Spring.

With the skyrocketing cost associated with solid waste disposal and the contamination of our recycling the city has been forced to step up its enforcement efforts to try and combat these recurring issues.

Community outreach has been initiated to educate the public on recycling efforts and items that can and cannot be recycled. A residential cardboard Pilot Program has been rolled out to 300 homes to remove cardboard from the recycling stream as it is a marketable product and we are looking to expand this program.

This year, we have many exciting community events planned for our residents. The City of Fall River, in conjunction with Viva Fall River, will host the 5th annual We HeART Fall River Festival on Old Second Street, the 3rd annual Kite Night on the Norton City Pier, the Summer Evenings in the Park, our monthly food truck festivals at the Gates of the City,

Other great events include the Holy Ghost Feast, Day of Portugal, Children's Holiday Parade, the Narrows Center's summer concerts at the Norton City Pier, and of course, our Fourth of July celebration, which is always a spectacular family-friendly event.

In addition to all the other activities organized, Massachusetts 250, an initiative from the Massachusetts Office of Travel and Tourism, is funding special events across the state to celebrate the 250th anniversary of American independence in Massachusetts. Here in Fall River, the

City, Viva Fall River, and the Lafayette-Durfee House will host a reenactment of the 1778 Battle of Fall River at Heritage State Park.

The water taxi that transported people up and down the Taunton River last summer will continue again this year along with the Fall River Trolley, which was a huge success.

New restaurants adding to our waterfront are Primo on Water Street offering authentic Italian-American cuisine. Morgan's Cantina on Ferry Street is anticipated to open this month. The Redevelopment Authority plans to purchase a vacant property on Anawan Street for additional waterfront event parking and development.

Lastly, I want everyone to know that I look at Fall River with hope and promise. I think of my time in the Mayor's office and focus on how, in the long run, did we make lasting, positive changes to our community? And for some reason, five things always come to mind:

One, the new Durfee High School . Two, Route 79/the Davol street corridor project. Three, the train. Four, the waterfront. And five, the new Diman Vocational school.

These types of major improvements, coupled with the hundreds of smaller projects, but almost just as significant will help revitalize Fall River for decades. The team of local, state, and federal officials, in

collaboration with our caring, hardworking residents, is moving Fall River forward.

I am not blind to think that there aren't any problems in the City of Fall River. Of course there are. But we work hard to fix them, we work hard to improve things, and going forward I will always need your help. Thanks for being here tonight, and God bless the City of Fall River.

CITY COUNCIL PUBLIC HEARINGS

MEETING: March 11, 2025 at 5:55 p.m.
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Paul B. Hart,
Bradford L. Kilby, Linda M. Pereira, Cliff Ponte, Andrew J. Raposo
and Laura-Jean Sampson

ABSENT: None

IN ATTENDANCE: Aaron Roy, National Grid Engineer,
1250 Brayton Point Road, Somerset, MA

The President called the meeting to order at 6:32 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium and that the purpose of the hearing was to hear all persons interested and wishing to be heard on the following:

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to open the hearings.

Curb Removals

1. Mario Botelho, 220 Stevens Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
220 Stevens Street	16'	1' 6"	0'	17' 6"

The existing parcel is currently serviced by a 16-foot curb opening. The applicant proposes expanding the opening by an additional 1 foot, 6 inches, to the south. The total opening for the location will be 17 feet, 6 inches.

The President asked if any proponents were present, and no one came forward. The President then asked if any opponents were present, and no one came forward.

2. Robert Messier, Jr., 232 Stevens Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
232 Stevens Street	17'	6' 6"	0'	23' 6"

The existing parcel is currently serviced by a 17-foot curb opening. The applicant proposes expanding the opening by an additional 6 feet, 6 inches, to the north. The total opening for the location will be 23 feet, 6 inches.

The President asked if any proponents were present, and no one came forward. The President then asked if any opponents were present, and no one came forward.

Pole Location

3. Massachusetts Electric Company d/b/a National Grid for one new pole location as follows:

Albion Street

One (1) new pole

Install one new, solely owned, 40-foot class 3 pole on the sidewalk on the east side of Albion Street. Proposed Pole 12-1 will be located 40 feet northeast of existing Pole 12 and in line with the property line of 222 and 228 Albion Street. Pole 12-1 will be set against curbing in the sidewalk.

In accordance with Plan No. 31110824

The President asked if any proponents were present, and Aaron Roy, National Grid Engineer, came forward. Mr. Roy explained that the proposed pole will be on the east side of Albion Street to service a customer that currently receives their utilities through a narrow, alley-like pathway. Mr. Roy emphasized that this new pole would increase safety for the neighborhood, as the service line would be further away from all buildings, unlike the current infrastructure. The President then asked if any opponents were present, and no one came forward.

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to close the hearings at 6:36 p.m.

List of documents and other exhibits used during the meeting:
Agenda (attached)

A true copy. Attest:

Alison M. Bouchard

City Clerk

COMMITTEE ON FINANCE

MEETING: March 11, 2025, at 6:00 p.m.
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Paul B. Hart,
Bradford L. Kilby, Linda M. Pereira, Cliff Ponte, Andrew J. Raposo
and Laura-Jean Sampson

ABSENT: None

IN ATTENDANCE: Emily Arpke, Interim Director of Financial Services
Al Oliveira, Director of City Operations
Glenn Hathaway, Director of Inspectional Services
Stephanie MacArthur, Director of Traffic and Parking

The chair called the meeting to order at 6:37 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

In accordance with a resolution adopted, as amended May 8, 2012, persons are allowed to address the Council for a period of three minutes prior to the beginning or at the conclusion of business in the Committee on Finance.

1. Citizen Input Time

Bob Barlow, Pitman Street – Fall River

2. The Committee on Finance convene with the City Administrator, the Director of City Operations and the Building Inspector to discuss safety concerns regarding the Pearl Street Parking Garage and the Third Street Parking Garage

Vice President Pereira expressed concern regarding the physical state of the garage structures on Pearl and Third Streets and emphasized that these buildings should be renovated or sold to a developer who will perform needed repairs. Vice President Pereira stated that there are wooden blocks to support sections of the structure, unpleasant odors within the facility, and that many City residents must park there if they are summoned for jury duty.

Al Oliveira, Director of City Operations, provided a brief overview of the funding allocations for these parking garages and explained that unexpended bond proceeds from other projects, totaling \$313,646.01, were transferred for parking garage renovations in 2024 to supplement the original Loan Order of \$360,000, adopted in 2021. Stephanie MacArthur, Director of Traffic and Parking, explained that the City generates a monthly revenue of about \$30,000 from the two garages, as well as the Third Street parking lot.

Emily Arpke, Interim Director of Financial Services, emphasized that City ownership allows for necessary public parking, which may not be guaranteed by a private owner if the properties were sold. Mr. Oliveira explained that the garages are cleaned four times weekly and that the upper levels are not being utilized until the final safety analysis from an outside engineering company is received. The Director of City Operations explained that a third-party company is currently performing an in-depth assessment of the structure for necessary renovations, the City plans to install solar panels on the top of the structure and that there are ongoing engineering studies for the structural integrity of the garage beams.

Glenn Hathaway, Director of Inspectional Services, explained that the wood block reinforcements within the Pearl Street Garage were installed about two years ago as an extra precaution for the structure, but that the property should not be considered unsafe. Mr. Oliveira also added that renovating the garages would be more affordable than demolishing and rebuilding them. The Director of City Operations explained that the City has been working to improve the structures by installing new lights and cameras and increasing the rate of regular litter collection. Mr. Oliveira clarified that certain inspections cannot be completed until warmer weather arrives, such as a concrete analysis.

The Director of Traffic and Parking explained that the revenue generated by the parking lots and garages goes into the general fund, and the Interim Director of Financial Services clarified that many sources of revenue from various departments are sent to the general fund and local receipts and explained that this outside revenue allows the City to pursue more capital projects. Vice President Pereira emphasized that these funds must be utilized to maintain the parking garages, as they are used frequently and require extensive renovations.

President Camara asked if the structures are considered sound and Mr. Oliveira confirmed that the engineers who have inspected the property have deemed it safe, and that the speed of project cannot be accelerated due to the necessary steps in the evaluation process. Mr. Hathaway emphasized the need for the repairs and future support from the City Council would be pertinent to the projects' success.

Councilor Ponte requested additional information regarding the capital that is allocated for renovating these garages, the total cost anticipated for the project and if the Third Street Parking Lot would be converted into another parking garage. The Interim Director of Financial Services explained that the transfer of unused funds to this specific project, which was voted upon in 2024, provided additional funding to the original Loan Order capital, which was voted upon in 2021. The Director of City Operations provided a rough estimate of \$1,000,000 for the total cost of the project and explained that there have been discussions regarding the construction of a third parking garage where the Third Street parking lot is located, but the City's priority is repairing the two existing garages as soon as possible. Councilor Ponte expressed concern regarding the current funding for this renovation, which is roughly \$600,000, as it falls short of the anticipated total cost, and emphasized that the Council is ready to assist with this project, but financial proposals must be presented by the Administration. Councilor Ponte suggested increasing parking fees and Mr. Oliveira explained that this is an anticipated plan to generate additional revenue in the future. Councilor Raposo agreed with Councilor Ponte's suggestion and asked when the rates were most recently adjusted. Ms. Arpke emphasized that the parking fees cannot be increased until the garages are repaired and more appealing to those who choose to park within the buildings. Councilor Kilby explained that many individuals who attend proceedings at the courthouse complain about the state of the parking garages, and that he supports the planned renovations.

Councillor Cadime, Mr. Oliveira, and Ms. Arpke held a brief discussion regarding various Capital Improvement Plans that have been presented to the City Council over the years. Councillor Cadime expressed concern that this renovation project wasn't included in the most recent Capital Improvement Plan, presented on February 11, 2025, and emphasized that the Administration should prioritize this project. Councillor Cadime also suggested that additional funding details, such as debt services itemization, be included in future Capital Improvement Plans. Ms. Arpke agreed with Councillor Cadime's suggestions to improve future Capital Improvement Plans for the City.

The Director of Inspectional Services reiterated the need for Council support regarding funding proposals for this important project, as the garages are structurally sound but not cosmetically appealing. Vice President Pereira and Mr. Oliveira held a brief discussion regarding the plans to install solar panels on the garage, which will help generate additional revenue.

On a motion made by Councillor Kilby and seconded by Vice President Pereira, it was unanimously voted to table the resolution.

3. Transfer and appropriation
No discussion was held.

On a motion made by Councillor Raposo and seconded by Councillor Sampson, it was unanimously voted to adjourn at 7:13 p.m.

List of documents and other exhibits used during the meeting:
Agenda packet (attached)


Clerk of Committees

REGULAR MEETING OF THE CITY COUNCIL

MEETING: March 11, 2025, at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Paul B. Hart,
Bradford L. Kilby, Linda M. Pereira, Cliff Ponte, Andrew J. Raposo
and Laura-Jean Sampson

ABSENT: None

IN ATTENDANCE: None

President Camara called the meeting to order at 7:13 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

PRIORITY MATTERS

1. Mayor and proposed Fiscal Year 2026 Enterprise Fund budgets for Water and Sewer Divisions and proposed ordinances for Fiscal Year 2026 Water and Sewer rates
Councilor Ponte requested that, when the proposed budgets for the Water and Sewer Division are placed on an agenda for the Committee on Finance, that President Camara also include the tabled resolution relating to the Town of Westport and the Watuppa Water Board for discussion as well.. Councilor Ponte also requested that the Administrator of Community Utilities provide detailed information to the Committee on Finance regarding the anticipated increases for the water and sewer fees.

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to refer the proposed Fiscal Year 2026 Enterprise Fund budgets for the Water and Sewer Divisions to the Committee on Finance.

On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to refer the proposed ordinances for the Fiscal Year 2026 Water and Sewer Rates to the Committee on Ordinances and Legislation.

2. Mayor and gift order for a donation of 348 memorial flags from the Remember to Remember September 11 organization, to be used during the City's annual ceremony at Battleship Cove in remembrance of September 11, 2001

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 12, 2025

Paul E. Coogan, Mayor

3. Mayor and appropriation of \$357,175.00 from Fire, Salaries "Retirement Buyout," to Fire, Various Expenses

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

4. Mayor and Fiscal Year 2024 Financial Audit prepared by Roselli, Clark & Associates

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to refer the Fiscal Year 2024 Financial Audit to the Committee on Finance.

5. Mayor and order declaring fourteen (14) police vehicles as surplus property

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 12, 2025

Paul E. Coogan, Mayor

PRIORITY COMMUNICATIONS

6. Traffic Commission recommending amendments to the traffic ordinances

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to refer the recommendations to the Committee on Ordinances and Legislation.

COMMITTEE REPORTS

Committee on Finance recommending:

Action

7. Order – Appropriating \$1,816,444 from Community Preservation Act funds for Fiscal Year 2026 community projects

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 12, 2025

Paul E. Coogan, Mayor

Committee on Ordinances and Legislation recommending:

All readings with emergency preamble

8. Proposed Ordinance – Traffic, Handicapped parking
- Albion Street, East, 81 feet north of Downing Street
 - Bedford Street, North, 105 feet west of Eddy Street
 - Bradford Street, North, 47 feet east of Fountain Street
 - Foster Street, East, 33 feet south of Buffinton Street
 - Kellogg Street, East, 268 feet south of Osborn Street
 - Lindsey Street, East, 28 feet north of Brightman Street
 - Oliver Street, North, 90 feet east of Broadway
 - Pitman Street, East, 236 feet north of Harriman Street
 - President Avenue, South, 85 feet east of June Street
 - South Main Street, West, 91 feet south of King Philip Street

- South Oxford Street, West, 249 feet south of Brayton Avenue
- Swindells Street, East, 130 feet north of Pleasant Street
- Whipple Street, East, 67 feet south of Osborn Street
- William Street, North, 36 feet east of Mulberry Street

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was voted 9 yeas to adopt the emergency preamble. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the proposed ordinance be passed through first reading, second reading, passed to be enrolled and passed to be ordained.

Approved, March 12, 2025

Paul E. Coogan, Mayor

First Reading

9. Proposed Ordinance – Traffic, Miscellaneous

Section 1

Fifteen-minute parking (removal)

- George Street, South side, 48 feet east of Lindsey Street,
Monday – Saturday 6:00 a.m. to 5:00 p.m.

Section 2

Fifteen-minute parking

- George Street, South side, 52 feet east of Lindsey Street,
Monday – Sunday 6:00 a.m. to 7:00 p.m.

Section 3

One hour parking

- Brayton Avenue, South side, 46 feet east of Rodman Street
Monday – Sunday, 11:00 a.m. to 11:00 p.m.

Section 4

Handicapped parking removals

- Third Street, East, 190 feet north of Branch Street
- Barnaby Street, West, 314 feet south of Lincoln Avenue
- Bay Street, West, 20 feet north of Woodman Street
- Diman Street, East, 100 feet north of Bradford Avenue
- Eastern Avenue, West, 205 feet south of Downing Street
- Irving Street, West, 212 feet north of Pleasant Street
- Jencks Street, West, 21 feet north of Alden Street
- Locust Street, South, 56 feet west of June Street
- Oak Grove Avenue, East, 115 feet south of Lemuel Street
- Oliver Street, South, 507 feet east of Broadway
- Osborn Street, North, 51 feet west of South Main Street
- Palmer Street, North, 356 feet east of South Main Street
- Pine Street, North, 122 feet east of Rock Street
- Ridge Street, East, 136 feet south of Osborn Street
- Sprague Street, South, 152 feet west of Broadway
- Tuttle Street, East, 52 feet north of Dwelly Street
- Wellington Street, North, 70 feet east of Fulton Street

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the proposed ordinance be passed through first reading.

10. Proposed Ordinance – Fall River Public Library new position of Processing Archivist of Public Library Services

Vice President Pereira asked for confirmation that this proposed ordinance only included one new position, and the City Clerk confirmed that the proposed ordinance before the City Council was for the position of Processing Archivist of Public Library Services. Vice President Pereira added that the Committee on Ordinances and Legislation tabled the proposed ordinance for the position of Museum Security Guard of Public Library Services and that the Committee should determine whether the tabled ordinance needs to be amended to allow for the hiring of more than one employee. On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted that the proposed ordinance be passed through first reading.

Referral to Corporation Counsel

11. Resolution – The Committee on Ordinances and Legislation convene with the City Administrator, the Director of City Operations and Corporation Counsel to discuss potential fine amendments relating to illegal dumping of solid waste

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the resolution be referred to Corporation Counsel.

ORDINANCES – None

RESOLUTIONS

12. Committee on Public Safety convene with a representative from the Massachusetts Bay Transit Authority and any other interested parties to discuss potential solutions to reduce noise pollution in the Weaver's Cove Layover area

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adopt the resolution.

CITATIONS – None

ORDERS – HEARINGS

Curb Removals

13. Mario Botelho, 220 Stevens Street – Removal of 1 foot, 6 inches for a total opening of 17 feet, 6 inches, at 220 Stevens Street

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 12, 2025

Paul E. Coogan, Mayor

14. Robert Messier, Jr., 232 Stevens Street – Removal of 6 feet, 6 inches for a total opening of 23 feet, 6 inches, at 232 Stevens Street

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 12, 2025

Paul E. Coogan, Mayor

Pole Location

15. Massachusetts Electric Company d/b/a National Grid – Albion Street – One (1) new pole

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 12, 2025

Paul E. Coogan, Mayor

ORDERS – MISCELLANEOUS

16. Police Chief's report on licenses
Taxicab Drivers

Robert Day Michael Diniz Melissa Medeiros

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

17. Auto Repair Shop License Renewals

Michael Carvalho d/b/a County Street Collision and Customizing – 946 County Street
 Robert Luongo d/b/a Bob's Auto Sales – 643 Brayton Avenue
 Justin Pacheco d/b/a Mill City Diesels, LLC – 1139 Slade Street
 Timothy Cabral d/b/a Aberdeen Auto, LLC – 163-165 Aberdeen Street
 Joseph D. Melo d/b/a JDM & Sons, Inc. – 1262 Brayton Avenue

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted to adopt the order.

Approved, March 12, 2025

Paul E. Coogan, Mayor

18. Light Order – Highcrest Street

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to adopt the order.

COMMUNICATIONS – INVITATIONS – PETITIONS

19. Claims

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to refer the claims to Corporation Counsel.

20. Letter from Melissa Furtado, 272 Anthony Street, in support of additional property tax abatements for 100% disabled veterans

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the letter be accepted and placed on file.

21. Zoning Board of Appeals Minutes – January 16, 2025

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the minutes be accepted and placed on file.

City Council Minutes

22. Committee on Finance – February 25, 2025

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted that the minutes be approved.

23. Regular Meeting of the City Council – February 25, 2025

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the minutes be approved.

BULLETINS – NEWSLETTERS – NOTICES

24. Massachusetts Development Finance Agency Public Hearing to be held on March 11, 2025 re: conduit tax-exempt bond financing for a project being undertaken by Lifespan of Massachusetts, Inc. d/b/a Brown University Health of Massachusetts

On a motion made by Councilor Raposo and seconded by Councilor Sampson, it was unanimously voted that the public hearing notice be accepted and placed on file.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adjourn at 7:24 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

A true copy. Attest:

Alison M. Bouchard

City Clerk

