



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: July 15, 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 Ricky T. Tith

ABSENT: None

IN ATTENDANCE: Matthew J. Thomas, Esq., 261 Union Street, New Bedford, MA 02740

President Camara called the meeting to order at 8:13 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 request for confirmation of the appointment of Beth Faunce to the position of Chief of Emergency Medical Services

Vice President Pereira and Councilor Ponte made brief remarks regarding the outstanding leadership skills of the Interim Chief of Emergency Medical Services, and that her permanent appointment will greatly benefit the City of Fall River. On a motion made by Councilor Hart and seconded by Vice President Pereira, it was unanimously voted to confirm the appointment.

2. Mayor and resolution for approval of a TIE Agreement for Cook Pond Realty Trust at 2492 South Main Street

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

Approved, July 16, 2025

Paul E. Coogan, Mayor

3. Mayor and gift order for a donation of a Pelican style case along with K-9 specific first aid supplies from Firehouse Dogs

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

Approved, July 16, 2025

Paul E. Coogan, Mayor

4. Mayor and order for the sale of the site of the former Silvia School and Silvia Annex, located at 138 Hartwell Street to Thomas Alva Edison Building, LLC, for \$205,000. A motion was made by Councilor Raposo and seconded by Vice President Pereira, to adopt the order. Councilor Ponte stated that he was in support of this property sale and that the developer who submitted the proposal has an excellent history of building and renovating new structures within the City of Fall River.

Councilor Cadime expressed concern regarding this matter being presented to the City Council prior to the Committee on Real Estate reconvening to discuss the opinions of the Proposal Review Team. Councilor Kilby stated that the individuals included in the review team submitted their documents reflecting their opinions on the matter, and that he anticipated this item to be included on the agenda for this meeting.

On a motion made by Councilor Kilby and seconded by Vice President Pereira, it was unanimously voted to waive the rules and allow Matthew J. Thomas, Esq., 261 Union Street, New Bedford, MA, 02740 to provide information regarding this matter.

Attorney Thomas provided information regarding the Proposal Review Committee requirement on the Request for Proposals (RFP) of the Silvia School and Silvia Annex. Attorney Thomas also explained that the original proposal was no longer in the Committee on Real Estate, as it was recommended to the full Council that it be referred to the Proposal Review Team with a Committee Report, and the Administration was required to, instead, submit this order to the full Council. Attorney Thomas emphasized that the City Council could refer this order to the Committee on Real Estate for further discussion. Councilor Cadime stated that he inquired, during the Committee on Real Estate meeting, whether the matter would be discussed by the Committee on Real Estate following the Proposal Review Team's assessment of the project, and was advised that it would.

Councilor Ponte stated that, while he is in favor of this proposed sale, he agrees that all required steps of this process should be fulfilled prior to the Council voting on the matter. Vice President Pereira emphasized that this is a viable proposal and that the Committee on Real Estate did not vote or request that this matter be sent back to the body for further discussion following the Proposal Review Teams' assessments. Vice President Pereira also stated that referring the matter back to the Committee on Real Estate will delay the approval process.

A brief recess was held from 8:33 p.m. to 8:34 p.m.

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was voted 9 yeas to refer the order to the Committee on Real Estate.

5. Fiscal Year 2025 Quarter 4 Budget Report

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

6. Mayor and order to transfer \$1,500,000 from the General Fund Stabilization to Solid Waste, Expenses

On a motion made by Vice President Pereira and seconded by Councilor Hart, it was voted 7 yeas, 2 nays to adopt the order, with Councilors Dionne and Ponte voting in the negative.

PRIORITY COMMUNICATIONS

7. Traffic Commission recommending amendments to the traffic ordinances
On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to refer the recommendations to the Committee on Ordinances and Legislation.

COMMITTEE REPORTS

Committee on Real Estate recommending:

Referral to Proposal Review Team for RFP #25-11

8. Development Proposal bid from Thomas Alva Edison Building, LLC for the purchase of the site of the former Silvia School and Annex located at 138 Hartwell Street
On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted that the Development Proposal bid be accepted and placed on file.

ORDINANCES

Second reading and enrollment

9. Proposed Ordinance – Traffic, Miscellaneous

Section 1

Thirty minute parking (strike-out)

- Sixth Street, East, 172 feet south of Bedford Street,
from 7:00 A.M. to 2:00 P.M., Monday through Friday

Section 2

Handicapped Parking (strike outs)

- Eastern Avenue, West, 79 feet south of Bedard Street
- East Main Street, West, 44 feet north of Dwelly Street
- Florence Street, North, 140 feet west of Ray Street
- Irving Street, West, 71 feet north of Pleasant Street

On a motion made by Councilor Raposo and seconded by Councilor Dionne, 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, July 16, 2025

Paul E. Coogan, Mayor

10. Proposed Ordinance – Amendment regarding salary of Animal Control Officer
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, July 16, 2025

Paul E. Coogan, Mayor

RESOLUTIONS

11. Committee on Finance convene with Director of Engineering and Planning and Administration to develop a comprehensive funding strategy to match or supplement the City's annual Chapter 90 allocation to increase investment in roadway improvements

Councilor Cadime stated that many backlogged infrastructure projects rely on Massachusetts General Law, Chapter 90 funding from the Commonwealth of Massachusetts, and that a strategy to supplement this funding would assist in the timely completion of these repairs and renovations. On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adopt the resolution.

12. City Council to support and endorse correspondence from Councilor Ponte to the Fall River Legislative Delegation urging the Massachusetts Legislature to allocate a portion of the Millionaire's Tax surplus revenue to the City of Fall River and also request that the delegation provide information regarding any opportunities for local officials to advocate for this funding

A motion was made by Councilor Raposo and seconded by Councilor Ponte to adopt the resolution. Councilor Ponte made brief remarks regarding his correspondence with State Senator Michael J. Rodrigues regarding this matter, and that Senator Rodrigues had provided information regarding the restrictions of this funding, which may only be used for transportation and education. Councilor Ponte emphasized the need for the City Councilors, and the Fall River Legislative Delegation, to advocate for the City of Fall River during the public hearings for the allocation of funds collected from the Millionaires' Tax. Councilor Dionne suggested amending the existing resolution to reflect the eligible use of the funds, and Councilor Ponte stated that he would work with the City Clerk to draft a new resolution related to requesting transportation and education funding. On a motion made by Councilor Ponte and seconded by President Camara, it was unanimously voted that the resolution be granted leave to withdraw.

13. Committee on Finance convene with the Administration and the Director of City Operations to present a definitive action plan for the repair of the Pearl Street and Third Street parking garages

Vice President Pereira stated that there is currently a similar resolution in the Committee on Finance, and a new inspection report was recently released regarding these two parking garages. Vice President Pereira asked that the City Clerk reach out to the Director of City Operations to obtain this report and share it with the Councilors. Councilor Cadime stated that this resolution is intended to assist in the progression of the repair project and to avoid any unnecessary delays in renovating the garages. On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to adopt the resolution.

14. City Council requests that the Administration submit an appropriation order to fund repairs of the Central Fire Station and that the Committee on Finance convene with a representative of the Administration and the Director of City Operations to present a definitive action plan for the repair of the fire station

Councilor Cadime stated that this resolution is intended to assist in the progression of the renovation of the Central Fire Station, as the current repairs are for historical preservation, but not to improve the soundness or efficiency of deteriorated sections of the structure. Councilor Cadime stated that he is hopeful that the Administration will present a related appropriation request to the City Council that will assist in renovating the Central Fire Station. On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to adopt the resolution.

15. City Council requests that the Administration, in collaboration with the Board of Park Commissioners and the Parks Division, conduct an assessment to identify the current amount, locations, and needs for all-weather Automated External Defibrillator (AED) enclosures and also requests that the Administration submit an appropriation order to support the purchase and installation of AEDs in City parks

Councilor Cadime made brief remarks regarding an ongoing project in Seekonk, MA, to install all-weather AED equipment in parks, and that this type of emergency apparatus would be very beneficial to the City of Fall River. Councilor Cadime explained that these machines require users to contact emergency dispatchers before removing the AED from the terminal, which ensures that emergency crews are notified of the situation and can be deployed. On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to adopt the resolution.

CITATIONS

16. Diman Regional Vocational Technical High School Baseball Team –
2025 Champions of the Vocational State Baseball Tournament:
- | | | | |
|--------------|-----------------|-----------------|----------------------|
| Cory Almeida | Matthew Almeida | Jacob Costa | Ian Morales-Campbell |
| Owen Dorego | Cameron Falcon | Gabriel Frost | Robert Leach |
| Aidan Mosher | Evan Nickelson | Karter Perreira | Samuel Perry |
| Tanyon Reis | Ezequiel Silva | | |

On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to adopt the citations.

17. Members of the Fall River Fire Department who showed exceptional teamwork, bravery and compassion during an emergency in Portsmouth, RI, on June 7, 2025:
- Firefighter Andrew Cordeiro
 - Firefighter Michael Cusick
 - Captain Francis O'Reagan

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

18. B.M.C. Durfee High School Class of 2025 Top 10 Students
- | | |
|--------------------------------|-----------------------------------|
| Katerina Rumsey, Valedictorian | Owen Mitchell Moniz, Salutatorian |
| Madison Marie Ferreira | Michaela Isabelle Goncalves |
| Kasey Aguiar Juarez | Olivia Rumsey |
| William Rumsey | Tawhid Syed |
| Madison Tabicas | Harry Zhang |

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

ORDERS – HEARINGS

Curb Removals

19. Jason Duarte, 329 Draper Street – Removal of 28 feet for a total opening of 28 feet at 110-118 Stowe Street

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

Approved, July 16, 2025

Paul E. Coogan, Mayor

20. Jason Duarte, 329 Draper Street – Removal of 28 feet for a total opening of 28 feet at 120-122 Stowe Street

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

Approved, July 16, 2025

Paul E. Coogan, Mayor

On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to take items 21 through 25 together.

Fiber Optic Cable Installations

21. Walnut Street, from Rock Street to June Street
22. Locust Street, from High Street to Rock Street
23. Locust Street, from Rock Street to June Street
24. Chaloner Street, from Walnut Street to Locust Street
25. Gifford Street, from Locust Street to Walnut Street

On a motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to adopt the orders.

Approved, July 16, 2025

Paul E. Coogan, Mayor

On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to take items 26 through 35 together.

Underground Conduit

26. Walnut Street, from Gifford Street to June Street
27. Locust Street, from Chaloner Street to High Street
28. Locust Street, from North Main Street to June Street
29. Cherry Street, from High Street to North Main Street
30. High Street, from Pine Street to Cherry Street
31. Rock Street, from Cherry Street to Locust Street
32. Chaloner Street, from Locust Street to Walnut Street
33. June Street, from Walnut Street to Cherry Street
34. Gifford Street, from Locust Street to Walnut Street
35. North Main Street, from Cherry Street to Locust Street

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

Approved, July 16, 2025

Paul E. Coogan, Mayor

ORDERS – MISCELLANEOUS

36. Police Chief's report on licenses
Taxicab Driver
Edise Parson

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

37. Auto Body Shop License Transfer
Auto Body Shop License No. 46, located at 5 Laurel Street, from Marco Moniz and Laudalino Viveiros d/b/a Platinum Collision, LLC, to Brian Vieira and Liseta Vieira, Aime's Auto.

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

Approved, July 16, 2025

Paul E. Coogan, Mayor

COMMUNICATIONS – INVITATIONS – PETITIONS

38. Claims

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

39. Zoning Board of Appeals Minutes – May 15, 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.

On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to take items 40 through 44 together.

City Council Minutes

40. Public Hearings – June 24, 2025

41. Committee on Finance – June 16, 2025

42. Committee on Finance – June 24, 2025

43. Special Meeting of the City Council – June 17, 2025

44. Regular Meeting of the City Council – June 24, 2025

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

BULLETINS – NEWSLETTERS – NOTICES – None

A brief recess was held from 9:04 p.m. to 9:06 p.m. for the signing of documents.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adjourn at 9:07 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

A true copy. Attest:



City Clerk

In City Council, August 12, 2025

Approved.



City of Fall River Massachusetts

Office of the City Clerk

RECEIVED

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ALISON M. BOUCHARD
CITY CLERK

CITY CLERK
FALL RIVER, MA

INÊS LETTE
ASSISTANT CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
JULY 15, 2025
AGENDA

5:15 P.M. COMMITTEE ON HEALTH AND ENVIRONMENTAL AFFAIRS

5:55 P.M. PUBLIC HEARINGS (OR IMMEDIATELY FOLLOWING THE COMMITTEE ON HEALTH AND ENVIRONMENTAL AFFAIRS MEETING IF IT RUNS PAST 5:55 P.M.)

Curb Removal

1. Jason Duarte, 329 Draper Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
110-118 Stowe Street	0'	14' & 14'	0'	28'

The existing parcel is currently vacant. The applicant proposes to construct a duplex dwelling with two 14-foot driveway openings. The total opening for the location will be 28 feet.

2. Jason Duarte, 329 Draper Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
120-122 Stowe Street	0'	14' & 14'	0'	28'

The existing parcel is currently vacant. The applicant proposes to construct a duplex dwelling with two 14-foot driveway openings. The total opening for the location will be 28 feet.

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

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Fiber Optic Cable Installations

BIF IV Intrepid Opco LLC d/b/a Intrepid Fiber Networks to locate new aerial cabling and strand attached to existing utility poles and fixtures including the necessary sustaining and protecting fixtures, along and across as follows:

3. **Walnut Street**
Beginning at Rock Street and ending at June Street.

Install fiber optic cable and new aerial strand (108 feet total) beginning at existing National Grid Utility Pole # 30039 and ending at existing National Grid Utility Pole #76A.

In accordance with Drawing No. INT_FR_AER_05-01.

4. **Locust Street**
Beginning at High Street and ending at Rock Street.

Install fiber optic cable and new aerial strand (291 feet total) beginning at existing National Grid Utility Pole # 30021 and ending at existing National Grid Utility Pole # 21A. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
30021	96	30016
30016	119	NT
NT	76	21A

In accordance with Drawing No. INT_FR_AER_05-02.1.

5. **Locust Street**
Beginning at Rock Street and ending at June Street.

Install fiber optic cable and new aerial strand (117 feet total) beginning at existing National Grid Utility Pole # 181X2 and ending at existing National Grid Utility Pole # 181X3.

In accordance with Drawing No. INT_FR_AER_05-02.2.

6. **Chaloner Street**
Beginning at Walnut Street and ending at Locust Street.

Install fiber optic cable and new aerial strand (105 feet total) beginning at existing National Grid Utility Pole # 30024S and ending at existing National Grid Utility Pole # 30703. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
30024S	45	181AX1
181AX1	60	30703

In accordance with Drawing No. INT_FR_AER_05-03.

7. Gifford Street
Beginning at Locust Street and ending at Walnut Street.

Install fiber optic cable and new aerial strand (195 feet total) beginning at existing National Grid Utility Pole # 30053 and ending at existing National Grid Utility Pole # 188X1. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
30053	96	30054
30054	99	188X1

In accordance with Drawing No. INT_FR_AER_05-04.

Underground Conduit

BIF IV Intrepid Opco LLC d/b/a Intrepid Fiber Networks to locate new buried cabling, conduit and structures including the necessary sustaining and protecting fixtures, along and across as follows:

8. Walnut Street
Beginning at Gifford Street and ending at June Street.

Install fiber optic cable and new underground HDPE conduit(s) (302 feet total) beginning at proposed Intrepid 17"x30"x24" Handhole and ending at existing National Grid Utility Pole # 76A. The route includes excavation by method of open trench with the following structures and approximate underground footage:

Start						End			
Station	New or Existing	Owner	Structure	Excavation Distance (ft.)	Quantity and Conduit Size (in.)	Station	New or Existing	Owner	Structure
31+68, 22' LT	New	Intrepid	17"x30"x24" Handhole	170	(4) 0.75	29+99, 22' LT	New	Intrepid	13"x24"x18" Handhole
29+99, 22' LT	New	Intrepid	13"x24"x18" Handhole	45	(4) 0.75	30+00, 23' RT	New	Intrepid	13"x24"x18" Handhole
30+00, 23' RT	New	Intrepid	13"x24"x18" Handhole	48	(2) 0.75	30+48, 23' RT	New	Intrepid	12"x12"x12" Handhole
30+00, 23' RT	New	Intrepid	13"x24"x18" Handhole	39	(2) 0.75	29+61, 24' RT	Existing	National Grid	Utility Pole # 76A

In accordance with Drawing No. INT_FR_UG_02.

9. Locust Street
Beginning at Chaloner Street and ending at High Street.

Install fiber optic cable and new underground HDPE conduit(s) (306 feet total) beginning at proposed Intrepid 13"x24"x18" Handhole and ending at existing National Grid Utility Pole # 30021. The route includes excavation by method of open trench with the following structures and approximate underground footage:

Start						End			
Station	New or Existing	Owner	Structure	Excavation Distance (ft.)	Quantity and Conduit Size (in.)	Station	New or Existing	Owner	Structure
26+00, 21' RT	New	Intrepid	13"x24"x18" Handhole	43	(4) 0.75	26+20, 15' RT	Existing	National Grid	Utility Pole # 181X2

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

26+20, 15' RT	Existing	National Grid	Utility Pole # 181X2	17	(4) 0.75	28+06, 21' RT	New	Intrepid	13"x24"x18" Handhole
28+06, 21' RT	New	Intrepid	13"x24"x18" Handhole	132	(2) 0.75	24+74, 23' RT	New	Intrepid	13"x24"x18" Handhole
24+74, 23' RT	New	Intrepid	13"x24"x18" Handhole	114	(2) 0.75	23+63, 18' RT	Existing	National Grid	Utility Pole # 30021

In accordance with Drawing No. INT_FR_UG_03.1.

10. Locust Street

Beginning at North Main Street and ending at June Street.

Install fiber optic cable and new underground HDPE conduit(s) (528 feet total) beginning at proposed Intrepid 12"x12"x12" Handhole and ending at proposed Intrepid 13"x24"x18" Handhole. The route includes excavation by method of open trench with the following structures and approximate underground footage:

Start						End			
Station	New or Existing	Owner	Structure	Excavation Distance (ft.)	Quantity and Conduit Size (in.)	Station	New or Existing	Owner	Structure
31+56, 23' RT	New	Intrepid	12"x12"x12" Handhole	115	(2) 0.75	30+42, 24' RT	New	Intrepid	13"x24"x18" Handhole
30+42, 24' RT	New	Intrepid	13"x24"x18" Handhole	47	(4) 0.75	30+41, 23' LT	New	Intrepid	13"x24"x18" Handhole
30+41, 23' LT	New	Intrepid	13"x24"x18" Handhole	76	(2) 0.75	31+16, 23' LT	New	Intrepid	12"x12"x12" Handhole
30+41, 23' LT	New	Intrepid	13"x24"x18" Handhole	76	(4) 0.75	29+65, 23' LT	New	Intrepid	12"x12"x12" Handhole
29+65, 23' LT	New	Intrepid	12"x12"x12" Handhole	93	(4) 0.75	28+72, 23' LT	New	Intrepid	13"x24"x18" Handhole
28+72, 23' LT	New	Intrepid	13"x24"x18" Handhole	48	(4) 0.75	28+72, 25' RT	New	Intrepid	17"x30"x24" Handhole
28+72, 25' RT	New	Intrepid	17"x30"x24" Handhole	73	(4) 0.75	29+45, 24' RT	New	Intrepid	13"x24"x18" Handhole

In accordance with Drawing No. INT_FR_UG_03.2.

11. Cherry Street

Beginning at High Street and ending at North Main Street.

Install fiber optic cable and new underground HDPE conduit(s) (1047 feet total) beginning at existing National Grid Utility Pole # 112A/11-1 and ending at proposed Intrepid 13"x24"x18" Handhole. The route includes excavation by method of open trench with the following structures and approximate underground footage:

Start						End			
Station	New or Existing	Owner	Structure	Excavation Distance (ft.)	Quantity and Conduit Size (in.)	Station	New or Existing	Owner	Structure
13+00, 12' LT	Existing	National Grid	Utility Pole #112A/11-1	5	(4) 0.75	35+56, 19' LT	New	Intrepid	13"x24"x18" Handhole
35+56, 19' LT	New	Intrepid	13"x24"x18" Handhole	41	(4) 0.75	13+44, 16' LT	New	Intrepid	13"x24"x18" Handhole
13+44, 16' LT	New	Intrepid	13"x24"x18" Handhole	118	(4) 0.75	14+63, 16' LT	New	Intrepid	12"x12"x12" Handhole
14+63, 16' LT	New	Intrepid	12"x12"x12" Handhole	108	(4) 0.75	15+71, 14' LT	New	Intrepid	13"x24"x18" Handhole
15+71, 14' LT	New	Intrepid	13"x24"x18" Handhole	44	(4) 0.75	16+13, 17' LT	New	Intrepid	13"x24"x18" Handhole
16+13, 17' LT	New	Intrepid	13"x24"x18" Handhole	129	(4) 0.75	17+44, 18' LT	New	Intrepid	12"x12"x12" Handhole
17+44, 18' LT	New	Intrepid	12"x12"x12" Handhole	106	(4) 0.75	18+50, 16' LT	New	Intrepid	17"x30"x24" Handhole
18+50, 16' LT	New	Intrepid	17"x30"x24" Handhole	116	(4) 0.75	19+66, 16' LT	New	Intrepid	17"x30"x24" Handhole

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

19+66 15' LT	New	Intrepid	17"x30"x24" Handhole	94	(4) 0.75	20+81, 14' LT	New	Intrepid	13"x24"x18" Handhole
20+61, 14' LT	New	Intrepid	13"x24"x18" Handhole	61	(4) 0.75	21+21, 14' LT	New	Intrepid	12"x12"x12" Handhole
20+61, 14' LT	New	Intrepid	13"x24"x18" Handhole	43	(4) 0.75	20+82, 15' RT	New	Intrepid	13"x24"x18" Handhole
20+82 15' RT	New	Intrepid	13"x24"x18" Handhole	182	(4) 0.75	22+65, 16' RT	New	Intrepid	13"x24"x18" Handhole

In accordance with Drawing No. INT_FR_UG_04.

12. High Street

Beginning at Pine Street and ending at Cherry Street.

Install fiber optic cable and new underground HDPE conduit(s) (630 feet total) beginning at proposed Intrepid 13"x24"x18" Handhole and ending at proposed Intrepid 12"x12"x12" Handhole. The route includes excavation by method of open trench with the following structures and approximate underground footage:

Start						End			
Station	New or Existing	Owner	Structure	Excavation Distance (ft.)	Quantity and Conduit Size (in.)	Station	New or Existing	Owner	Structure
38+13, 16 RT	New	Intrepid	13"x24"x18" Handhole	137	(4) 0.75	36+76, 15' RT	New	Intrepid	13"x24"x18" Handhole
36+76, 16' RT	New	Intrepid	13"x24"x18" Handhole	45	(2) 0.75	36+31, 15' RT	New	Intrepid	12"x12"x12" Handhole
38+13, 16 RT	New	Intrepid	13"x24"x18" Handhole	33	(4) 0.75	38+14, 17' LT	New	Intrepid	13"x24"x18" Handhole
38+14, 17' LT	New	Intrepid	13"x24"x18" Handhole	139	(4) 0.75	36+75, 18' LT	New	Intrepid	13"x24"x18" Handhole
36+75, 18' LT	New	Intrepid	13"x24"x18" Handhole	119	(4) 0.75	35+66, 19' LT	New	Intrepid	13"x24"x18" Handhole
35+66, 19' LT	New	Intrepid	13"x24"x18" Handhole	41	(4) 0.75	13+44, 15' LT	New	Intrepid	13"x24"x18" Handhole
35+66, 19' LT	New	Intrepid	13"x24"x18" Handhole	5	(4) 0.75	13+00, 12' LT	Existing	National Grid	Utility Pole #112A/11-1
35+66, 19' LT	New	Intrepid	13"x24"x18" Handhole	111	(2) 0.75	34+45, 22' LT	New	Existing	12"x12"x12" Handhole

In accordance with Drawing No. INT_FR_UG_05.

13. Rock Street

Beginning at Cherry Street and ending at Locust Street.

Install fiber optic cable and new underground HDPE conduit(s) (425 feet total) beginning at proposed Intrepid 13"x24"x18" Handhole and ending at proposed Intrepid 13"x24"x18" Handhole. The route includes excavation by method of open trench with the following structures and approximate underground footage:

Start						End			
Station	New or Existing	Owner	Structure	Excavation Distance (ft.)	Quantity and Conduit Size (in.)	Station	New or Existing	Owner	Structure
16+13, 17' LT	New	Intrepid	13"x24"x18" Handhole	44	(4) 0.75	15+71, 14' LT	New	Intrepid	13"x24"x18" Handhole
15+71, 14' LT	New	Intrepid	13"x24"x18" Handhole	263	(4) 0.75	32+49, 21' LT	New	Intrepid	13"x24"x18" Handhole
32+49, 21' LT	New	Intrepid	13"x24"x18" Handhole	118	(2) 0.75	24+74, 23' RT	New	Intrepid	13"x24"x18" Handhole

In accordance with Drawing No. INT_FR_UG_06.

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

14. Chaloner Street
Beginning at Locust Street and ending at Walnut Street.

Install fiber optic cable and new underground HDPE conduit(s) (170 feet total) beginning at proposed Intrepid 13"x24"x18" Handhole and ending at existing National Grid Utility Pole # 181AX1.

In accordance with Drawing No. INT_FR_UG_07.

15. June Street
Beginning at Walnut Street and ending at Cherry Street.

Install fiber optic cable and new underground HDPE conduit(s) (846 feet total) beginning at proposed Intrepid 13"x24"x18" Handhole and ending at proposed Intrepid 17"x30"x24" Handhole. The route includes excavation by method of open trench with the following structures and approximate underground footage:

Start					End				
Station	New or Existing	Owner	Structure	Excavation Distance (ft.)	Quantity and Conduit Size (in.)	Station	New or Existing	Owner	Structure
30+00, 23' RT	New	Intrepid	13"x24"x18" Handhole	46	(4) 0.75	29+99, 22' LT	New	Intrepid	13"x24"x18" Handhole
29+99, 22' LT	New	Intrepid	13"x24"x18" Handhole	154	(4) 0.75	31+59, 22' RT	New	Intrepid	13"x24"x18" Handhole
31+59, 22' RT	New	Intrepid	13"x24"x18" Handhole	41	(4) 0.75	31+51, 18' LT	New	Intrepid	13"x24"x18" Handhole
31+51, 18' LT	New	Intrepid	13"x24"x18" Handhole	76	(4) 0.75	30+76, 18' LT	New	Intrepid	17"x30"x24" Handhole
31+59, 22' RT	New	Intrepid	13"x24"x18" Handhole	149	(4) 0.75	28+72, 26' RT	New	Intrepid	17"x30"x24" Handhole
28+72, 26' RT	New	Intrepid	17"x30"x24" Handhole	48	(4) 0.75	28+72, 23' RT	New	Intrepid	13"x24"x18" Handhole
28+72, 23' RT	New	Intrepid	13"x24"x18" Handhole	171	(4) 0.75	35+27, 22' RT	New	Intrepid	13"x24"x18" Handhole
35+27, 22' RT	New	Intrepid	13"x24"x18" Handhole	78	(4) 0.75	36+05, 22' RT	New	Intrepid	13"x24"x18" Handhole
36+05, 22' RT	New	Intrepid	13"x24"x18" Handhole	84	(4) 0.75	19+66, 15' LT	New	Intrepid	17"x30"x24" Handhole

In accordance with Drawing No. INT_FR_UG_08.

16. Gifford Street
Beginning at Locust Street and ending at Walnut Street.

Install fiber optic cable and new underground HDPE conduit(s) (105 feet total) beginning at existing National Grid Utility Pole # 30054 and ending at proposed Intrepid 17"x30"x24" Handhole.

In accordance with Drawing No. INT_FR_UG_09.

17. North Main Street
Beginning at Cherry Street and ending at Locust Street.

Install fiber optic cable and new underground HDPE conduit(s) (129 feet total) beginning at proposed Intrepid 13"x24"x18" Handhole and ending at proposed Intrepid 12"x12"x12" Handhole.

In accordance with Drawing No. INT_FR_UG_10.

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

6:00 P.M. CITY COUNCIL COMMITTEE ON FINANCE MEETING (OR IMMEDIATELY FOLLOWING THE PUBLIC HEARINGS IF THEY RUN PAST 6:00 P.M.)

1. Citizen Input
2. *Resolution – Committee on Finance Convene to discuss the anticipated timeline of the land ownership transfer and planned real estate distribution process within the Route 79/Davol Street Corridor Improvements Project area (adopted 5-27-2025)
3. Transfer and appropriation

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 appointment of Beth Faunce to the position of Chief of Emergency Medical Services
2. *Mayor and resolution for approval of a TIE Agreement for Cook Pond Realty Trust at 2492 South Main Street
3. *Mayor and gift order for a donation of a Pelican style case along with K-9 specific first aid supplies from Firehouse Dogs
4. *Mayor and order for the sale of the site of the former Silvia School and Silvia Annex, located at 138 Hartwell Street to Thomas Alva Edison Building, LLC, for \$205,000
5. *Fiscal Year 2025 Quarter 4 Budget Report
6. *Mayor and order to transfer \$1,500,000 from the General Fund Stabilization to Solid Waste, Expenses

PRIORITY COMMUNICATIONS

7. *Traffic Commission recommending amendments to the traffic ordinances

COMMITTEE REPORTS

Committee on Real Estate recommending:
Referral to Proposal Review Team for RFP #25-11

8. *Development Proposal bid from Thomas Alva Edison Building, LLC for the purchase of the site of the former Silvia School and Annex located at 138 Hartwell Street

ORDINANCES

Second reading and enrollment

9. *Proposed Ordinance – Traffic, Miscellaneous
Section 1

Thirty minute parking (strike-out)

- Sixth Street, East, 172 feet south of Bedford Street,
from 7:00 A.M. to 2:00 P.M., Monday through Friday

Section 2

Handicapped Parking (strike outs)

- Eastern Avenue, West, 79 feet south of Bedard Street
- East Main Street, West, 44 feet north of Dwelly Street
- Florence Street, North, 140 feet west of Ray Street
- Irving Street, West, 71 feet north of Pleasant Street

10. Proposed Ordinance – Amendment regarding salary of Animal Control Officer

RESOLUTIONS

11. *Committee on Finance convene with Director of Engineering and Planning and Administration to develop a comprehensive funding strategy to match or supplement the City's annual Chapter 90 allocation to increase investment in roadway improvements
12. *City Council to support and endorse correspondence from Councilor Ponte to the Fall River Legislative Delegation urging the Massachusetts Legislature to allocate a portion of the Millionaire's Tax surplus revenue to the City of Fall River and also request that the delegation provide information regarding any opportunities for local officials to advocate for this funding
13. *Committee on Finance convene with the Administration and the Director of City Operations to present a definitive action plan for the repair of the Pearl Street and Third Street parking garages
14. *City Council requests that the Administration submit an appropriation order to fund repairs of the Central Fire Station and that the Committee on Finance convene with a representative of the Administration and the Director of City Operations to present a definitive action plan for the repair of the fire station
15. *City Council requests that the Administration, in collaboration with the Board of Park Commissioners and the Parks Division, conduct an assessment to identify the current amount, locations, and needs for all- weather Automated External Defibrillator (AED) enclosures and also requests that the Administration submit an appropriation order to support the purchase and installation of AEDs in City parks

CITATIONS

16. Diman Regional Vocational Technical High School Baseball Team --
2025 Champions of the Vocational State Baseball Tournament:
Cory Almeida Matthew Almeida Jacob Costa Ian Morales-Campbell
Owen Dorego Cameron Falcon Gabriel Frost Robert Leach
Aidan Mosher Evan Nickelson Karter Perreira Samuel Perry
Tanyon Reis Ezequiel Silva
17. Members of the Fall River Fire Department who showed exceptional teamwork, bravery and compassion during an emergency in Portsmouth, RI, on June 7, 2025:
a. Firefighter Andrew Cordeiro
b. Firefighter Michael Cusick
c. Captain Francis O'Reagan
18. B.M.C. Durfee High School Class of 2025 Top 10 Students
Katerina Rumsey, Valedictorian Owen Mitchell Moniz, Salutatorian
Madison Marie Ferreira Michaela Isabelle Goncalves
Kasey Aguiar Juarez Olivia Rumsey
William Rumsey Tawhid Syed
Madison Tabicas Harry Zhang

ORDERS – HEARINGS

Curb Removals

19. Jason Duarte, 329 Draper Street – Removal of 28 feet for a total opening of 28 feet at 110-118 Stowe Street
20. Jason Duarte, 329 Draper Street – Removal of 28 feet for a total opening of 28 feet at 120-122 Stowe Street

Fiber Optic Cable Installations

- 21. Walnut Street, from Rock Street to June Street
- 22. Locust Street, from High Street to Rock Street
- 23. Locust Street, from Rock Street to June Street
- 24. Chaloner Street, from Walnut Street to Locust Street
- 25. Gifford Street, from Locust Street to Walnut Street

Underground Conduit

- 26. Walnut Street, from Gifford Street to June Street
- 27. Locust Street, from Chaloner Street to High Street
- 28. Locust Street, from North Main Street to June Street
- 29. Cherry Street, from High Street to North Main Street
- 30. High Street, from Pine Street to Cherry Street
- 31. Rock Street, from Cherry Street to Locust Street
- 32. Chaloner Street, from Locust Street to Walnut Street
- 33. June Street, from Walnut Street to Cherry Street
- 34. Gifford Street, from Locust Street to Walnut Street
- 35. North Main Street, from Cherry Street to Locust Street

ORDERS – MISCELLANEOUS

- 36. Police Chief's report on licenses
Taxicab Driver
Edise Parson
- 37. Auto Body Shop License Transfer
Auto Body Shop License No. 46, located at 5 Laurel Street, from Marco Moniz and Laudalino Viveiros d/b/a Platinum Collision, LLC, to Brian Vieira and Liseta Vieira, Aime's Auto.

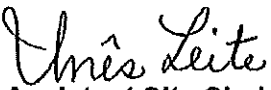
COMMUNICATIONS – INVITATIONS – PETITIONS

- 38. *Claims
- 39. Zoning Board of Appeals Minutes – May 15, 2025

City Council Minutes

- 40. *Public Hearings – June 24, 2025
- 41. *Committee on Finance – June 16, 2025
- 42. *Committee on Finance – June 24, 2025
- 43. *Special Meeting of the City Council – June 17, 2025
- 44. *Regular Meeting of the City Council – June 24, 2025

BULLETINS – NEWSLETTERS – NOTICES – None


Assistant City Clerk



City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

July 10, 2025

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

Honorable Members of the City Council:

I hereby request the confirmation by the City Council for the following appointment:

Name: Beth Faunce
Address: 221 Green Street
Fairhaven, MA 02719
To: Chief of Emergency Medical Services
Effective Date: July 16, 2025
Annual salary: \$172,000.00

Sincerely,

Paul E. Coogan
Mayor

RECEIVED
2025 JUL 10 A 8 41
CITY CLERK
FALL RIVER, MA



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

PAUL E. COOGAN
Mayor

June 26, 2025

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

RECEIVED
JUN 30 A D 17
CITY CLERK
FALL RIVER MA

RE: Tax Increment Exemption (TIE) Agreement for Cook Pond Realty Trust 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 Cook Pond Realty Trust or its Nominee. The City's Tax Increment Financing Board reviewed the draft copy at its April 15, 2025 Meeting and voted to recommend approval.

Cook Pond Realty Trust, 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 twenty-two market rate three- bedroom and three-story residential units on 2492 South Main Street.

In accordance with all previously approved TIE Agreements, Cook Pond Realty Trust or its Nominee requests a ten-year exemption schedule applied to the new value created reflecting an 80% exemption form Years 1 through 5 and a 20% exemption for Years 6 through 10.

Cook Pond Realty Trust, or its Nominee has stated that the total project cost is estimated to be \$11,000,000.00 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 COOK POND REALTY TRUST OR ITS NOMINEE

WHEREAS on April 15, 2025, Cook Pond Realty Trust 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 Cook Pond Realty Trust 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, Cook Pond Realty Trust 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 April 15, 2025, and

WHEREAS, the City of Fall River has been designated a gateway municipality by the Commonwealth of Massachusetts and Cook Pond Realty Trust or its Nominee plans to invest an estimated \$11,000,000.00 to create twenty-two market rate residential units at 2492 South Main Street, Fall River, Massachusetts, and

WHEREAS, Cook Pond Realty Trust 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 2492 South Main 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 2492 South Main 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 Cook Pond Realty Trust 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.

**HOUSING DEVELOPMENT INCENTIVE PROGRAM
TAX INCREMENT EXEMPTION (TIE) AGREEMENT**

BETWEEN

THE CITY OF FALL RIVER

and

COOK POND REALTY TRUST

This AGREEMENT is made this [] day of [], 2025 by and between the City of Fall River ("Municipality") and Cook Pond Realty Trust, a Massachusetts Trust with an address at 30 Adams Street, Milton, MA 02186.

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.

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 2492 South Main Street

HD Zone: The Amended Fall River Waterfront/Downtown Market Rate Housing Development Zone adopted by City Council on October 22, 2024 and approved by EOHLC (formerly DHCD) as evidenced by a Certificate of Approval dated November 5, 2024 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: 2492 South Main, Fall River, Massachusetts. Assessor Parcel ID# B-23-0020, 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: Cook Pond Realty Trust, a Massachusetts Trust with an address at 30 Adams Street, Milton MA 02186, 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 22 three-bedroom residential rental units created in the Project comprised of eight (8) three-story Town House 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.

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 2492 South Main Street

- A. Base Value. Consistent with 760 CMR 66.06(c), the Base Value is 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.

At the time of Execution, the base value of this property is expected to be \$253,200.00. This value is subject to change and will be reconfirmed at the time the exemption percentage is applied starting on the effective date of the agreement.

- B. MRRU Percentage. 100 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

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 2492 South Main Street

(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

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 2492 South Main Street

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.gov

with copy to:

Corporation Counsel's Office
City of Fall River
One Government Center
Fall River, MA 02722
Email: khummm@fallriverma.gov

2) Sponsor: Charles C. Hajjar
Cook Pond Realty Trust
30 Adams Street, Milton, MA 02186
Email: charlesrh@hajjarmanagement.com

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

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

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 2492 South Main Street

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 a 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.

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 – 2492 South Main Street

CITY OF RIVER

COOK POND REALTY TRUST

By: Mayor Paul E. Coogan

By: Charles C. Hajjar

By: Joseph D. Camara
President, City Council

As to Form.& Legality

Kara A. Humm
Assistant Corporation Counsel

HDIP -- Form of Tax Increment Exemption Agreement -- RENTAL
City of Fall River -- 2492 South Main Street

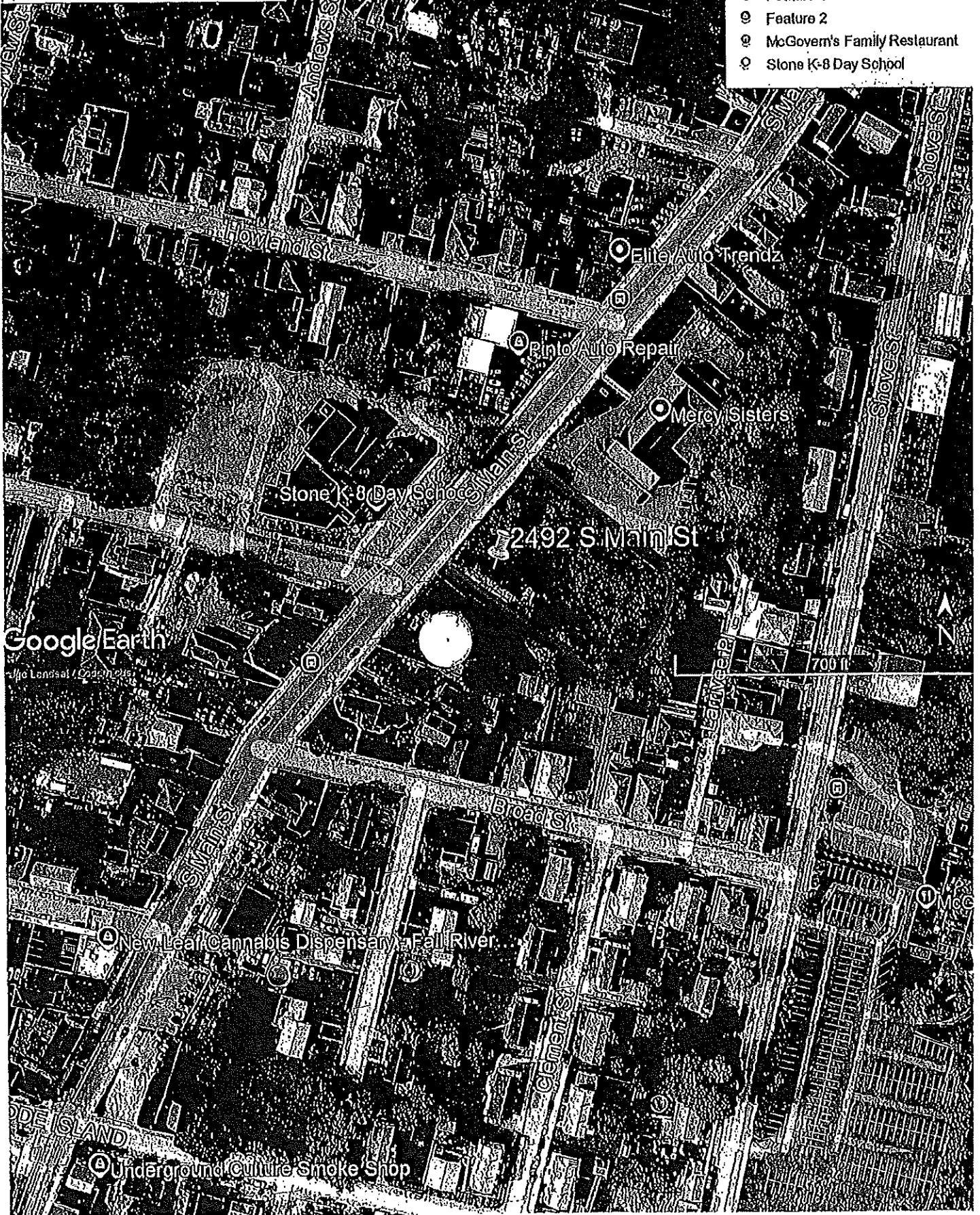
EXHIBIT 1
MAP OF PROPERTY

2492 South Main Street

Legend

- 2492 S Main St
- Feature 1
- Feature 2
- McGovern's Family Restaurant
- Stone K-8 Day School

2



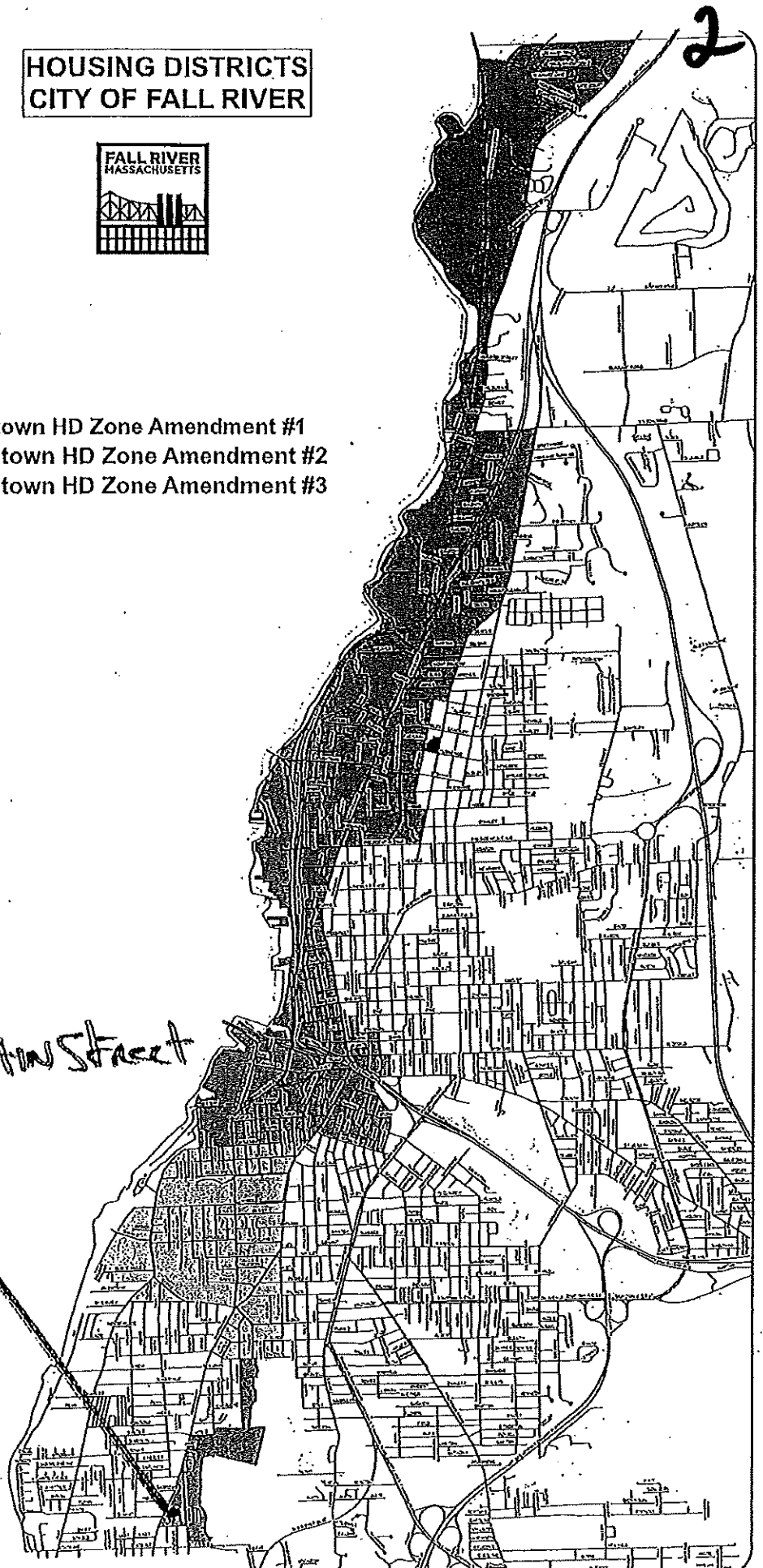
HOUSING DISTRICTS CITY OF FALL RIVER



Housing Districts

- HD 1
- Waterfront/Downtown HD Zone Amendment #1
- Waterfront/Downtown HD Zone Amendment #2
- Waterfront/Downtown HD Zone Amendment #3

2492 SOUTH MAIN STREET



HDIP – Form of Tax Increment Exemption Agreement – RENTAL
City of Fall River – 2492 South Main Street

EXHIBIT 2

DESCRIPTION OF PROPERTY

2492 South Main Street

Property Description

The subject property, to be known as The Overlook at Cook Pond, currently consists of a vacant parcel of land located at 2492 South Main Street in Fall River, Massachusetts. The developer proposes to construct a townhouse development with 8 three-story buildings. The property will contain a total of 22 three-bedroom, 2.5 unrestricted market rate apartments.

Transportation/ Road Access:

The subject property's location provides easy access to Interstate 195 and State Routes 24 and 6 all within three miles. In addition to local roadways, the subject is convenient to a bus line. Fall River Route 101, via the Southeast Regional Transit Authority (SRTA).

Surrounding Area:

The subject property is located in south Fall River in a mixed-use area along South Main Street. One of the major thoroughfares in the city, South Main Street, is lined with commercial uses, including restaurants, auto repair shops, churches, schools, and banks. One of Fall River's major shopping centers, which includes Wal-Mart, grocery stores, and other larger retailers, is located approximately 2.5 miles northeast of the subject by the intersection of State Route 24 and Interstate 195.

Proximity to Services:

The subject property is well positioned in terms of access to services. Local grocery options include a Stop and Shop, Market Basket, and several neighborhood markets within 1.5 miles of the site. A Walgreens and CVS Pharmacy are also within 1.5 miles. Saint Anne's Hospital and Charlton Memorial Hospital are both within four miles, as are many of the city's schools.

Site Analysis

We have relied upon our inspections, legal descriptions, site plans and reports provided by the developer, and other public data for information on the site. We assume no responsibility for errors in public information or information received from knowledgeable parties.

Shape:	Irregular
Total Land Area:	52,494 square feet
Frontage/Access:	The subject site has frontage along South Main Street.
Topography:	The site slopes upward to the south, Portions of the site have been leveled.
Utilities:	Municipal water and sewer, electric, gas, and telephone are available to the site.
Soil Conditions:	Soil reports were not reviewed by the appraiser. It is assumed that the ground is of sufficient load bearing capacity to support any proposed improvements.
Environmental:	The subject site does not appear on the Massachusetts Department of Environmental Protection's (DEP) database. We have assumed that there are no environmental issues that pose any adverse impact on the development potential of the site.
Flood Map:	According to the FEMA Flood Insurance Rate Map (FIRM) Number 25005C0341G, dated July 16, 024, the subject is located in an area of minimal flood risk. A copy of the flood map is shown in the following exhibit.

HDIP -- Form of Tax Increment Exemption Agreement -- RENTAL
City of Fall River -- 2492 South Main Street

EXHIBIT 3

MARKET RATE RESIDENTIAL UNITS -- PRICING PLAN

Proposed Initial
Monthly Rent(s)*: Three Bedroom \$2900.00

*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 _____, 2025 by and between the City of Fall River and Cook Pond Realty Trust, a Massachusetts Trust with an address at 30 Adams Street, Milton, MA 02186, , with respect to the property at 2492 South Main 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: 100%
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

COOK POND REALTY TRUST

By: Chief Executive Officer

By: Charles C. Hajjar

By: Legislative Body
President, City Council

Dated: _____



PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED
2025 JUL -8 P 2:20
CITY CLERK
FALL RIVER, MA

July 7, 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 Fire Chief, Jeffrey Bacon, to accept a donation of a Pelican style case along with K-9 specific first aid supplies to support the department's comfort dog. The estimated value is approximately \$200.00.

Thank you for your consideration with this request.

Sincerely,

Paul E. Coogan
Paul E. Coogan
Mayor

PC/amos

City of Fall River, In City Council

ORDERED, that under the provisions of M.G.L. Chapter 44, Section 53A ½, the Fall River Fire Department be, and the same is hereby authorized to accept a donation of a Pelican style case along with K-9 specific first aid supplies, valued at \$200.00 from Firehouse Dogs, to support the care and safety of the Fall River Fire Department's comfort dog, Sophie, and the Fall River Police Department's new K9, Caide.



FIRE DEPARTMENT
CITY OF FALL RIVER

July 3, 2025

Honorable Mayor Coogan,

Firehouse Dogs, a local nonprofit organization, has offered to donate a Pelican-style case along with K9-specific first aid supplies to support the care and safety of the Fall River Fire Department's comfort dog, Sophie, and the Fall River Police Department's new K9, Caide. The estimated value of the donation is approximately \$200.

In addition, Fall River EMS has agreed to provide the remaining first aid items necessary to fully stock both kits.

I am requesting your approval to accept this generous donation, which will directly benefit both departments' K9 programs.

Respectfully,

Chief Bacon

Jeffrey P. Bacon • Fire Chief
140 Commerce Drive • Fall River, MA 02720
TEL (508) 324-2740 • FAX (508) 672-5993 • EMAIL firechief@frfd.org



4

City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

July 10, 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,

I have received the Report of the Proposal Review Team for the responses to RFP 25-11 – The Sale of the Site of Former Silvia School & Silvia Annex. A copy is attached to this correspondence. Only one response was received. It was submitted by Thomas Alva Edison, LLC. The Proposal Review Team has indicated that the submitted proposal was deemed “Advantageous”. In light of that, please accept this correspondence as a request that the Council issue an Order authorizing the mayor to execute a Purchase and Sale Agreement for the sale of the former Silva School and Annex to Thomas Alva Edison Building, LLC for \$205,000.00 in a form approved by the Corporation Counsel. Additionally, I would request that the order states that upon satisfaction of any contingencies set forth in said Purchase & Sales Agreement, that the mayor is hereby authorized to execute a Quitclaim Deed of said parcel to Thomas Alva Edison Building LLC, and all closing documentation necessary to effectuate said conveyance.

A proposed Order is also attached for your consideration. If additional information is needed, please reach out to my office. Thank you.

Sincerely,

Paul E. Coogan
Mayor

PC/amos

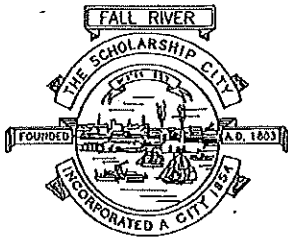
RECEIVED

2025 JUL 10 P 3:57

CITY CLERK
FALL RIVER, MA

City of Fall River, *In City Council*

ORDERED, that the Mayor is hereby authorized to execute a Purchase & Sales Agreement, in a form acceptable to the Corporation Counsel, for the sale of the site of former Silvia School and Silvia Annex, 138 Hartwell Street, Fall River, MA, shown as Fall River Assessors' Parcel # N21-0001, to Thomas Alva Edison Building, LLC for the sum of Two Hundred Five Thousand and 00/100 (\$205,000.00) Dollars, and further, upon satisfaction of any contingencies set forth in said Purchase & Sales Agreement, that the Mayor is hereby authorized to execute a Quitclaim Deed of said parcel to Thomas Alva Edison Building, LLC, and all closing documentation necessary to effectuate said conveyance.



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

PAUL E. COOGAN
Mayor

July 10, 2025

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

Mayor Coogan,

I am submitting the attached Proposal Review & Recommendation regarding the Request for Proposal for the Sale of the Former Silvia School and Annex located on Hartwell Street. Following the review of the Comparative Evaluation Criteria completed by the Proposal Review Team it is determined that the sole bidder, Thomas Alva Edison Building, LLC's proposal is the most advantageous proposal from a responsive and responsible bidder, consideration has been given to the bid price along with all other evaluation criteria set forth in the RFP.

If additional information is needed, please reach out to me. Thank you.

Sincerely,

Ann O'Neil-Souza
Chief of Staff

PC/amos



CITY OF FALL RIVER

REQUEST FOR PROPOSALS

SALE OF FORMER SILVIA SCHOOL & SILVIA ANNEX

RFP# 25-11



THOMAS ALVA EDISON BUILDING, LLC
PROPOSAL REVIEW & RECOMMENDATION

The City has previously issued RFP# 25-11 seeking proposals for the sale of the 138 Hartwell Street, the site of the former Siliva School and Silvia Annex. One proposal was received in response to the RFP. The sole response was from Thomas Alva Edison Building, LLC. The Proposal contained a Price Proposal and a Non-Price Proposal which contained the details of the proposed redevelopment. The Price Proposal was for \$205,000.00. The Proposal satisfied all submission requirements, and I received confirmation of a Completeness Review from the Interim Purchasing Agent on Monday, July 7, 2025 finding that all the minimum requirements had been met and the Proposal could be evaluated by the Proposal Review Team. The proposal was then referred to the Proposal Review Team. Section 10 of the RFP# 25-11, as amended, provides:

10.0 SELECTION CRITERIA AND PROCESS

10.1 The Proposal Review Team - The Proposal Review Team shall consist of the Mayor's Chief of Staff, the City Engineer, the Executive Director of the Fall River Community Development Agency, the Chairperson of the City of Fall River Historical Commission, the Chairperson of the City Council Real Estate Committee, and one (1) additional member of the City Council Real Estate Committee as selected by the Chairperson of said committee.

10.2 Comparative Evaluation Criteria - The following Comparative Evaluation Criteria shall be used:

1. Experience with Redevelopment of urban sites;
2. Financial capacity to complete project;
3. Project budget;
4. Likelihood of completing the project on schedule and in a timely manner;
5. Implementation Strategy;
6. Job Creation commitment;
7. Benefits to adjacent development and neighborhood.

10.3 Comparative Evaluation Matrix - The Comparative Evaluation Matrix attached as Exhibit "A" shall be used for comparative evaluation of all proposals submitted.

10.4 Selection of Most Advantageous Proposal - Following the review of the Comparative Evaluation Criteria by the Proposal Review Team, the Mayor's Chief of Staff, shall prepare a report identifying the most advantageous Proposal from a responsive and responsible bidder, taking into consideration price and all other evaluation criteria set forth in this RFP, and will deliver the report to the Mayor and City Council for review and award. The selected bidder may not necessarily be the highest Price Proposal. The Property has a present assessed

value of \$265,800.00. The Mayor's Chief of Staff reserves the right to recommend acceptance of a bid price below said assessed value in accordance with the provisions of M.G.L. c. 30B, § 16(g) and in accordance with the terms and conditions of this RFP. The City will award the bid within sixty (30) days of the submission deadline.

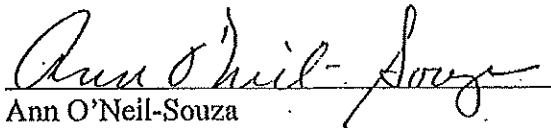
The Proposal Review Team has reviewed the proposal submitted by Thomas Alva Edison Building, LLC.

The Table attached sets forth each Reviewer's Score of the Proposal for each Criteria along with each Reviewer's Average Score and the Composite Score for the Proposal:

Based on the foregoing, the Proposal of Thomas Alva Edison Building, LLC achieved a score of 14.17 which is deemed "Advantageous".

In light of the foregoing, I would recommend that the Proposal be forwarded to the City Council along with a request that the Council issue an Order authorizing the Mayor to execute a Purchase and Sale Agreement for the sale of the former site of the Silvia School and Annex to Thomas Alva Edison Building, LLC for \$205,000.00 in a form approved by the Corporation Counsel.

Respectfully Submitted,



Ann O'Neil-Souza
Chief of Staff

Dated: July 10, 2025

City of Fall River
RFP 25-11 Former Silvia School
Review Team Scores - Thomas Alva Edison Building, LLC Proposal
July 10, 2025

<u>Criteria Description</u>	<u>Reviewer A</u>	<u>Reviewer B</u>	<u>Reviewer C</u>	<u>Reviewer D</u>	<u>Reviewer E</u>	<u>Reviewer F</u>	<u>Avg. Score</u>
Experience with redevelopment of urban sites	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Financial capacity to complete project	0.00	0.00	0.00	0.00	2.00	2.00	0.67
Project Budget	0.00	0.00	0.00	3.00	2.00	3.00	1.33
Likelihood of completing the project on schedule and in a timely manner	3.00	2.00	2.00	2.00	2.00	3.00	2.33
Implementation Strategy	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Job creation commitment	0.00	2.00	0.00	0.00	2.00	3.00	1.17
Benefits to the adjacent development and neighborhood	3.00	3.00	2.00	2.00	3.00	3.00	2.67
Composite Score							14.17

<u>Composite Score Key</u>
>21 Total Points - Highly Advantageous
14 - 20.99 Total Points - Advantageous
7 - 13.99 - Not Advantageous
0 - 6.99 - Unacceptable

Ann Mil. Joga

RFP #25-11 Sale of the site of the Former Silva School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX

		HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1.	Experience with redevelopment of urban sites	Includes three or more examples of projects involving the redevelopment of urban sites, completed by the development team.	Includes at least one example of a project involving the redevelopment of an urban site, completed by the development team.	Does not include any examples of projects involving the redevelopment of urban sites, completed by the development team.	Does not include any examples of previous projects.
2.	Financial capacity to complete project	Two years' financial statements along with pre-qualification commitments and letters of reference from lenders and potential equity investors clearly illustrate the proposer's capacity to complete all phases of the project.	A statement by a Certified Public Accountant that it has reviewed the finances of the bidder and that the bidder has the financial capacity to complete all phases of the project.	Letters of interest from lenders and potential equity investors suggest the proposer's potential capacity to complete all phases of the project.	The information provided is insufficient to make a determination.
3.	Project budget	A project budget that identifies estimated costs and sources of funding for major components of the project along with a pro forma profit loss statement for the development proposal.	A project budget that identifies estimated costs and sources of funding for major components of the project.	A project budget that identifies estimated costs for major components of the project.	The information provided is insufficient to make a determination.

RFP #25-11 Sale of the site of the Former Silvia School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX (CONTINUED)

4.	Likelihood of completing the project on schedule and in a timely manner	Proposal illustrates the development team's ability to complete the project within 2 years of executing a purchase and sale agreement and incorporates a commitment to do the same	Proposal illustrates the development team's ability to complete the project within 3-5 years of executing a purchase and sale agreement and incorporates a commitment to do the same	The proposal does not illustrate the development team's ability to complete the project within 6-10 years of executing the purchase and sale agreement and does not include a commitment to do the same.	The information provided is insufficient to make a determination.
5.	Implementation strategy	Proposer will complete all phases of the development process, including construction and leasing/sales	The proposer will sell entitled development sites within the project to site developers and provides examples in which it has completed projects using this approach.	Proposer proposes to sell entitled development sites within the project to site developers but does not provide examples in which it has completed projects using this approach.	Proposal does not describe the proposed implementation strategy
6.	Job creation commitment	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of the first phase of the development plan.	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of subsequent phases of the development plan	Proposer commits to the creation of less than the maximum number of permanent full-time jobs as part of subsequent phases of the development plan.	Proposer does not commit to the creation of permanent full-time jobs as part of the development plan
7.	Benefits to adjacent development and neighborhood	Proposal has a master plan type connection to a development plan for the adjacent area development that is fully compatible with neighborhood	The proposal generally describes a connection to a development plan for the area that is fully compatible with neighborhood	Proposed use is marginally compatible with neighborhood	The proposal does not describe the proposed use in context with neighborhood.

Mike Dean 4

RFP #25-11 Sale of the site of the Former Silvia School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX

		HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
I	Experience with redevelopment of urban sites	Includes three or more examples of projects involving the redevelopment of urban sites, completed by the development team.	Includes at least one example of a project involving the redevelopment of an urban site, completed by the development team.	Does not include any examples of projects involving the redevelopment of urban sites, completed by the development team.	Does not include any examples of previous projects.
		HIGHLY ADVANTAGEOUS			
		DEVELOPER LISTED 7 EXAMPLES IN THE PROPOSAL			
2.	Financial capacity to complete project	Two years' financial statements along with pre-qualification commitments and letters of reference from lenders and potential equity investors clearly illustrate the proposer's capacity to complete all phases of the project.	A statement by a Certified Public Accountant that it has reviewed the finances of the bidder and that the bidder has the financial capacity to complete all phases of the project	Letters of interest from lenders and potential equity investors suggest the proposer's potential capacity to complete all phases of the project.	The information provided is insufficient to make a determination. UNACCEPTABLE DEVELOPER WILL OBTAIN A MORTGAGE FROM BRISTOL COUNTY SAVINGS BANK
3.	Project budget	A project budget that identifies estimated costs and sources of funding for major components of the project along with a pro forma profit loss statement for the development proposal.	A project budget that identifies estimated costs and sources of funding for major components of the project.	A project budget that identifies estimated costs for major components of the project.	The information provided is insufficient to make a determination. UNACCEPTABLE NO PROJECT BUDGET WAS INCLUDED IN PROPOSAL

RFP #25-11 Sale of the site of the Former Silvia School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX (CONTINUED)

4.	Likelihood of completing the project on schedule and in a timely manner	Proposal illustrates the development team's ability to complete the project within 2 years of executing a purchase and sale agreement and incorporates a commitment to do the same	Proposal illustrates the development team's ability to complete the project within 3-5 years of. Executing a purchase and sale agreement and incorporates a commitment to do the same ADVANTAGEOUS DEVELOPER HAS COMPLETED 6 PROJECTS AND HAS A GOOD TRACK RECORD. DEVELOPER DID SAY CONSTRUCTION WOULD BEGIN WITHIN ONE YEAR	The proposal does not illustrate the development team's ability to complete the project within 6-10 years of executing the purchase and sale agreement and does not include a commitment to do the same.	The information provided is insufficient to make a determination.
5.	Implementation strategy	Proposer will complete all phases of the development process, including construction and leasing/sales HIGHLY ADVANTAGOUS PROPOERTY MGR ATTENDED REALESTATE MEETING. DEVELOPER HAS NEVER SOLD ONE OF HIS PROPERTIES	The proposer will sell entitled development sites within the project to site developers and provides examples in which it has completed projects using this approach.	Proposer proposes to sell entitled using this approach,	Proposal does not describe the proposed implementation strategy
6.	Job creation commitment	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of the first phase of the development plan.	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of subsequent phases of the development plan ADVANTAGEOUS DEVELOPER WILL CREATE FULL-TIME JODS THROUGH THE CONSTRUCTION	Proposer commits to the creation of less than the maximum number of permanent full-time jobs as part of subsequent phases of the development plan.	Proposer does not commit to the creation of permanent full-time jobs as part of the development plan

RFP #25-11 Sale of the site of the Former Silvia School & Silva Annex

EXHIBIT "A"

			CONTRACTOR		
7.	Benefits to adjacent development and neighborhood	Proposal has a master plan type connection to a development plan for the adjacent area development that is fully compatible with neighborhood HIGHLY ADVANTAGEOUS PROPERTY IS FULLY COMPATIBLE WITH NEIGHBORHOOD	The proposal generally describes a connection to a development plan for the area that is fully compatible with neighborhood	Proposed use is marginally compatible with neighborhood	The proposal does not describe the proposed use in context with neighborhood.

4
 Dan Aschke
 City Engineer

RFP #25-11 Sale of the site of the Former Silva School & Silva Annex

7/10/25

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX

		HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1	Experience with redevelopment of urban sites	Includes three or more examples of projects involving the redevelopment of urban sites, completed by the development team.	Includes at least one example of a project involving the redevelopment of an urban site, completed by the development team.	Does not include any examples of projects involving the redevelopment of urban sites, completed by the development team.	Does not include any examples of previous projects.
2.	Financial capacity to complete project	Two years financial statements along with pre-qualification commitments and letters of reference from lenders and potential equity investors clearly illustrate the proposer's capacity to complete all phases of the project.	A statement by a Certified Public Accountant that it has reviewed the finances of the bidder and that the bidder has the financial capacity to complete all phases of the project.	Letters of interest from lenders and potential equity investors suggest the proposer's potential capacity to complete all phases of the project.	The information provided is insufficient to make a determination.
3.	Project budget	A project budget that identifies estimated costs and sources of funding for major components of the project along with a pro forma profit loss statement for the development proposal.	A project budget that identifies estimated costs and sources of funding for major components of the project.	A project budget that identifies estimated costs for major components of the project.	The information provided is insufficient to make a determination.

RFP #25-11 Sale of the site of the Former Silva School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX (CONTINUED)

4.	Likelihood of completing the project on schedule and in a timely manner	Proposal illustrates the development team's ability to complete the project within 2 years of executing a purchase and sale agreement and incorporates a commitment to do the same.	Proposal illustrates the development team's ability to complete the project within 3-6 years of executing a purchase and sale agreement and incorporates a commitment to do the same.	The proposal does not illustrate the development team's ability to complete the project within 6-10 years of executing the purchase and sale agreement and does not include a commitment to do the same.	The information provided is insufficient to make a determination.
5.	Implementation strategy	Proposer will complete all phases of the development process, including construction and leasing/sales	The proposer will sell entitled development sites within the project to site developers and provides examples in which it has completed projects using this approach.	Proposer proposes to sell entitled development sites within the project to site developers but does not provide examples in which it has completed projects using this approach.	Proposal does not describe the proposed implementation strategy
6.	Job creation commitment	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of the first phase of the development plan.	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of subsequent phases of the development plan	Proposer commits to the creation of less than the maximum number of permanent full-time jobs as part of subsequent phases of the development plan.	Proposer does not commit to the creation of permanent full-time jobs as part of the development plan
7.	Benefits to adjacent development and neighborhood	Proposal has a master plan type connection to a development plan for the adjacent area development that is fully compatible with neighborhood	The proposal generally describes a connection to a development plan for the area that is fully compatible with neighborhood	Proposed use is marginally compatible with neighborhood	The proposal does not describe the proposed use in context with neighborhood.

4
Jason Bouchard Thiruchi

RFP #25-11 Sale of the site of the Former Silva School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX

		HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1.	Experience with redevelopment of urban sites	Includes three or more examples of projects involving the redevelopment of urban sites, completed by the development team.	Includes at least one example of a project involving the redevelopment of an urban site, completed by the development team.	Does not include any examples of projects involving the redevelopment of urban sites, completed by the development team.	Does not include any examples of previous projects.
2.	Financial capacity to complete project	Two years' financial statements along with pre-qualification commitments and letters of reference from lenders and potential equity investors clearly illustrate the proposer's capacity to complete all phases of the project.	A statement by a Certified Public Accountant that it has reviewed the finances of the bidder and that the bidder has the financial capacity to complete all phases of the project.	Letters of interest from lenders and potential equity investors suggest the proposer's potential capacity to complete all phases of the project.	The information provided is insufficient to make a determination.
3.	Project budget	A project budget that identifies estimated costs and sources of funding for major components of the project along with a pro forma profit loss statement for the development proposal.	A project budget that identifies estimated costs and sources of funding for major components of the project.	A project budget that identifies estimated costs for major components of the project.	The information provided is insufficient to make a determination.

RFP #25-11 Sale of the site of the Former Silvia School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX (CONTINUED)

4.	Likelihood of completing the project on schedule and in a timely manner	Proposal illustrates the development team's ability to complete the project within 2 years of executing a purchase and sale agreement and incorporates a commitment to do the same	Proposal illustrates the development team's ability to complete the project within 3-5 years of executing a purchase and sale agreement and incorporates a commitment to do the same	The proposal does not illustrate the development team's ability to complete the project within 6-10 years of executing the purchase and sale agreement and does not include a commitment to do the same.	The information provided is insufficient to make a determination.
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RFP #25-11 Sale of the site of the Former Silvia School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX

		HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1	Experience with redevelopment of urban sites <i>Highly Advantageous</i>	Includes three or more examples of projects involving the redevelopment of urban sites, completed by the development team.	Includes at least one example of a project involving the redevelopment of an urban site, completed by the development team.	Does not include any examples of projects involving the redevelopment of urban sites, completed by the development team.	Does not include any examples of previous projects.
2.	Financial capacity to complete project <i>Advant.</i>	Two years' financial statements along with pre-qualification commitments and letters of reference from lenders and potential equity investors clearly illustrate the proposer's capacity to complete all phases of the project.	A statement by a Certified Public Accountant that it has reviewed the finances of the bidder and that the bidder has the financial capacity to complete all phases of the project	Letters of interest from lenders and potential equity investors suggest the proposer's potential capacity to complete all phases of the project.	The information provided is insufficient to make a determination.
3.	Project budget <i>Advant.</i>	A project budget that identifies estimated costs and sources of funding for major components of the project along with a pro forma profit loss statement for the development proposal.	A project budget that identifies estimated costs and sources of funding for major components of the project.	A project budget that identifies estimated costs for major components of the project.	The information provided is insufficient to make a determination.

RFP #25-11 Sale of the site of the Former Silvia School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX (CONTINUED)

4.	Likelihood of completing the project on schedule and in a timely manner <i>Advant.</i>	Proposal illustrates the development team's ability to complete the project within 2 years of executing a purchase and sale agreement and incorporates a commitment to do the same	Proposal illustrates the development team's ability to complete the project within 3-5 years of executing a purchase and sale agreement and incorporates a commitment to do the same	The proposal does not illustrate the development team's ability to complete the project within 6-10 years of executing the purchase and sale agreement and does not include a commitment to do the same.	The information provided is insufficient to make a determination.
5.	Implementation strategy <i>Highly Advant.</i>	Proposer will complete all phases of the development process, including construction and leasing/sales	The proposer will self-entitled development sites within the project to site developers and provides examples in which it has completed projects using this approach.	Proposer proposes to self-entitled development sites within the project to site developers but does not provide examples in which it has completed projects using this approach.	Proposal does not describe the proposed implementation strategy
6.	Job creation commitment <i>Advant.</i>	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of the first phase of the development plan.	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of subsequent phases of the development plan	Proposer commits to the creation of less than the maximum number of permanent full-time jobs as part of subsequent phases of the development plan.	Proposer does not commit to the creation of permanent full-time jobs as part of the development plan
7.	Benefits to adjacent development and neighborhood <i>Highly Advant.</i>	Proposal has a master plan type connection to a development plan for the adjacent area development that is fully compatible with neighborhood	The proposal generally describes a connection to a development plan for the area that is fully compatible with neighborhood	Proposed use is marginally compatible with neighborhood	The proposal does not describe the proposed use in context with neighborhood.

B. J. Kilby
Bradford L. Kilby, esq.

RFP #25-11 Sale of the site of the Former Silva School & Silva Annex:EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX

		HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
1.	Experience with redevelopment of urban sites	Includes three or more examples of projects involving the redevelopment of urban sites, completed by the development team. ✓	Includes at least one example of a project involving the redevelopment of an urban site, completed by the development team. ✓	Does not include any examples of projects involving the redevelopment of urban sites, completed by the development team.	Does not include any examples of previous projects.
2.	Financial capacity to complete project.	Two years' financial statements along with pre-qualification commitments and letters of reference from lenders and potential equity investors clearly illustrate the proposer's capacity to complete all phases of the project.	A statement by a Certified Public Accountant that it has reviewed the finances of the bidder and that the bidder has the financial capacity to complete all phases of the project. ✓	Letters of interest from lenders and potential equity investors suggest the proposer's potential capacity to complete all phases of the project.	The information provided is insufficient to make a determination.
3.	Project budget.	A project budget that identifies estimated costs and sources of funding for major components of the project along with a pro forma profit/loss statement for the development proposal. ✓	A project budget that identifies estimated costs and sources of funding for major components of the project.	A project budget that identifies estimated costs for major components of the project.	The information provided is insufficient to make a determination.

RFP #25-11 Sale of the site of the Former Silva School & Silva Annex

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX (CONTINUED)

4.	Likelihood of completing the project on schedule and in a timely manner	Proposal illustrates the development team's ability to complete the project within 2 years of executing a purchase and sale agreement and incorporates a commitment to do the same. ✓	Proposal illustrates the development team's ability to complete the project within 3-5 years of executing a purchase and sale agreement and incorporates a commitment to do the same.	The proposal does not illustrate the development team's ability to complete the project within 6-10 years of executing the purchase and sale agreement and does not include a commitment to do the same.	The information provided is insufficient to make a determination.
5.	Implementation strategy	Proposer will complete all phases of the development process, including construction and leasing/sales. ✓	The proposer will sell entitled development sites within the project to site developers and provides examples in which it has completed projects using this approach.	Proposer proposes to sell entitled development sites within the project to site developers but does not provide examples in which it has completed projects using this approach.	Proposal does not describe the proposed implementation strategy.
6.	Job creation commitment	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of the first phase of the development plan. ✓	Proposer commits to the creation of a maximum number of permanent full-time jobs as part of subsequent phases of the development plan.	Proposer commits to the creation of less than the maximum number of permanent full-time jobs as part of subsequent phases of the development plan.	Proposer does not commit to the creation of permanent full-time jobs as part of the development plan.
7.	Benefits to adjacent development and neighborhood	Proposal has a master plan type connection to a development plan for the adjacent area development that is fully compatible with neighborhood. ✓	The proposal generally describes a connection to a development plan for the area that is fully compatible with neighborhood.	Proposed use is marginally compatible with neighborhood.	The proposal does not describe the proposed use in context with neighborhood.

RECEIVED

2025 JUL 10 P 3:43

CITY CLERK _____
FALL RIVER, MA

FISCAL YEAR 2025 QUARTER 4 BUDGET REPORT



City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

July 10, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Honorable Council Members:

In accordance with the provisions of Chapter 44, Section 32 of the Massachusetts General Laws, I recommend the following appropriations to your Honorable Body.

1. \$1,500,000.00 That the sum of \$1,500,000.00 be, and the same is, hereby appropriated to the SOLID WASTE EXPENSES from the STABILIZATION FUND.

If you have any questions or concerns regarding this, please feel free to contact me.

Best Regards,

Paul E. Coogan
Mayor

RECEIVED

2025 JUL 10 P 3:56

CITY CLERK
FALL RIVER, MA

City of Fall River, *In City Council*

6

July 15, 2025

ORDERED:

That the sum of \$1,500,000.00 be, and the same is hereby transferred to Solid Waste, Expenses from General Fund Stabilization:

General Fund Stabilization:	\$ 1,500,000.00
-----------------------------	-----------------



CITY OPERATIONS
CITY OF FALL RIVER

PAUL E. COOGAN
Mayor

Al Oliveira
Director

July 10, 2025

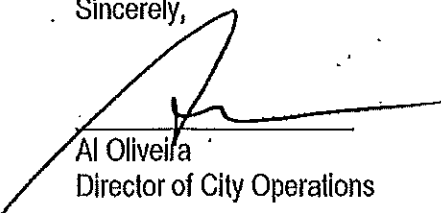
Honorable Paul E. Coogan
City of Fall River
One Government Center
Fall River, Massachusetts 02721

Dear Mayor Coogan,

This letter is intended to request your approval to transfer \$1,500,000 from GENERAL FUND STABILIZATION to COMMUNITY MAINTENANCE, Expenses for the FY2025 budget to cover the contract increases in Solid Waste. The amended collection contract with EZ Disposal provided for an additional four (4) packers for the remainder of the contract, hauling the Municipal Solid Waste (MSW) to Crapo Hill, and direct hauling Single Stream Recyclables collected on Monday, Wednesday, and Friday to Zero Waste's Rochester Facility, and it was in total \$1,560,370 more for fiscal year 2025. At the same time, we were able to negotiate better rates for recycling and solid waste disposal for the remaining months of fiscal year 2025 that would be locked in for fiscal year 2026 to create savings.

During the process of internally auditing this account it was realized that nearly \$1M of FY2024 expenses were paid from the FY2025 budget. While the timing of some of these invoices has made it difficult not to have some expenses cross fiscal years, this amount was larger than it should have been, which absorbed the disposal savings that were created.

Sincerely,



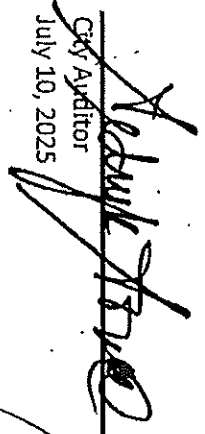
Al Oliveira
Director of City Operations

FY25 Appropriation/Transfer Number Analysis

Line	Original/Revised Appropriation	Amount Transferred	Adjusted Balance
Solid Waste Expenses	\$ 10,013,744.00	\$ 1,500,000.00	\$ 11,513,744.00
General Fund Stabilization	\$ 20,917,578.87	\$ (1,500,000.00)	\$ 19,417,578.87

I certify that there are sufficient funds available for these transfers.

City Auditor
July 10, 2025


(City Auditor)



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 23, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Honorable Council Members:

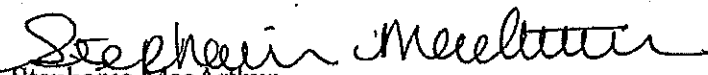
At a meeting of the Traffic Board Commission held on Wednesday, May 21, 2025 the following request was heard and approved. The board recommends a new insertion to the Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70 Three Hour Parking
Section: 391

By Inserting in proper alphabetical order, the following.

No person shall park a vehicle for longer than three hours upon the following streets or parts thereof during the hours specified.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

RECEIVED
2025 JUN 24 A 11:40
CITY CLERK
FALL RIVER, MA

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 25, 2025

RECEIVED

2025 JUN 25 A 9:54

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387

HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Almy Street	East	Starting at a point 413 feet South of Cory Street. For a distance of 20 feet South.

Very truly yours,

Stephanie MacArthur
Stephanie MacArthur
Director of Traffic & Parking

7

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

RECEIVED

June 25, 2025

2025 JUN 25 A 9:54

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387

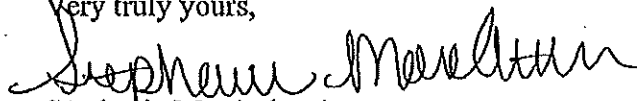
HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Berkley Street	North	Starting at a point 73 feet West of Second Street. For a distance of 20 feet West.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

jm

7

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

RECEIVED

Stephanie MacArthur
Director of Traffic & Parking

June 25, 2025

2025 JUN 25 A 9:54

CITY CLERK
FALL RIVER, MA

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387

HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Kilburn Street	East	Starting at a point 66 feet North of Dwelly Street. For a distance of 20 feet North.

Very truly yours,

Stephanie MacArthur
Director of Traffic & Parking

JS

**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

RECEIVED

June 25, 2025

2025 JUN 25 A 9:54

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387

HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
McGowan Street	South	Starting at a point 224 feet West of Fielden Street. For a distance of 20 feet West.

Very truly yours,

Stephanie MacArthur
Stephanie MacArthur
Director of Traffic & Parking

7

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

RECEIVED

June 25, 2025

2025 JUN 25 A 9:54

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02720

CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387

HANDICAP PARKING

By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Wade Street	South	Starting at a point 60 feet West of Fifth Street. For a distance of 20 feet West.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Stephanie MacArthur". The signature is fluid and cursive, with the first name "Stephanie" being more prominent and the last name "MacArthur" following in a similar style.

Stephanie MacArthur
Director of Traffic & Parking

g

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 20, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

RECEIVED
2025 JUN 24 A 11:40
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request was heard and approved by the Traffic Commission.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Baird Street	North	Starting at a point 188 feet East of Jefferson Street. For a distance of 20 feet East.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 20, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

RECEIVED
JUN 24 A 11:40
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request was heard and approved by the Traffic Commission.

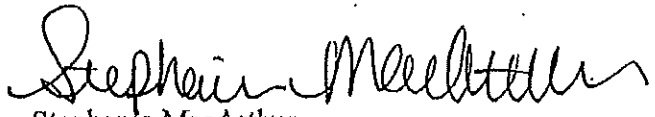
That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Barnaby Street	West	Starting at a point 315 feet North of Lincoln Ave. For a distance of 20 feet North.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

JK

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 20, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

RECEIVED
2025 JUN 24 A 11:40
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request was heard and approved by the Traffic Commission.

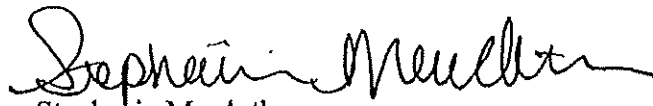
That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Cambridge Street	South	Starting at a point 135 feet West of Jefferson Street. For a distance of 20 feet Westerly.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



RECEIVED

2025 JUN 25 A 9:55

CITY CLERK
FALL RIVER, MA

Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 24, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request was heard and approved by the Traffic Commission.

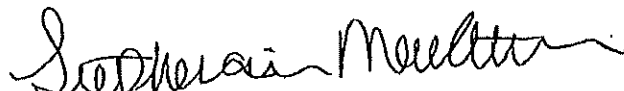
That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Cottage Street	North	Starting at a point 61 feet East of Whipple Street. For a distance of 20 feet Easterly.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

gW

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 20, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

RECEIVED
2025 JUN 24 A 11:40
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request was heard and approved by the Traffic Commission.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Fountain Street	West	Starting at a point 227 feet North of Division Street. For a distance of 20 feet Northerly.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 20, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request was heard and approved by the Traffic Commission.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Milk Street	West	Starting at a point 56 feet South of Charles Street. For a distance of 20 feet Southerly.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

RECEIVED
2025 JUN 24 A 11:40
CITY CLERK
FALL RIVER, MA

SW

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 20, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

RECEIVED
2025 JUN 24 A 11:40
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request was heard and approved by the Traffic Commission.

That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Mott Street	West	Starting at a point 185 feet North of Warren Street. For a distance of 20 feet Northerly.

Very truly yours,

Stephanie MacArthur
Director of Traffic & Parking

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division



Paul E. Coogan
Mayor

Stephanie MacArthur
Director of Traffic & Parking

June 20, 2025

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

RECEIVED
2025 JUN 24 A 11:40
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, June 18, 2025 the following request was heard and approved by the Traffic Commission.

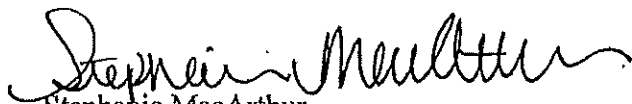
That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Summerfield Street	North	Starting at a point 283 feet East of Robeson Street. For a distance of 20 feet East.

Very truly yours,


Stephanie MacArthur
Director of Traffic & Parking

CITY OF FALL RIVER

To the City Council

Councillors:

The Committee on Real Estate, at a meeting held on July 8, 2025, voted unanimously to recommend that the accompanying bid be referred to the Proposal Review Team for RFP #25-11.


Assistant Clerk of Committees

Opened by Interim
Purchasing Agent at
Committee on Real Estate
Meeting 7-8-2025 8

THOMAS ALVA EDISON BUILDING LLC

171 PLEASANT ST.

FALL RIVER MA 02721

VIA HAND DELIVERY THIS DATE

June 6, 2025

Office of the Purchasing Agent
One Government Center
Room 324
Fall River, MA 02722

RE: RFP #25-11 SALE OF THE SITE OF
THE FORMER SILVIA SCHOOL & SILVA ANNEX

Dear Sir/Madam:

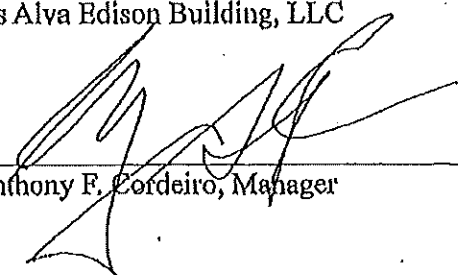
In accordance with the salient terms of the captioned RFP, enclosed herewith please find a sealed bid package containing the following:

1. one (1) original;
2. four (4) copies;
3. one (1) electronic copy; and
4. a certified check in the sum of \$20,000.00 made payable to City of Fall River.

I/we propose to redevelop this site into 40 Market Rate Residential Apartments containing 1, 2 and 3 bedrooms, while providing one (1) parking space per unit. It is my/our sincere hope that this project be of the first-class kind and nature of the other projects our related entities have completed in and around downtown Fall River.

Should you have any questions regarding the enclosures, please do advise. Thanking you for your anticipated cooperative and assistance, I remain,

Very truly yours,
Thomas Alva Edison Building, LLC

By: 
Anthony F. Cordeiro, Manager

DEVELOPMENT PROPOSAL

RE: RFP #25-11 SALE OF THE SITE OF
THE FORMER SILVIA SCHOOL & SILVA ANNEX

Thomas Alva Edison Building, LLC proposes the following in relation to the above captioned bid:

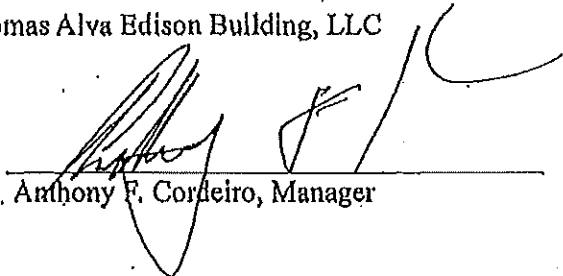
1. The Bidder's background and qualifications and related development experiences in and around Fall River, Massachusetts, are appended hereto as Exhibit "A" and incorporated herein by reference.
2. The Bidder is a Massachusetts limited liability company and its Certificate of Organization are submitted hereto as Exhibit "B" and incorporated herein by reference.
3. The Bidder's proposed re-use of the Property is to construct or erect, forty (40) Market Rate housing units, consisting of 1, 2 and 3 bedroom apartments, contained in a five (5) level building. Parking will be provided on a one - to - one basis and will be at grade below and around the proposed building. The foregoing is shown on the attached site Plan, which is attached hereto as Exhibit "C" and incorporated herein by reference.
4. The Bidder's expects that the building will be taken down within 120 days and that it will begin permitting starting 90 days from ownership of the property. Once all municipal approvals are obtained, and a 36 million dollar construction loan is secured, construction is contemplated to begin within 1 year.
5. The Bidder's prior successful experience developing a brownfield was Commonwealth Landing at 1082 Davol Street, Fall River, MA.
6. The Bidder's source of funds will be a via mortgage from Bristol County Savings Bank.
7. Signed Declaration of MBE/WBE Participation, Acknowledgement of Addenda and Additional Attachments are annexed hereto as Exhibit "D" and incorporated herein by reference.
8. There are currently no actions taken by any regulatory agency and no litigation involving the person or firm submitting this proposal.

Signature Page to Development Proposal

RFP #25 -11

THE SITE OF THE FORMER SILVIA SCHOOL & SILVA ANNEX

Thomas Alva Edison Building, LLC

By: 

Anthony F. Cordeiro, Manager

Exhibit A

Anthony F. Cordeiro

Anthony F. Cordeiro is a respected businessman and entrepreneur in the Greater Fall River Area owning and operating several companies as well as commercial and residential real estate properties. A 1980 graduate of Durfee High School, he earned his Bachelor's in Business Administration and Accounting from the University of Massachusetts-Amherst in 1984. He received his Master's in Business Administration (M.B.A.) with a concentration in Finance, from Bryant College in 1994. Cordeiro began his first business, Anthony F. Cordeiro Insurance Agency LLC, in 1987 at just 24 years of age. Today, Anthony F. Cordeiro Insurance Agency is known as one of the top insurance providers in the region.

Anthony F. Cordeiro is the CEO and President of Anthony F. Cordeiro Insurance Agency, LLC, and Cordeiro Properties. Cordeiro previously held Series 7, Series 13, and Principal 24 Securities licenses. He currently holds his insurance licenses in Property & Casualty, Life, Accident and Health. He is a Certified Chartered Pension Professional (CPP) and is a licensed real estate broker in Massachusetts. In addition to the many companies he solely owns, Cordeiro is also the Managing Partner of over 30 limited liability corporations holding in excess of \$108 million in real estate values. His most recent endeavors include: Cordeiro Financial Group, LLC, Mechanics Mill One, LLC and Mechanics Mill Two, LLC (the entities that own and operate Commonwealth Landing).

Deeply vested in advancing the health and well-being of the Greater Fall River community, Cordeiro actively supports numerous area health, education, and civic projects. He is a member of the Board of Directors for the Thomas Chew Memorial Boys & Girls Club. He previously served as President of the Board of Directors for Child & Family Services and was a member of the Board of Directors for St. Anne's Hospital, the Southcoast Health System/Charlton Memorial Hospital President's Council, Fall River Retirement Board, Bridgewater State College Business Advisory Council, and University of Massachusetts Dartmouth's Advanced Technology Center Advisory Board. As a past member of Slade's Ferry Bank (now Rookland Trust) Board of Directors, Cordeiro also served as a member of the financial institution's Executive Board and as Chairman of its Finance and Investment Board. He previously served as President of the Fall River Office of Economic Development and the Southeastern Massachusetts Heart Association. He is the Founder & CEO of the Anthony F. Cordeiro Charitable Foundation, Inc.

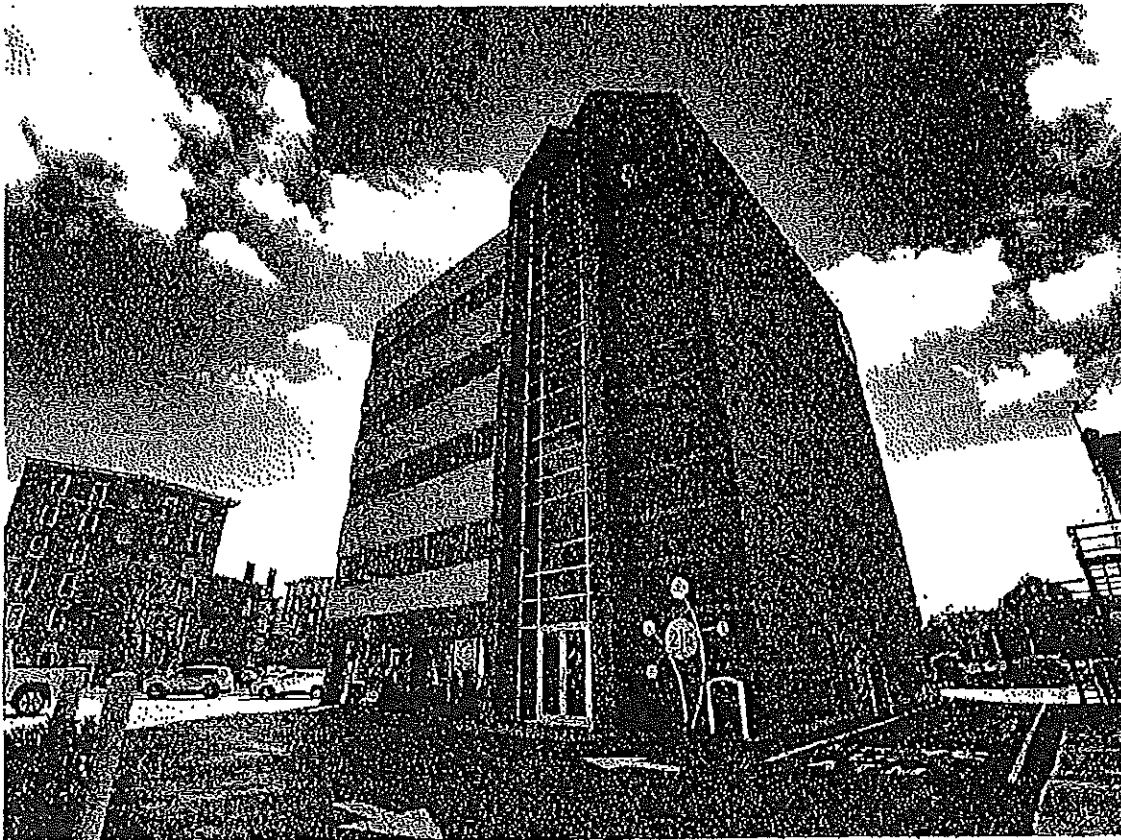
In his free time, Mr. Cordeiro enjoys golfing and spending time at his Naples, Florida, home with his wife Kyra and daughters Melanie and Merrill.

About Cordeiro Properties

Cordeiro Properties is one of the largest and most respected commercial and real estate management and development companies in Southeastern Massachusetts. We are known for offering our tenants tremendous value and sound real estate expertise in combination with an unparalleled understanding of our local area.

Anthony F. Cordeiro, President of Cordeiro Properties, offers exceptional real estate investment and development insight as well as flexible leasing opportunities that are backed by more than 35 years of experience and an unrivaled track record of success.

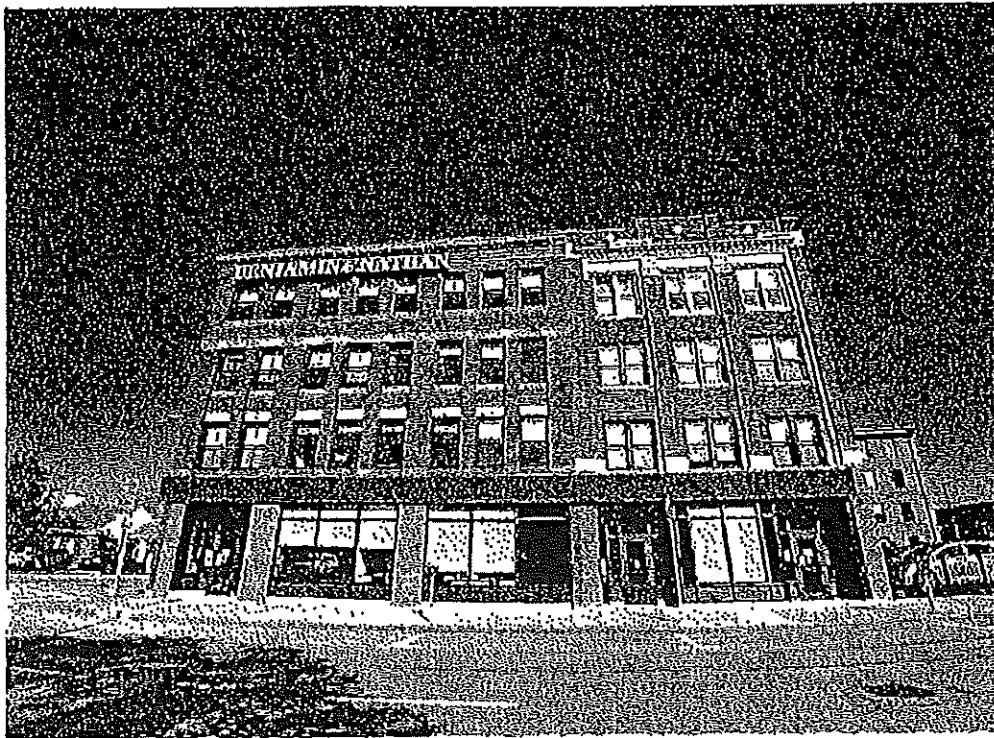
Cordeiro Properties provides a variety of on-site property maintenance and support services to all of its valuable tenants in every property we own and manage. As one of the area's largest commercial real estate developers, Cordeiro Properties has superior locations and experienced professionals to meet your leasing needs in top retail, office, industrial and restaurant markets across the area.



About Downtown Lofts

Downtown Lofts introduces a fresh, elevated living experience to downtown Fall River. Masterful design and modern luxury are uniquely paired to transform the historic Benjamin & Nathan, Trolley Building, Garment Building, and the newly added Merrill Building into the new home you deserve!

The Benjamin & Nathan Building – 170 Pleasant Street, Fall River, MA.



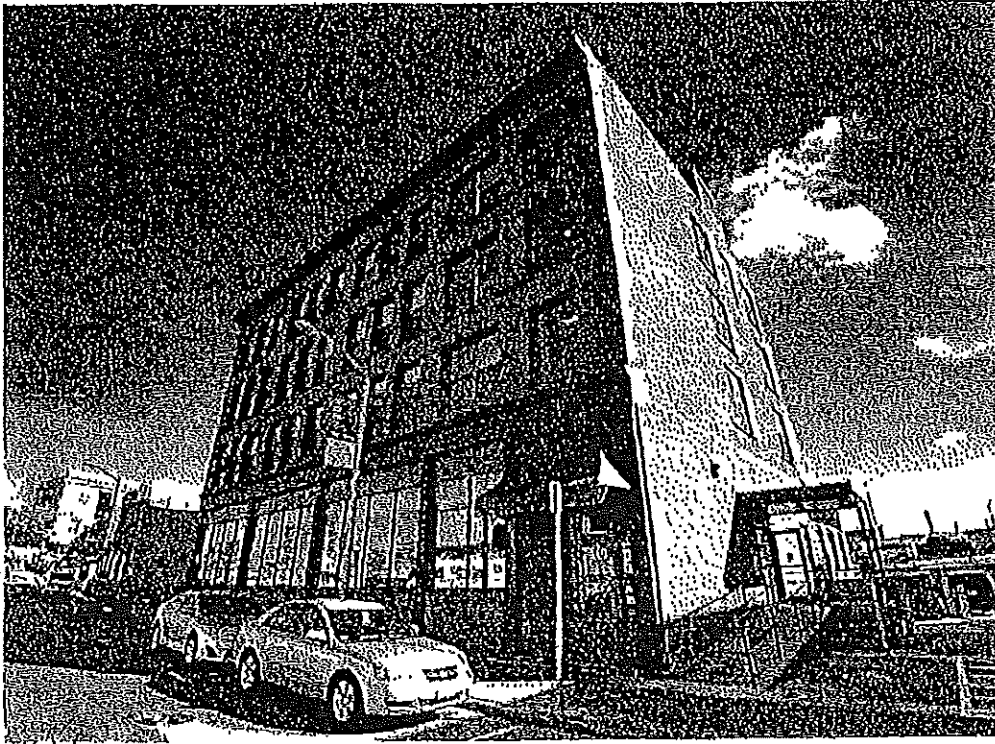
- 20 Apartment homes
- 1-bedroom, 2-bedroom and 3-bedroom units

Our brand-new apartment homes feature:

- Stainless steel appliances
- Granite countertops
- In-home laundry
- Exposed brick
- An abundance of sunlit windows

The Benjamin & Nathan Building offers a sleek contemporary design with premium white cabinetry, chrome finishes and restored hardwood flooring. Its ideal location gives you immediate access to a variety of attractions including shopping, dining, entertainment and more! Downtown Lofts is a commuter's dream, conveniently located minutes away from Rt. 195 and Rt. 24.

The Trolley Building – 30 Third Street, Fall River, MA.



- 18 Apartment Homes
- Seventeen 1-bedroom and One 2-bedroom units

Our brand-new apartment homes feature:

- Stainless steel appliances
- Granite countertops
- In-home laundry
- Exposed brick
- An abundance of sunlit windows

The Trolley Building offers a modern rustic design with dark chestnut cabinetry, bronzo finishes and soaring high ceilings. Its ideal location gives you immediate access to a variety of attractions including shopping, dining, entertainment and more! Downtown Lofts is a commuter's dream, conveniently located minutes away from Rt. 195 and Rt. 24.

Garment Workers Building – 38 Third Street, Fall River, MA.



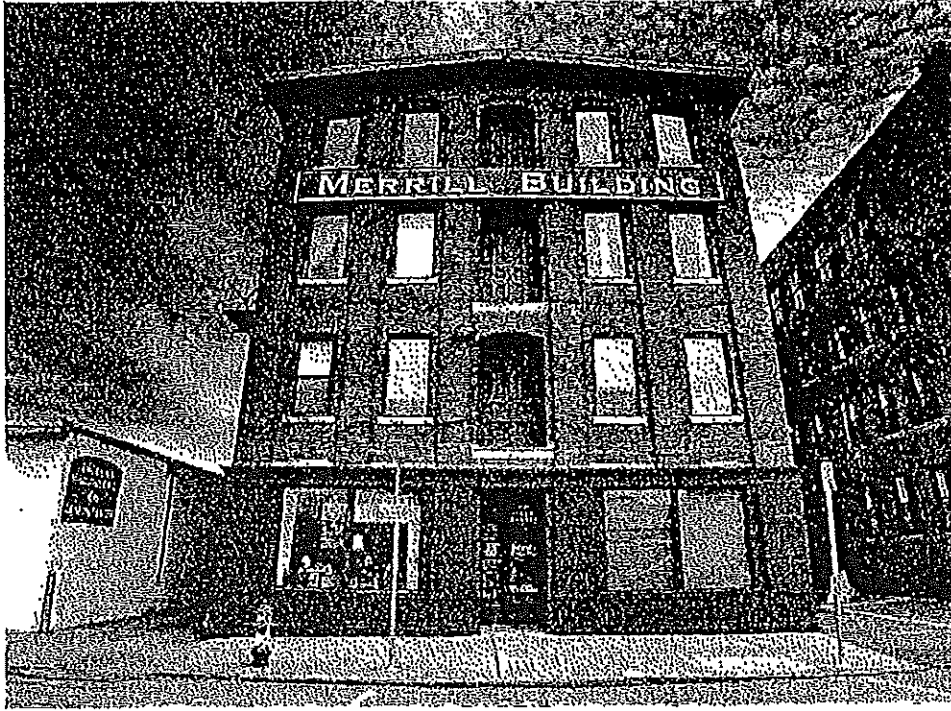
• 18 Studio and One-bedroom Apartment Homes

Our brand-new apartment homes feature:

- Stainless steel appliances
- Granite countertops
- In-home laundry
- Exposed brick
- An abundance of sunlit windows

Garment Workers is where historic charm meets modern luxury. Nestled in the heart of downtown Fall River, this beautifully restored building offers an unparalleled living experience, blending timeless character with contemporary comforts.

The Merrill Building – 66 Troy Street, Fall River, MA.



36 Studio and One-bedroom Apartment Homes

We are thrilled to announce that Downtown Lofts at Merrill Building is set to open in Summer 2025! Once home to the Union Belt Company, this historic gem is getting a stylish new life, offering 36 beautifully restored studio and one-bedroom lofts. Step into a space where old-world charm meets modern luxury—refinished original hardwood floors, soaring ceilings, dark chestnut cabinets with sleek chrome fixtures, stainless steel appliances, and stunning loft windows that flood your home with natural light.

Future Projects:

Campbell Crossing – 295 Bedford Street, Fall River, MA.

Project Summary

Building:

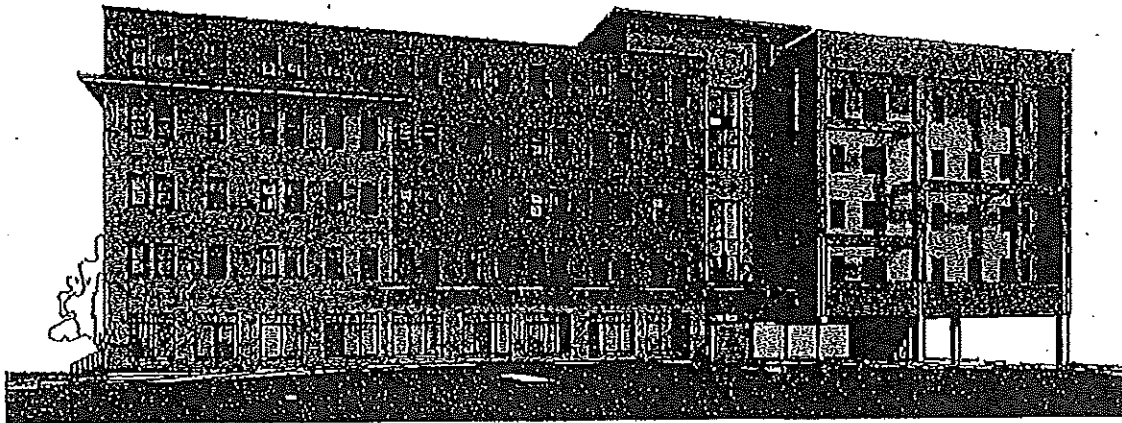
- Stories: 5
- Use: Mixed-use (commercial + residential)

Ground Floor:

- Adult Day Care Center:
 - Size: 9,000 sq. ft.
 - Use: Commercial

Residential (Floors 2-5):

- Total Units: 52
 - 1-Bedroom Units: 35
 - 2-Bedroom Units: 13
 - 3-Bedroom Units: 4
- Rental Type: Market rate



Former Thomas Edison Light Station -- 60 Hartwell Street, Fall River, MA.

Overview:

- **Number of Buildings:** 2
- **Stories:** 6 stories each
- **Total Residential Units:** 102 market-rate apartments
- **Construction Phasing:** To be completed in two phases

Residential Units (Lower Floors):

- **Unit Types:**
 - One-bedroom
 - Two-bedroom
 - Three-bedroom
- **Total Units:** 102
- **Rental Type:** Market rate

Commercial Space:

- **Total Area:** 5,000 sq. ft.
- **Location:** First Floor



Exhibit B

MA SOC Filing Number: 202152610470 Date: 4/29/2021 12:52:00 PM



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Certificate of Organization
(General Laws, Chapter)

Identification Number: 0015047151. The exact name of the limited liability company is: THOMAS ALVA EDISON BUILDING, LLC

2a. Location of its principal office:

No. and Street: 171 PLEASANT STREET
City or Town: FALL RIVER State: MA Zip: 02721 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 171 PLEASANT STREET
City or Town: FALL RIVER State: MA Zip: 02721 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

INVEST IN, HOLD AND MANAGE INCOME-PRODUCING REAL ESTATE WHICH IS IMPROVED OR WHICH WILL BE IMPROVED WITHIN A REASONABLE PERIOD AFTER ACQUISITION, WITH EMPHASIS PLANNED TO BE UPON THE ACQUISITION OF EXISTING APARTMENT COMPLEXES, SHOPPING CENTERS, INDUSTRIAL BUILDINGS, COMMERCIAL PROPERTIES AND VACANT LAND LOCATED IN THE UNITED STATES.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: ANTHONY F. CORDEIRO
No. and Street: 171 PLEASANT STREET
City or Town: FALL RIVER State: MA Zip: 02721 Country: USA

I, ANTHONY F. CORDEIRO resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L., Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	ANTHONY F. CORDEIRO	171 PLEASANT STREET FALL RIVER, MA 02721 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	ANTHONY F. CORDEIRO	171 PLEASANT STREET FALL RIVER, MA 02721 USA

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 29 Day of April, 2021,
ANTHONY F. CORDEIRO
(The certificate must be signed by the person forming the LLC.)

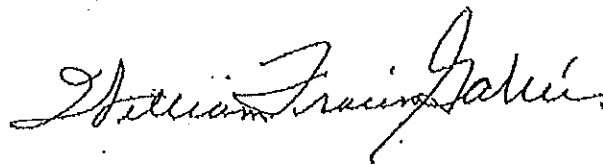
MA SOC Filing Number: 202152610470 Date: 4/29/2021 12:52:00 PM

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

April 29, 2021 12:52 PM

A handwritten signature in cursive script, reading "William Francis Galvin".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Exhibit C

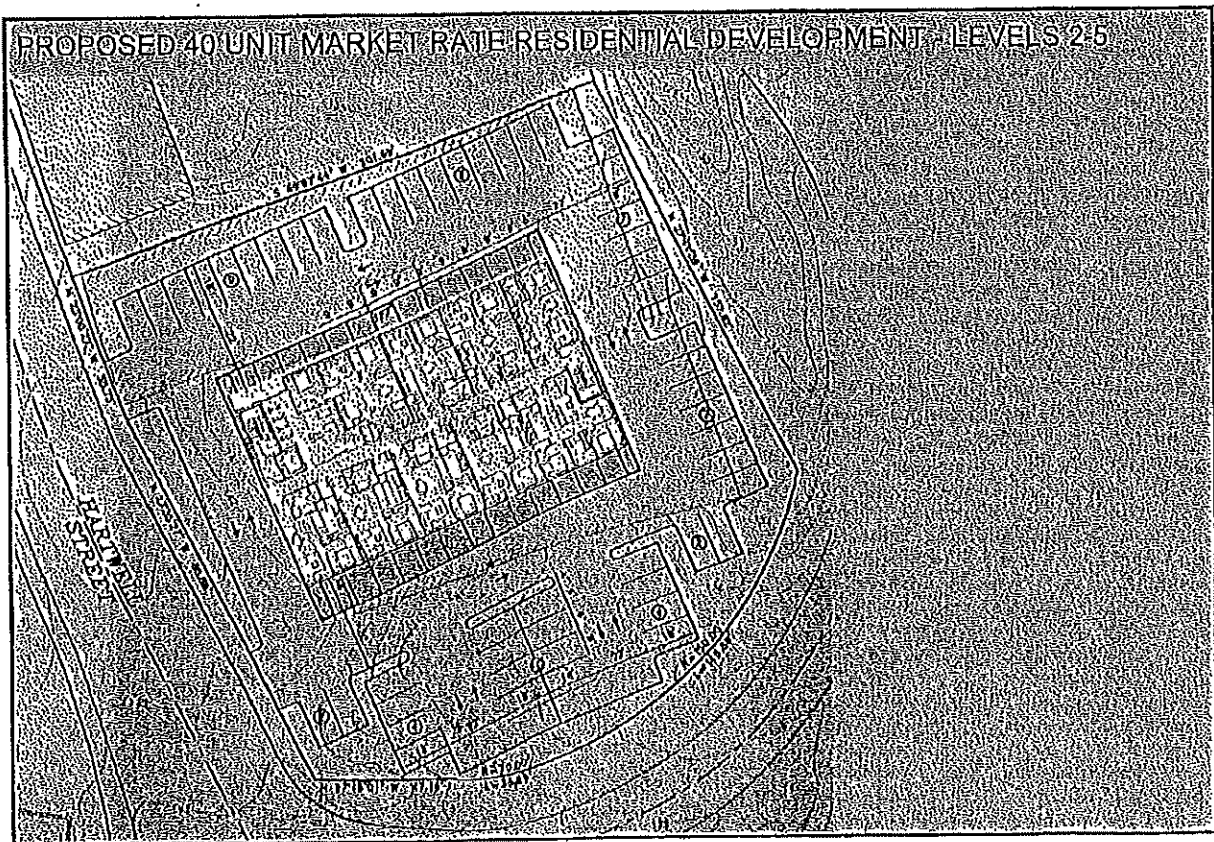


EXHIBIT D

DECLARATION OF MBE/WBE PARTICIPATION

Thomas Alva Edison Building, LLC is not currently organized as MBE/WBE. However, Thomas Alva Edison Building, LLC is most certainly open to MBE/WBE participation in the future.

SIGNATURE: _____



Peter A. Saulino, Authorized Signor

Date: June 6, 2025 Tel. No.: 508-735-0042

ACKNOWLEDGEMENT OF ADDENDA

RFP #25-11

Thomas Alva Edison Building LLC does hereby acknowledge receipt, review and execution of the enclosed Addenda.

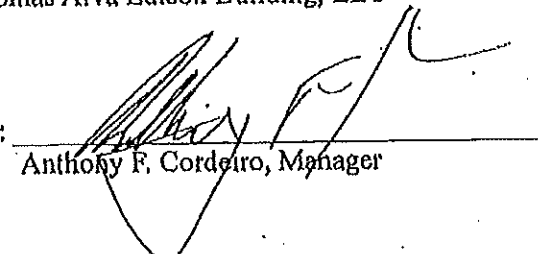
*[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK,
SIGNATURE PAGE FOLLOWS]*

Signature Page to Acknowledge Addenda

RFP #25 -11

THE SITE OF THE FORMER SILVIA SCHOOL & SILVA ANNEX

Thomas Alva Edison Building, LLC

By: 

Anthony F. Cordeiro, Manager

RFP #25-11

ADDITIONAL ATTACHMENTS

- **Tax Status and History Disclosure**
- **Bid Contractor State/Federal Award Verification Form**
- **Certification Regarding Lobbying**
- **Disclosure of Lobbying Activities**



PURCHASING
CITY OF FALL RIVER

TAX STATUS AND HISTORY DISCLOSURE*

The undersigned states that the Proposer, Anthony F. Cordeiro, is not delinquent in the payment of taxes on any property in the City of Fall River or is current in a pre-existing repayment agreement with the City of Fall River Treasurer's Office. The undersigned further states that the City of Fall River has never foreclosed on property owned by the Proposer.

If Proposer is Corporation, LLC or Trust:

Company Name:

Thomas Olva Eism Bldg LLC

BY:

Anthony F. Cordeiro
Name of Company Officer (printed)

Signature

Date

6/2/25

If Proposer is an Individual or Partnership

Signature

Anthony F. Cordeiro
Proposer's Name (printed)

Date

6/2/25

* If Proposer is delinquent in the payment of taxes on any property in the City of Fall River, or is not current in a pre-existing repayment agreement with the City of Fall River Treasurer's Office, or the City of Fall River has foreclosed on property owned by the Proposer, state the circumstances of same below. (Attach additional sheets, if necessary.)



CITY OF FALL RIVER

BID CONTRACTOR STATE/FEDERAL AWARD VERIFICATION FORM

This form must be completed for any procurement being funded from State or Federal Funds/Grants.

Contractor/Vendor section*

NAME OF COMPANY: Thomas Alva Edison Building, LLC

TIN/EIN: 86-3684552

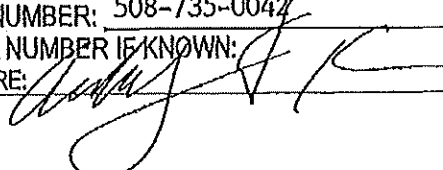
Dba (if applicable)

STREET ADDRESS: 171 Pleasant Street

CITY/STATE/ZIP: Fall River, MA 02721

PHONE NUMBER: 508-735-0042

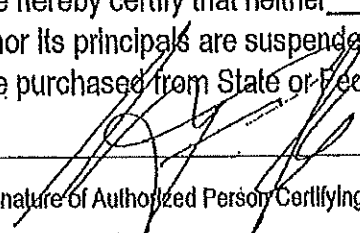
VENDOR NUMBER IF KNOWN:

SIGNATURE: 

The section below is for City Agency Use Only*

We hereby certify that neither Thomas Alva Edison Building, LLC

it nor its principals are suspended or debarred from contracting for goods or services that are purchased from State or Federal awards.

 Signature of Authorized Person Certifying Debarment Status

4/3/25 Date

Anthony F. Cordeiro, Manager

Print Name and Title



PURCHASING
CITY OF FALL RIVER

REQUIRED FOR FEDERALLY FUNDED
PROJECTS

CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents of all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of the fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, United States Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Organization: Thomas Alva Edison Building, LLC

Street address: 171 Pleasant Street

City, State, Zip: Fall River, MA 02721

Anthony F. Cordeiro, manager

CERTIFIED BY: (type or print)

Manager

TITLE:

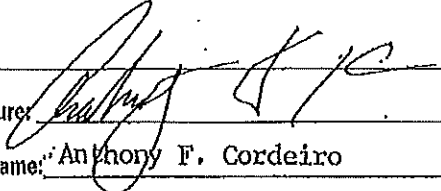
(signature)

6/3/25
(date)

Approved by OMB

0348-0046

Disclosure of Lobbying Activities
 Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352 (See
 reverse for public burden disclosure)

1. Type of Federal Action: a. contract _____ b. grant c. cooperative agreement d. loan e. loan guarantee. f. loan insurance.	2. Status of Federal Action: a. bid/offer/application. _____ b. initial award c. post-award	3. Report Type: a. initial filing _____ b. material change For material change only: Year _____ quarter _____ Date of last report _____
4. Name and Address of Reporting Entity: _____ Prime _____ Sub awardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is Sub awardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: 	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known: 	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): 	b. Individual(s) Performing Services (including address if different from No. 10a) (last name, first name, MI): 	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Anthony F. Cordeiro</u> Title: <u>Manager</u> Telephone No.: <u>508-735-0042</u> Date: <u>6/3/25</u>	
Federal Use Only	Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)	

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether sub awardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification for this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State, and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the sub awardee, e.g., the first sub awardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Sub awardee," then enter the full name, address, city, State, and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitations for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Included prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State, and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10(a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

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 70-374, which section relates to Thirty minute parking, the following:

Name of Street	Side	Location	Hours:
Sixth Street	East	Starting at a point 172 feet south south of Bedford Street, for a distance of 36 feet southerly	7:00 A.M. to 2:00 P.M. Monday through Friday

Section 2

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

Name of Street	Side	Location
Eastern Avenue	West	Starting at a point 79 feet south of Bedard Street, for a distance of 20 feet southerly
East Main Street	West	Starting at a point 44 feet north of Dwelly Street, for a distance of 20 feet northerly
Florence Street	North	Starting at a point 140 feet west of Ray Street, for a distance of 20 feet westerly
Irving Street	West	Starting at a point 71 feet north of Pleasant Street, for a distance of 20 feet northerly

CITY OF FALL RIVER
IN CITY COUNCIL

JUN 24 2025

*Passed Through
Just 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:

Section 1.

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

	Grade	Effective Date	Not to Exceed
Animal Control Officer	ACO	7-1-2022	\$39,244.85

Section 2.

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

	Grade	Effective Date	Not to Exceed
Animal Control Officer	ACO	7-1-2025	\$45,000

CITY OF FALL RIVER
IN CITY COUNCIL
MAY 13 2025

*Referred To The
Committee on Ordinances
And Legislation*

CITY OF FALL RIVER
IN CITY COUNCIL
JUN 24 2025

*Passed Through
First Reading*

City of Fall River, *In City Council*

(Councilors Shawn E. Cadime and Ricky T. Tith)

WHEREAS, the City of Fall River currently receives approximately \$1.9 million annually in Chapter 90 funding from the Commonwealth of Massachusetts for roadway improvements, and

WHEREAS, according to the City's 2014 Pavement Management Report, an estimated \$180 million in roadway repairs and improvements is needed to address conditions on approximately 25% of the city's streets, and

WHEREAS, relying solely on annual Chapter 90 appropriations is insufficient to meaningfully address the scale of the roadway infrastructure challenges facing Fall River, and

WHEREAS, in order to meet the \$180 million need over a 10-year period, the City would need to allocate approximately \$18 million annually, and

WHEREAS, establishing a financial strategy that matches or supplements the annual Chapter 90 allocation would allow the City to accelerate roadway repairs, improve overall street conditions, and reduce long-term maintenance costs, now therefore

BE IT RESOLVED, that the Fall River City Council hereby requests that the Committee on Finance, the Director of Engineering and Planning, and the City Administration meet to develop and present a comprehensive funding strategy to match or supplement the City's annual Chapter 90 allocation, with the goal of significantly increasing investment in roadway improvements and addressing the approximately \$180 million backlog identified in the Pavement Management Report.

(Filed 6-24-2025)

City of Fall River, *In City Council*

12

(Councilor Cliff Ponte)

WHEREAS, the City of Fall River is home to a dedicated and hardworking Police and Fire Department who work under challenging conditions to serve and protect the residents of our community, and

WHEREAS, many of the City's fire stations are severely outdated, some over a century old, and are in need of critical capital repairs to roofing, HVAC, structural, and safety systems to maintain operational readiness and ensure the safety of our firefighters, and

WHEREAS, the Fall River Police Department is in need of upgraded technology, equipment, and infrastructure to ensure modern, effective, and community-responsive policing, and

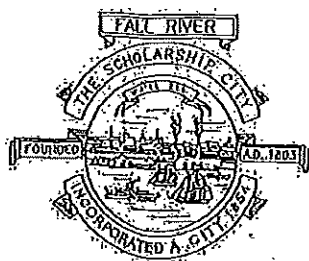
WHEREAS, the Commonwealth of Massachusetts has generated a significant surplus through the Fair Share Amendment (commonly known as the "Millionaire's Tax"), exceeding projections and providing a unique opportunity to reinvest in municipal infrastructure needs across the state, and

WHEREAS, the surplus funding presents a timely and essential opportunity for investment in cities like Fall River that have been historically underfunded, especially in critical areas like public safety and emergency services, now therefore

BE IT RESOLVED, that the Fall River City Council hereby supports and endorses the attached letter authored by Councilor Cliff Ponte, and urges the Massachusetts Legislature—specifically Senator Michael Rodrigues and the local Fall River House Delegation—to allocate a portion of the Millionaire's Tax surplus revenue for:

- Structural and capital repairs to the Fall River Fire Department's aging stations
- Investment in safety, surveillance, and communications technology for the Fall River Police Department
- Replacement of critical vehicles and life-saving equipment used by both departments, and

BE IT FURTHER RESOLVED, that the Fall River City Council respectfully requests notification of any upcoming public hearings or advocacy opportunities so that local officials may be present to represent the City's needs.



City of Fall River
Massachusetts
City Council

CLIFF PONTE
City Councilor

June 30, 2025

The Honorable Michael J. Rodrigues
Chair, Senate Committee on Ways and Means
Massachusetts State Senate
24 Beacon Street
Room 212
Boston, MA 02133

CC: Representative Carole Fiola / Representative Alan Silva

RE: Request for Millionaire's Tax Funds to Support Public Safety Infrastructure in Fall River

Dear Senator Rodrigues,

As a City Councilor in Fall River, I write to you today with urgency and respect to formally request your support in ensuring that the City of Fall River receives a portion of the surplus revenue generated through the Fair Share Amendment ("Millionaire's Tax") to address critical capital needs in our public safety infrastructure.

As you are aware, Fall River faces significant challenges with outdated and deteriorating capital needs across our public safety departments in Police and Fire. Our Police Department is in dire need of upgraded technology and equipment to effectively protect and serve our residents capital needs such as additional police cruisers. Our Fire Stations—many of which are over a century old—require substantial repairs to roofs, structural systems, HVAC, and safety infrastructure to meet modern standards and ensure the safety of our firefighters and the communities they serve.

With the state generating a surplus of over \$1.3 billion in Millionaire's Tax revenue, now is the time to invest in cities like Fall River that have been historically under-resourced. This funding presents an unprecedented opportunity to modernize our emergency services and ensure our public safety officials can do their jobs safely, effectively, and with the dignity they deserve.

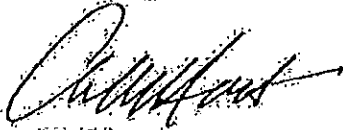
We respectfully urge you to advocate for dedicated capital allocations from this surplus to support:

- Structural repairs and modernization of Fall River fire stations.
- Investment in police communication, surveillance, and safety equipment.
- Replacement of outdated vehicles and life-saving apparatus in both departments.

Public safety is the cornerstone of any strong community and Fall River cannot meet today's challenges with yesterday's infrastructure. We need your voice and leadership on Beacon Hill to ensure our city is not left behind as these important funding decisions are made.

Lastly, we respectfully ask to be notified of any upcoming hearings, working sessions, or public forums where advocacy on these matters will be welcomed. We are prepared to come to the State House with our public safety officials to make our case directly and ensure Fall River's needs are clearly understood.

Sincerely,



Cliff Ponte
City Councilor
City of Fall River

City of Fall River, *In City Council*

(Councilor Shawn E. Cadime)

WHEREAS, the Pearl Street and Third Street parking garages are critical public infrastructure assets located in the downtown area of the City of Fall River, and

WHEREAS, the City assumed ownership and oversight of both garages in 2019, and despite the significant amount of time that has since passed, no substantial repairs have been made, even as concerns continue to grow regarding the structural safety of the facilities, the ongoing loss of revenue from closed sections, and the City's inability to implement appropriate parking rate increases due to the deteriorating condition of the garages, and

WHEREAS, the continued delay in addressing the deteriorating condition of these structures is stalling much-needed development in the downtown area and jeopardizing opportunities for economic revitalization, and

WHEREAS, this project is one of the most important capital undertakings currently under the City's direct control and supervision, yet it has not been treated with the urgency it deserves and has instead been repeatedly delayed, and

WHEREAS, it is in the City's best interest, fiscally, operationally, and strategically, to prioritize the repair and rehabilitation of these facilities, now therefore

BE IT RESOLVED that the City Council hereby requests the Director of City Operations and City Administration be invited to appear before the Committee on Finance to present a definitive action plan for the repair of the Pearl Street and Third Street parking garages, which shall include a scope of services, a detailed cost estimate, and a clear project schedule for the design, procurement, and execution of all necessary repair work.

(Filed 7-2-2025)

City of Fall River, *In City Council*

(Councilor Shawn E. Cadime)

WHEREAS, the Central Fire Station is a historic public safety facility that houses first responders and serves as an architectural asset in the heart of the City of Fall River, and

WHEREAS, in 2022, the City secured and allocated just over \$1 million in Community Preservation Act (CPA) funding to support the historic renovation of the front portion of the Central Fire Station, including façade restoration, masonry repointing, garage door replacement, and window replacement for the front section of the building, and

WHEREAS, an additional \$2.5 million in bonding has been authorized for necessary interior renovations of the station to support continued operations of the Fire Department and improve building functionality, and

WHEREAS, the remaining portions of the building, including the side and rear elevations, are also in urgent need of window replacement and repointing to protect the long-term structural integrity of the facility and preserve its historic character, and

WHEREAS, completing these exterior improvements as part of the current renovation effort is both fiscally responsible and operationally efficient, reducing the need for future mobilization and ensuring consistency in restoration quality, now therefore

BE IT RESOLVED that the Fall River City Council requests the Administration submit an appropriation order to fund the replacement of all windows and the repointing of the entire Central Fire Station, allowing for a comprehensive and coordinated restoration of the building, and

BE IT FURTHER RESOLVED that the Director of City Operations and the City Administration be invited to appear before the Committee on Finance to present a definitive action plan, including a scope of services, detailed cost estimate, and a clear project schedule for the design, procurement, and execution of the necessary repair work.

(Filed 7-3-2025)

City of Fall River, In City Council

(Councilor Shawn E. Cadime)

WHEREAS, the City of Fall River is committed to ensuring the safety and well-being of residents and visitors at all public facilities, including parks and recreational areas, and

WHEREAS, Automated External Defibrillators (AEDs) are a critical, life-saving tool in the event of cardiac emergencies, where every second counts in increasing survival rates, and

WHEREAS, the presence of AEDs at athletic fields, playgrounds, and other high-use recreational spaces has become a recognized best practice in community safety and public health, and

WHEREAS, the installation of weather-resistant AED enclosures ensures year-round access to emergency equipment, even in outdoor settings, and

WHEREAS, the City Council believes all public parks should be evaluated to ensure equitable and strategic AED coverage across the City's recreational facilities, now therefore

BE IT RESOLVED that the City Council hereby requests that the City Administration, in collaboration with the Park Board and the Parks Department, conduct an assessment to identify the number and locations of all-weather AED enclosures and AED units needed across all public parks, and

BE IT FURTHER RESOLVED that the City Council requests the Administration submit a funding appropriation order to support the purchase and installation of AEDs and durable, all-weather enclosures at all City parks, thereby improving public safety and emergency readiness throughout our recreational facilities.

RECEIVED

38

2025 JUN 20 A 11: 36

CITY CLERK 25-33
FALL RIVER, MACity of Fall River
Notice of Claim

1. Claimant's name: James Currin
2. Claimant's complete address: 656 harvard st fall river ma 02720
3. Telephone number: Home: 5086421843 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
pothole damage
5. Date and time of accident: 6/16/2025 Amount of damages claimed: \$ 444.39
6. Exact location of the incident: (include as much detail as possible):
Jones St Fall river MA 02720
7. Circumstances of the incident: (attach additional pages if necessary):
Driving up Jones st (between 131 and 155 Jones) on the evening of Jun 16th, I hit a pothole and my tire
monitoring system immediately indicated a puncture to the front passenger tire. I ordered a new tire
and had it installed. See attached receipts and photos. Jones st in general is littered with
potholes and has been for some time. See attached map for location details
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: 6/19/2025

Claimant's 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

BSM

Date: 6/20/25



RECEIVED

2025 JUN 24 P 3:02

City of Fall River
Notice of Claim

CITY CLERK 25-34
FALL RIVER, MA

1. Claimant's name: Keith FONTAINE
2. Claimant's complete address: 785 NORTH MAIN ST FALL RIVER, MA 02720
3. Telephone number: Home: 508-965-4779 Work: UNIT 3
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
(Pothole) BLOWOUT MY FRONT PASSENGER SIDE TIRE FROM A POTHOLE
5. Date and time of accident: JUNE 19-25 Amount of damages claimed: \$ 370.37 See INVOICE
8:45 PM
6. Exact location of the incident: (include as much detail as possible):
POTHOLE IS IN FRONT OF 984 NORTH MAIN ST FALL RIVER, MA
+ 983
7. Circumstances of the incident: (attach additional pages if necessary):
BIG pothole that couldn't avoid due to vehicles
on both sides of street) I HAVE PHOTO'S OF MY
TIRE AND THE POTHOLE & CALL FALL RIVER STREETS &
HIGHWAYS TO REPORT POTHOLE IS 3 FEET BY 2 1/2 FEET SOMEONE
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
IS GONNA GET SERIOUSLY HURT.

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: JUNE 23-2025

Claimant's signature: Keith Fontaine

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

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For official use only:

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

DCM

Date: 10/24/25



City of Fall River
Notice of Claim

RECEIVED

2025 JUN 26 P 2:49

25-35

1. Claimant's name: Anderson Reis-Belisle CITY CLERK FALL RIVER, MA
2. Claimant's complete address: 46 Summerfield St 2nd Fl
3. Telephone number: Home: 508-558-0941 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Auto Accident - hit parking sign + parking meter
5. Date and time of accident: 4/19/2025 Amount of damages claimed: \$ _____
6. Exact location of the incident: (include as much detail as possible):
intersection of Rock St + Franklin St parking meter + sign
7. Circumstances of the incident: (attach additional pages if necessary):
my rental car hit parking sign + parking meter on Saturday 4/19/25 around 1:56 pm

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 Claim # 25-982565374

Progressive Insurance Co Claims Rep Adam Tuznik 802-497-6336

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: 6/26/25

Claimant's 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

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For official use only:

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

Date: 6/26/25

* was told by Law dept. to submit claim



City of Fall River
Notice of Claim

RECEIVED

2025 JUL -1 P 12: 24

1. Claimant's name: Christine Gagnon CITY CLERK 25-36
FALL RIVER, MA
2. Claimant's complete address: 895 County Street
3. Telephone number: Home: 774-644-4142 Work: 508-675-8300
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
replace damaged tire due to construction on Davol Street
5. Date and time of accident: 6/23/2025 Amount of damages claimed: \$ 282.13
6. Exact location of the incident: (include as much detail as possible):
Davol St on left side of street near the traffic lights turning onto President Ave
7. Circumstances of the incident: (attach additional pages if necessary):
Attached is a photo showing the metal plate that cut through the tire causing an instant flat tire.
My son Aaron Gagnon (Aaron's Auto Glass) is on the invoice because he took the tire to Roland's to have it repaired for me and it needed to be replaced.
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: 6/23/25

Claimant's signature: Christine Gagnon

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 ☒ DCME Engineering Date: 7/1/25

RECEIVED



2025 JUL -2 P 2:16

City of Fall River
Notice of ClaimCITY CLERK
FALL RIVER, MA

1. Claimant's name: Doreen Almeida
2. Claimant's complete address: 25 Crompton St Acushnet MA 02743
3. Telephone number: Home: 774-263-9080 Work: - same -
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
auto damage
5. Date and time of accident: 7/1/25 around 3pm Amount of damages claimed: \$ not exactly sure yet
6. Exact location of the incident: (include as much detail as possible):
Plymouth Ave going towards Tiverton, directly across
7. Circumstances of the incident: (attach additional pages if necessary):
just driving down the road at a normal speed when my car slammed down hard on an area of road that was not marked by any cones. damage to front bumper from NAPA Auto Part
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: 7/2/25Claimant's signature: Doreen Almeida

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 AdministratorDate: 7/2/25

CITY COUNCIL PUBLIC HEARINGS

MEETING: June 24, 2025 at 5:30 p.m.
Council Chamber, One Government Center

PRESENT: Vice President Linda M. Pereira, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Paul B. Hart,
Bradford L. Kilby, Cliff Ponte, Andrew J. Raposo
and Ricky T. Tith

ABSENT: President Joseph D. Camara

IN ATTENDANCE: Todd Corcoran, OSP Regional Director, Tilson,
16 Middle Street, Fourth Floor, Portland, ME 04101

The Vice President called the meeting to order at 5:31 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 Kilby, it was unanimously voted to open the hearings, with President Camara absent and not voting.

Curb Removal

1. Mark Pavao, 166 Wilson Road, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
166 Wilson Road	17'	16'	0'	33'

The existing parcel is currently serviced by a 17-foot curb opening. The applicant proposes expanding the opening by an additional 16 feet to the east. The total opening for the location will be 33 feet.

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

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted to take items 2 through 27 together, with President Camara absent and not voting.

Fiber Optic Cable Installations

BIF IV Intrepid Opco LLC d/b/a Intrepid Fiber Networks to locate new aerial cabling and strand attached to existing utility poles and fixtures including the necessary sustaining and protecting fixtures, along and across as follows:

2. Prospect Street

Beginning at Grove Street and ending at Highland Avenue.

Install 149 feet of fiber optic cable and new aerial strand at existing National Grid Utility Pole # 347/2 and ending at existing National Grid Utility Pole # 347X/1.

In accordance with Drawing No. INT_FR_AER_03-01.

3. Woodbine Place

Beginning at Linden Street and ending at Grove Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole #13-31 and ending at existing National Grid Utility Pole # 13. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
13-31	94	13/30
13/30	129	13

In accordance with Drawing No. INT_FR_AER_03-02.

4. Hillside Street

Beginning at Hanover Street and ending at Linden Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 9 and ending at existing National Grid Utility Pole # 18. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
9	133	3
3	189	2
2	102	613/1
613/1	56	18/1
18/1	53	18

In accordance with Drawing No. INT_FR_AER_03-03.

5. Maple Street

Beginning at Robeson Street and ending at Highland Avenue.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole #26 and ending at existing National Grid Utility Pole # No Tag. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
26	86	9/22/5
9/22/5	98	24
24	107	23
23	87	22
22	47	21

21	58	9/2/2/0
9/2/2/0	136	19
19	132	18
18	95	17
17	125	16
16	126	92/15
92/15	115	14
14	73	92/13
92/13	36	12
12	91	11
11	87	92/10
92/10	92	92/9
92/9	46	749
749	110	No Tag
No Tag	53	92/6
No Tag	74	No Tag

In accordance with Drawing No. INT_FR_AER_03-04.1.

6. Walnut Street

Beginning at Robeson Street and ending at High Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 20 and ending at existing National Grid Utility Pole # 10. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
20	91	28
28	105	27
27	85	26
26	86	25
25	90	24
24	66	23
23	129	22
22	139	21/2
21/2	93	20
20	84	No Tag
No Tag	88	18
18	121	17
17	142	16
16	64	15
15	153	76/14
76/14	92	13
13	52	19
19	70	11
11	128	10

In accordance with Drawing No. INT_FR_AER_03-05.1.

7. Locust Street

Beginning at Robeson Street and ending at Grove Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # No Tag and ending at existing National Grid Utility Pole # No Tag. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
No Tag	121	29
29	95	28
28	108	27
27	107	26
26	39	9
9	143	23
23	77	22-1
22-1	75	21
21	107	19
19	109	18
18	107	17
17	126	16
16	116	2/15
2/15	92	14
14	78	No Tag

In accordance with Drawing No. INT_FR_AER_03-06.1.

8. Robeson Street

Beginning at Maple Street and ending at Locust Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole #26 and ending at existing National Grid Utility Pole # No Tag. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
26	101	22
22	107	21
21	103	20
20	107	19
19	83	18
18	95	2086
2086	103	No Tag

In accordance with Drawing No. INT_FR_AER_03-07.

9. Pear Street

Beginning at Walnut Street and ending at Walnut Street.

Install 92 feet of fiber optic cable and new aerial strand at existing National Grid Utility Pole # 736/1 and ending at existing National Grid Utility Pole # 27.

In accordance with Drawing No. INT_FR_AER_03-08.

10. Hanover Street
Beginning at Hillside Street and ending at Locust Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 9 and ending at existing National Grid Utility Pole # 26. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
9	101	25K/54/8
25K/54/8	95	7
7	151	6
6	68	21
21	118	5
5	121	4
4	115	4/3
4/3	112	2
2	118	5/4
5/4	79	26

In accordance with Drawing No. INT_FR_AER_03-09

11. Linden Street
Beginning at Prospect Street and ending at Locust Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 20 and ending at existing National Grid Utility Pole # 18. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
20	111	19
19	126	18
18	130	17
17	126	16
16	65	16
16	59	15
15	125	14
14	128	No Tag
No Tag	120	13
13	118	12
12	46	11
11	106	18

In accordance with Drawing No. INT_FR_AER_03-10.

12. Grove Street
Beginning at Prospect Street and ending at Locust Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # No Tag and ending at existing National Grid Utility Pole # 2/15. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
No Tag	62	14
14	115	13
13	65	2
2	164	11/1
11/1	163	12
12	79	00
00	125	02
02	106	16
16	144	8
8	122	7
7	123	2/15

In accordance with Drawing No. INT_FR_AER_03-11:

13. Highland Avenue
Beginning at Prospect Street and ending at Winter Street.

Install 194 feet of fiber optic cable and new aerial strand at existing National Grid Utility Pole # 347X/1 and ending at existing National Grid Utility Pole # No Tag.

In accordance with Drawing No. INT_FR_AER_03-12.

14. Winter Street
Beginning at Highland Avenue and ending at Maple Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # No Tag and ending at existing National Grid Utility Pole # 747. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
No Tag	229	753
753	82	751
751	127	749
749	108	747

In accordance with Drawing No. INT_FR_AER_03-12.1

15. Cherry Street
Beginning at Seabury Street and ending at High Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 13 and ending at existing National Grid Utility Pole # 112A/11-1. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
13	94	112/21
112/21	84	20
20	119	3
3	105	18
18	125	7
7	120	16
16	101	112/15
112/15	131	14
14	120	No Tag
No Tag	154	112/12
112/12	74	112A/11-2
112A/11-2	83	112A/11-1

In accordance with Drawing No. INT_FR_AER_04-01.

16. Pine Street
Beginning at Seabury Street and ending at Winter Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 6/24 and ending at existing National Grid Utility Pole # 12. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
6/24	137	23
23	139	21
21	100	20
20	94	19
19	129	18
18	202	16
16	71	15
15	79	14
14	142	12

In accordance with Drawing No. INT_FR_AER_04-02.

17. Franklin Street
Beginning at North Seventh Street and ending at Rock Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 4/7/5 and ending at existing National Grid Utility Pole # No Tag. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
4/7/5	160	1
1	84	No Tag
No Tag	98	No Tag
No Tag	94	4
4	109	5
5	98	6
6	88	7
7	84	No Tag

In accordance with Drawing No. INT_FR_AER_04-03.

18. Bank Street

Beginning at Seabury Street and ending at Rock Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 3 and ending at existing National Grid Utility Pole # 221 6. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
3	97	No Tag
No Tag	83	19
19	87	89/1
89/1	95	17
17	94	5K/16
5K/16	100	15
15	108	221/14
221/14	138	12
12	111	11
11	117	10
10	111	No Tag
No Tag	129	8
8	97	7
7	110	221 6

In accordance with Drawing No. INT_FR_AER_04-4.

19. Seabury Street

Beginning at Locust Street and ending at Bank Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 22-1 and ending at existing National Grid Utility Pole # 3. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
22-1	126	116/5
116/5	105	14
14	110	13
13	121	No Tag

No Tag	103	11
11	110	1
1	43	6/24
6/24	50	1
1	87	8
8	93	7
7	47	6-50
6-50	59	6
6	72	5
5	102	4
4	100	3

In accordance with Drawing No. INT_FR_AER_04-05.

20. Linden Street

Beginning at Locust Street and ending at Bank Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 18 and ending at existing National Grid Utility Pole # 89/1. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
18	136	10
10	112	9
9	91	3
3	68	89/8
89/8	83	7
7	65	89/9
89/9	81	21
21	117	89/5
89/5	141	4

In accordance with Drawing No. INT_FR_AER_04-06.

21. O'Grady Street

Beginning at Pine Street and ending at Bank Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 19 and ending at existing National Grid Utility Pole # 5K/16. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
19	117	336/7
336/7	83	6
6	218	5
5	100	4
4	94	5K/16

In accordance with Drawing No. INT_FR_AER_04-07.

22. North Seventh Street

Beginning at Franklin Street and ending at Bedford Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole #102/1 and ending at existing National Grid Utility Pole # 1. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
102/1	102	6
6	88	4/7/5
4/7/5	110	4
4	87	221/14
221/14	60	3
3	76	2
2	84	1

In accordance with Drawing No. INT_FR_AER_04-08.

23. Oak Street

Beginning at Franklin Street and ending at Bank Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # No Tag and ending at existing National Grid Utility Pole # 2. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
No Tag	102	520 3
520 3	125	11
11	124	2

In accordance with Drawing No. INT_FR_AER_04-09.

24. High Street

Beginning at Pine Street and ending at Franklin Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 160 5 and ending at existing National Grid Utility Pole # 6. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
160 5	108	4
4	96	6

In accordance with Drawing No. INT_FR_AER_04-10.1.

25. High Street
Beginning at Franklin Street and ending at Bank Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 3 and ending at existing National Grid Utility Pole # 2. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
3	125	8
8	69	2

In accordance with Drawing No. INT_FR_AER_04-10.2.

26. Grove Street
Beginning at Locust Street and ending at Pine Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 2/15 and ending at existing National Grid Utility Pole # 102/1. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
2/15	121	6
6	106	No Tag
No Tag	111	16
16	108	4
4	135	3/3
3/3	109	6-17
6-17	112	2
2	113	102/1

In accordance with Drawing No. INT_FR_AER_04-11.

27. Winter Street
Beginning at Locust Street and ending at Franklin Street.

Install fiber optic cable and new aerial strand beginning at existing National Grid Utility Pole # 741 and ending at existing National Grid Utility Pole # No Tag. The route includes the following poles and approximate strand footages:

Existing Beginning Pole #	Strand Distance (Ft)	Existing Ending Pole #
741	92	8
8	34	8-84
8-84	127	No Tag
No Tag	103	30-2
8	132	12
12	122	7
12 to 7 Midspan	101	184X/1
184X/1	100	30018A
7	176	No Tag
No Tag	105	6

6	79	5-1
5-1	84	182/5
182/5	86	No Tag
No Tag	59	14
14	116	4
4	84	No Tag
4	116	3
3	101	2
2	52	182
182	38	No Tag

In accordance with Drawing No. INT_FR_AER_04-12.

The Vice President asked if any proponents were present and Todd Corcoran, OSP Regional Director, Tilson, 16 Middle Street, Portland, ME, provided a summary of the company's goals to install fiber optic networks throughout the City, which will allow for more competitive rates for consumers. The Vice President then asked if any opponents were present, and no one came forward.

Underground Conduit

28. BIF IV Intrepid Opco LLC d/b/a Intrepid Fiber Networks to locate new buried cabling, conduit and structures including the necessary sustaining and protecting fixtures, along and across as follows:

Pine Street

Beginning at Robeson Street and ending at Seabury Street.

Install one OLT Cabinet and 4'x4' concrete pad within Ruggles Park directly across from 755 Pine Street. Install fiber optic cable, below grade structures, and underground conduit beginning at proposed Intrepid 30"x48"x36" handhole and ending at existing National Grid Utility Pole #1. The route includes 528 feet of open trench excavation with (4) 0.75" HDPE Conduits.

In accordance with Drawing No. INT_FR_UG_01.1.

Restriction:

Install equipment or lines within the right of way only

The Vice President asked if any proponents were present and Todd Corcoran, OSP Regional Director, Tilson, 16 Middle Street, Portland, ME 04101, came forward. Councilor Cadime asked if the cabinet installation required approval from the Board of Park Commissioners due to the proximity to Ruggles Park. Mr. Corcoran confirmed that the required approval from the Board of Park Commissioners was issued recently. Councilor Dionne asked for clarification that the Board of Park Commissioners approved the specific location of the cabinet and Mr. Corcoran confirmed that the approval was specific to this petition's location. The Vice President then asked if any opponents were present, and no one came forward.

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to close the hearings at 5:36 p.m., with President Camara absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda (attached)

A true copy. Attest: .

Alison M. Bruchard

City Clerk

COMMITTEE ON FINANCE

MEETING: June 16, 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 Ricky T. Tith

ABSENT: None

IN ATTENDANCE: Emily Arpke, Interim Director of Financial Services
Nicholas A. Macolini, Director of Human Resources
Ryan Lyons, Director, Board of Elections Department
Talos Farris, Director of Veterans' Services/Veterans' Services Officer
Tyler Antaya, Director of Management Information Systems
Alan J. Rumsey, Corporation Counsel
Sedryk Sousa, City Auditor
Ian M. Schachne, City Collector/Treasurer
Rebekah Pontes, Assistant Treasurer and Interim Purchasing Agent
Daniel Lane, Administrative Assistant to the Board of Assessors
Diane Laflash, Area Assistant Vice President,
Gallagher Insurance, Risk Management and Consulting Services,
446 Main Street, Ste. 1801, Worcester, MA
Patrick Flattery, Client Executive,
Gallagher Insurance, Risk Management and Consulting Services,
446 Main Street, Ste. 1801, Worcester, MA

The chair called the meeting to order at 6:00 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 – None

On a motion made by Councilor Ponte and seconded by Councilor Dionne, it was unanimously voted to lift item 2 from the table, with Councilor Hart and Raposo absent and not voting.

On a further motion made by Councilor Kilby and seconded by Councilor Dionne, it was unanimously voted to take Human Resources out of order, with Councilors Hart and Raposo absent and not voting.

Councilor Hart entered the chamber at 6:06 p.m.

2. Discussion of the proposed Fiscal Year 2026 Municipal Budget as follows:

- Administrative Services
- Human Resources

Vice President Pereira requested information regarding the anticipated increase in the Employer Health Trust Fund. Diane Laflash, Area Assistant Vice President, Gallagher Insurance, Risk Management and Consulting Services, stated that the conservative estimate for Fiscal Year 2026 (FY26) is an increased cost of 8.5%, and Emily Arpke, Interim Director of Financial Services, stated that the Administration agreed with this anticipated cost increase. Vice President Pereira made remarks regarding the lack of adequate investment within this fund and that this matter must be remedied.

Councilor Ponte and Ms. Arpke held a detailed discussion regarding the remaining shortage within the Employee Health Trust Fund and long-term plans to balance the existing deficit. The Interim Director of Financial Services stated that an outside audit would assist the financial team with the creation of sound and sustainable financial policies over the next few years to completely remedy the shortage within the Employer Health Trust Fund. Ms. Arpke stated that the audit will also provide more information regarding usage of the fund for health insurance and prescription medication claims and if the funding is being used properly. Nicholas A. Macolini, Director of Human Resources, stated that the overall goal for the City is to continue the growth of this fund.

Councilor Dionne requested information regarding the recommended balance for insurance claims that should be kept within the account at any given time and prescription medication rebate reimbursement. Mr. Macolini stated that for a three-month average, about \$10,500,000, should be present within the Employer Health Trust Fund. Ms. Laflash provided information regarding prescription medication rates and stated that the reimbursement time usually takes a few months. Ms. Laflash also explained that, while the estimates are based on previous fiscal years, there are variables with each claim that can create a larger or smaller expenditure for the trust fund. Mr. Macolini provided a summary of the other types of benefits that are used to lower costs for the City, including Marples, a separate prescription medication service.

Councilor Cadime and Ms. Arpke held a detailed discussion regarding the long-term goal for the Employer Health Trust Fund balance, which would be between \$10,000,000 and \$12,600,000. The Interim Director of Financial Services stated that it will take three to four fiscal years to achieve this total amount, and the City will work to close the gap with surplus funding annually. Councilor Cadime asked what the percentage increase was within the proposed FY26 Municipal Budget for the costs of health care, and Ms. Arpke stated that the recommendation was an 8.5% increase, but that the Administration determined that a more aggressive 14% increase would be ideal to increase the financial efficiency within the trust. Ms. Arpke reiterated that financial audits for this fund should be carried out every few years.

Councilor Dionne requested clarification on various line items within the proposed FY26 Municipal Budget appropriation order, including a decrease in Facilities expenses, a decrease in Community Maintenance salaries, and a decrease in Police Department salaries. Ms. Arpke provided information regarding the challenge of finding vendors for various services, errors when listing certain positions as both vacant and filled, and incorrect organization of dispatchers who are not compensated by the Fall River Police Department, but by the Emergency Medical Services Enterprise Fund.

The Interim Director of Financial Services explained that many departments will show a decrease in their expenses category, as the City has worked with the Administrator of Community Utilities to eliminate water and sewer fees for the departments during FY26 to assist with properly balancing the proposed budget and reducing the deficit of the Employer Health Trust Fund.

Councilor Cadime expressed concern regarding the water and sewer fees being waived for municipal departments and stated that this practice may be a violation of the terms of the Combined Sewer Overflow (CSO) agreement, which requires all members of the community to pay equal rates for the service. Ms. Arpke stated that this policy is used in many other municipalities, as the fees would be paid and received by the City. President Camara requested that Ms. Arpke work with the Corporation Counsel to confirm whether it was possible not to charge the stormwater fee to City departments. Ms. Arpke explained that this would not apply to the School Department, and that this plan was discussed thoroughly with the Administrator of Community Utilities. The Interim Director of Financial Services explained that the Administrator of Community Utilities has worked diligently to fund projects within the Water and Sewer Enterprise Funds within Fiscal Year 2025 (FY25), as the revenue from the City would be decreased for FY26.

Councilor Ponte requested a general summary of all changes made within the new proposed FY26 Municipal Budget, in comparison to the original, rejected budget, be provided to the Councilors prior to the meetings scheduled for June 17, 2025. Councilor Ponte also requested clarification regarding collective bargaining agreements that are ongoing, specifically the anticipated costs related to the negotiations. The Interim Director of Financial Services stated that the City has reserved \$890,000 for these costs for assessments of anticipated salary changes based on the Consumer Price Index and the Cost-of-Living Adjustments. The Director of Human Resources stated that, while they cannot discuss this process in detail, the City is working towards a balanced budget with this allocated funding reserve for bargaining agreements.

Councilor Dionne and Ms. Arpke held a brief discussion regarding the additional funding that was allocated to the Employer Health Trust Fund, and Ms. Arpke stated that with small adjustments in various line items, a total of \$470,000 was available to be transferred into both the trust fund and the Reserve Fund.

- General Government
Mayor; Elections; Veterans

Vice President Pereira made brief remarks regarding the anticipated timeline for the hiring of a new City Administrator, and Emily Arpke, Interim Director of Financial Services, stated that the Administration plans to hire for this position prior to July 1, 2025, and that the amount listed within the proposed FY26 Municipal Budget will be adequate for the salary being offered.

Councilor Kilby commended the Director of the Board of Elections Department for his work and accountability, which builds trust with the City in relation to election results. Councilor Hart agreed with Councilor Kilby and asked if additional transportation would be available for the public at the Bristol County Community College polling location. Ryan Lyons, Director, Board of Elections Department, stated that there will be an additional golf cart used to transport voters from the parking lot to the polling location.

Councilor Ponte and Mr. Lyons held a brief discussion regarding the small budget increases within the department, including the increased cost of printing ballots, which must be contracted out to a third party, and increased postage costs.

Councilor Dionne requested clarification regarding the line items within the Veterans' budget, including M.G.L. Chapter 115 expenses related to medical and surgical costs, dental costs and burial costs for veteran assistance. Ms. Arpke explained that this funding was based on applications for medical and surgical cost assistance in previous fiscal years. Talos Farris, Director of Veterans' Services/Veterans' Services Officer, provided a detailed description of the process used to determine necessary funding for these line items, and that the number of veterans who apply for these services varies each year. Mr. Farris also stated that, due to the recently passed Act Honoring, Empowering, and Recognizing Our Servicemembers and Veterans (HERO Act), his office was able to expand dental coverage for veterans.

Vice President Pereira emphasized the need to publicize the available services that are offered to active military members and veterans in Fall River and requested information regarding housing assistance that is provided to low-income veterans. Mr. Farris stated that eligibility for various veterans' housing programs is limited based on an individual's association with organizations, such as the Veterans of Foreign Wars (VFW) and American Veterans (Maves), and provided a flyer regarding M.G.L. Ch. 115, Veterans' Benefits, eligibility. Vice President Pereira also requested information regarding the staffing within the Veterans' Services office, the claims process performed within the department, and funding used for veterans' memorials and gravesites. Mr. Talos explained that he is looking to fill a part-time position, and while he would like to increase staffing overall, the department staffing requirements are limited due to bargaining agreements. The Director of Veterans' Services/Veterans' Services Officer also provided information regarding the digital applications they utilize within the department to assist veterans with filing medical claims with the United States Department of Veterans' Affairs and clarified that they can assist with this process in person, over the phone or via computers. Mr. Talos stated that there have been third party organizations assisting the department with cemetery restoration for buried and interred veterans, and that they will be working to develop a partnership with a company to restore monuments and memorials throughout the City.

Councilor Raposo arrived at 7:04 p.m.

Councilor Raposo commended Mr. Farris on his work to assist veterans within Fall River. Councilor Kilby requested clarification regarding the M.G.L. Ch. 115 related line items within the proposed FY26 Municipal Budget, and Mr. Farris reiterated that the totals included in the budget were based on the past four or five years of actual costs, and that he decreased them slightly as fewer individuals are applying for these benefits. Ms. Arpke explained that they allocated adequate funding for anticipated applications but decreased the total amount by a small percentage from previous fiscal years.

- Administrative Services

City Administrator; Management Information Systems; Law; Judgement and Claims Councilor Ponte and Tyler Antaya, Director of Management Information Systems, discussed funding provided to the department through American Rescue Plan Act (ARPA) allocations, how this funding was utilized and the costs of various software licenses used by the City. Mr. Antaya explained that the ARPA funding received by the Department of Management Information Systems was used to transition the City's technology to Microsoft 365 software, and the migration costs were fully covered by this federal funding. Mr. Antaya also explained the need to fund a license for each individual employee, which varies as individuals are hired, resigning or retiring. Emily Arpke, Interim Director of Financial Services, explained that software subscription costs increase each year and that the allocated ARPA funding only covered one fiscal year of expenditures for the Microsoft 365 subscriptions. Mr. Antaya also provided information regarding telecommunication services that his team manages for all other City departments and explained that various line items within the department's budget cover the same expenses.

Councilor Dionne asked why the Software expense line item increased significantly over the past few fiscal years. Mr. Antaya and Ms. Arpke provided information regarding the implementation of MUNIS software, which was not included in the Fiscal Year 2024 (FY24) budget, and that some expenditures for the department occur at the beginning of the fiscal year or the end of the fiscal year, so totals within those line items are estimates and not exact figures. Ms. Arpke also clarified that there were errors within the projected cost section of the department's budget, due to clerical errors.

Councilor Raposo and Mr. Antaya discussed the overall costs of the City's website, including hosting services, maintenance and security. The Director of Management Information Systems stated that there is a third party used for technical work and that his department employees assist with website updates. Councilor Raposo asked about the internet service costs for the department. Mr. Antaya explained that he receives a bill only for his office and does not pay for the City's total internet contract.

Vice President Pereira, Mr. Antaya and Ms. Arpke discussed cyber security insurance, which is funded in the Insurance section of the proposed FY26 Municipal Budget but managed by the Department of Management Information Systems. Vice President Pereira also asked about how the City website allows individuals to complete and submit applications and forms online. Mr. Antaya explained that the OpenGov software has assisted the Department of Inspectional Services, the Fall River Fire Department and Department of Health and Human Services with online applications and forms, and that they will be working to develop similar systems with the City Clerk's Office and for procurements within the Purchasing Division. Vice President Pereira and the Director of the Management Information Systems discussed applying the software to the Department of Community Maintenance for bulky item pick up requests, but Mr. Antaya explained that the cost/benefit analysis for that department didn't justify the expenditure.

President Camara asked if Mr. Antaya was confident in the City's cyber security programs. Mr. Antaya confirmed that the services provided to the City are very advanced and provide his team with notifications about any abnormalities in the City's software systems immediately. President Camara also asked how long permits and applications that are submitted online take to be processed, and the Director of Management Information Systems explained that it depends on the number of departments that must review and approve the documents.

Councilor Cadime requested clarification regarding the Professional Services line item within the department's budget and Ms. Arpke explained that a portion of this line item included the costs of the Microsoft 365 software subscription.

Councilor Raposo and Mr. Antaya discussed the ongoing collaboration with Micro Technology Solutions, Inc. and their consulting services. The Director of Management Information Systems stated that he uses their services twice per week and they deal with mostly technical maintenance of the computer systems. Mr. Antaya stated that their current contract will result in an expenditure of \$310,000 for this fiscal year.

Alan J. Rumsey, Corporation Counsel, stated that the Law Department budget for FY26 provided a 6% reduction in costs overall, with a 2.5% increase in department salaries. Councilor Ponte and Mr. Rumsey discussed collective bargaining negotiations for the department, some of which are conducted in-house by Mr. Rumsey and the Director of Human Resources, the costs of outside law services for the City, and necessary funding for claims and judgement expenditures. Mr. Rumsey explained that outside attorneys are utilized when there is a conflict of interest within a case, such as a lawsuit involving a police officer, and that, with additional staffing in the department, claim processing within the Law Department has improved, resulting in a smaller financial burden for reimbursements to applicants. Mr. Rumsey stated that the staffing in the Law Department is adequate.

Vice President Pereira stated that there are many ongoing lawsuits involving the City of Fall River, and that she has spoken to many residents who did not have their claims reimbursed. Mr. Rumsey explained that many of the pending lawsuits will have a positive outcome for the City of Fall River, and some will be settled out of court. Corporation Counsel also stated that many claim submissions rely on Tort Law related to Strict Liability, which applies to liability without fault, and that does not apply to most claims that are received, and that's the reason they are often denied.

- Financial Services

Director of Financial Services; City Auditor; Analysis and Compliance; Purchasing; Assessors; Treasurer; Collector

Councilor Dionne requested clarification regarding the Financial Analysis and Compliance Manager position. Emily Arpke, Interim Director of Financial Services, stated that the existence of the position in the future will be at the discretion of the Director of Financial Services. Vice President Pereira asked if this position would be kept within City ordinance after a new Director of Financial Services is hired, and Ms. Arpke stated that she could not confirm whether it will remain as an active title.

Councilor Raposo asked Ms. Arpke how long her current appointment as Interim Director of Financial Services will last, and Ms. Arpke stated that it was just extended for another 60 days. Ms. Arpke stated that filling this position permanently is a priority for the Administration after the budget deliberations are completed. Councilor Raposo also inquired as to why the Financial Analysis and Compliance Manager position was listed within the Auditor's division, and Ms. Arpke stated that this was due to the organization of the budget pages.

Councilor Ponte requested that Ms. Arpke provide the City Council with a comparison of the proposed appropriation order for FY26 and the approved FY25 appropriation order showing the differences between the two orders.

Councillor Raposo and Sedryk Sousa, City Auditor, discussed vacant positions within the Auditor's office. Mr. Sousa explained that they are working to fill the Payroll Project Specialist position within the next fiscal year.

Councillor Hart and Ms. Arpke discussed the City's need for a full-time Purchasing Agent. The Interim Director of Financial Services explained that the Assistant Treasurer has also been working as the Interim Purchasing Agent for the City with all necessary certifications, but that the City does plan to search for a Chief Procurement Officer.

Councillor Ponte and Rebekah Pontes, Assistant Treasurer and Interim Purchasing Agent, discussed the process for Requests for Proposals (RFPs), the practice of submitting expenses accurately for all departments and the approval process for all purchase orders. Ms. Pontes explained that with the new workflow for this process, the requirements are stricter than in the past, and all expenditures must be approved by multiple individuals. Ms. Pontes explained that for purchases under \$10,000, the Department Head must approve the request, as well as the Interim Purchasing Agent, and for purchases over \$10,000, approval must also be provided by the City Auditor, the City Treasurer/Collector, and the City Administrator. Councillor Ponte asked Ms. Pontes to confirm whether purchase orders were entered at the amount of \$9,999.99 to avoid procurement laws, and Ms. Pontes stated that her goal is compliance, transparency and accountability and that she has strict workflows in place to ensure all rules are followed since she took on this role.

Councillor Cadime and Ms. Pontes discussed the amount of time she applies to Purchasing during each workday, in comparison to her work as Assistant Treasurer. The Assistant Treasurer and Interim Purchasing Agent stated that she works with procurement for about two hours per day, but sometimes allocates additional time for emergent matters, such as the recent fire at the old Frank M. Sylvia School. Ms. Pontes also explained that the procurement process in Fall River is stricter than the requirements issued by the Commonwealth of Massachusetts, and that she works with various departments to make large purchases of items that can be utilized by multiple teams, such as vehicle tires. Ms. Arpke stated that the Purchasing Division also needs additional staffing, as a current employee plans to retire and because the School Department purchases are also processed through the municipal office at Government Center.

Councillor Ponte requested information regarding new real estate growth analysis within the City in relation to existing properties. Daniel Lane, Administrative Assistant to the Board of Assessors, stated that the City has achieved \$2,400,000 in new growth, and that residential and commercial revenue growth will continue to increase until July 1, 2025. Mr. Lane also clarified that the decrease in growth from previous fiscal years is due to a decrease in new utility installations as work is being completed. Councillor Ponte and Mr. Lane discussed commercial property rate increases, and Mr. Lane stated that the City is continuously acquiring additional commercial property payments, such as the new Raising Canes restaurant that just opened.

Councillor Dionne and Mr. Lane discussed the Management Consulting line item, which decreased with no costs applied. The Administrative Assistant to the Board of Assessors explained that in the past fiscal year the City was working on required ten-year inspections of properties but could not find an adequate outside vendor to contract for these services. Mr. Lane stated that they will work to perform in-house inspections this year instead.

Councilor Kilby made brief remarks regarding the manpower and vehicles needed for that type of work, and that this work will increase with the development of the Waterfront District when the Route 79/Davol Street Corridor project is completed. Mr. Lane stated that, while he is aware that the completion of the project will result in increased service demands for his department, the discussion about necessary staffing and policy changes is still ongoing.

Councilor Dionne and Ian Schachne, Treasurer/Collector, discussed various line items in the Treasurer/Collector budget, including Other Purchased Services, which includes consulting contracts, Tax Title, which includes the cost of outside Tax Title attorneys, and other various funds used within the departments. Mr. Schachne explained that financial consultants will not be used during FY26, and that the related expense line item has decreased. He explained that this line item is used for an outside attorney for Tax Title purposes including recordings for redemptions, disclaimers with the Registry of Deeds, and services for bankruptcy.

Councilor Ponte and Ms. Arpke held a detailed discussion regarding the previously rejected budget in comparison to the newly proposed budget, the changes that were made for each department to reallocate funds to different locations, and if transfer or appropriation orders would be utilized during FY26 due to potential discrepancies within the proposed budget, if approved by the City Council. The Interim Director of Financial Services provided information regarding the compromises made with the Administration's original budget and the City Council's requests, and stated that, while there are certain areas of the budget that will require a few years of financial rejuvenation, she is confident that this proposed budget is adequate for all departments within the City of Fall River. She does not anticipate any planned appropriation or transfer orders coming forward, other than the one related to the Employer Health Trust Fund that was referred to the Committee on Finance, which will assist with the current fiscal year's funding. Councilor Ponte stated that, while this budget has improved, there are still some concerns regarding various departments that he would need to consider prior to voting on the matter.

Councilor Cadime and Nicholas A. Macolini, Director of Human Resources, discussed concerns regarding salary increases, and discrepancies, throughout the budget. Councilor Cadime stated that various departments contained positions with large salary increases, ranging from 7.8% to 38%, while other employees would see a very small Cost-of-Living Adjustment (COLA) of 2-3%. Mr. Macolini emphasized the need to be competitive with nearby municipalities to maintain experienced and qualified staff members, and that some of these individuals were working at a lower pay rate to provide evidence that they could perform the duties of the position. Councilor Cadime expressed concern that some employees were performing tasks that merited a larger salary to prove that they could serve the City in that capacity and stated that these promotions should include appropriate salary increases when the person is hired. Mr. Macolini emphasized that many bargaining agreements affect how various salary increases occur.

Councilor Raposo expressed concern regarding employees needing to provide evidence that they can perform the tasks of their position before their compensation is adjusted and asked how the individuals are assessed for salary increases. Mr. Macolini explained that employees within the department will offer to fill the position, but with an appropriate salary given the lack of experience in leadership, which is then adjusted by the Administration, as needed, in regard to changes and improvements within their department.

Councillor Dionne asked how the employee's performance is evaluated, and the Director of Human Resources explained that individuals meet with the Mayor to discuss their progress, and related salary increases. Councillor Dionne expressed concern that department heads are receiving such high salary increases, when clerks in various departments are receiving a 2% COLA increase on their \$33,000 salaries, which results in only an extra \$199 per year. Councillor Dionne stated that this is not a livable wage, and President Camara agreed. Ms. Arpke stated that the salaries listed in the proposed FY26 Municipal Budget are not fully accurate, as the bargaining agreement increases have not yet been determined.

Councillor Cadime asked if formal performance evaluations were implemented for all employees within the City, and Mr. Macolini explained that this process does currently exist, but he would like to develop a program to perform these evaluations. Councillor Cadime expressed concern regarding the current methods to determine appropriate salaries, and the Director of Human Resources emphasized that these decisions are made based on employee merit and departmental growth.

President Camara asked if these planned performance evaluations would be conducted during FY26, and Mr. Macolini stated that this type of program would require extensive training for all department heads and would take more time to develop.

On a motion made by Councillor Ponte and seconded by Councillor Raposo, it was unanimously voted to refer the proposed FY26 Municipal Budget to the full Council for action.

On a further motion made by Councillor Raposo and seconded by Councillor Hart, it was unanimously voted to adjourn at 8:49 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

Information sheet re M.G.L. Ch. 115, Veterans' Benefits, provided by Talos Farris, Director of Veterans' Services/Veterans' Services Officer

Memo re Status of Pending Litigation, provided by Alan J. Rumsey, Corporation Counsel


Clerk of Committees

COMMITTEE ON FINANCE

MEETING: June 24, 2025, at 6:00 p.m.
Council Chamber, One Government Center

PRESENT: Vice President Linda M. Pereira, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Paul B. Hart,
Bradford L. Kilby, Cliff Ponte, Andrew J. Raposo
and Ricky T. Tith

ABSENT: President Joseph D. Camara

IN ATTENDANCE: Emily Arpke, Interim Director of Financial Services
Nicholas A. Macolini, Director of Human Resources

The chair called the meeting to order at 6:00 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

Michael Canuel, 216 Savoie Street – City Charter Violation

Councilor Ponte commended Mr. Canuel for his input and suggested that a resolution be written by the Council on the floor during the Regular Meeting of the City Council regarding this matter. Councilor Cadime suggested including additional sections of the City Charter that have not been addressed over the years in the proposed resolution.

2. Mayor and appropriation of \$2,000,000.00 from FY24 Surplus Revenue to the Employer Health Trust Fund

Councilor Dionne and Emily Arpke, Interim Director of Financial Services, discussed the two different certification documents provided by the City Auditor that were submitted for this requested appropriation order. Ms. Arpke explained that the original certification was presented on June 10, 2025, and the figures on that certification was reflecting financial changes that would have occurred if the Solid Waste appropriations, relating to the new contract with EZ Disposal, had been approved. The Interim Director of Financial Services clarified that, since that appropriation request was rejected, a new certification was filed by the City Auditor to reflect the current funds within the Free Cash account, and both certifications were included with this agenda item.

3. Transfers and appropriations

Councilor Dionne expressed concern regarding the resubmission of the request to appropriate a total of \$1,100,000 from the FY24 Surplus Revenue fund to the Community Maintenance, Expenses fund, which is related to the amended contract with EZ Disposal, as it was recently rejected by the City Council at a previous meeting. Councilor Dionne also made brief remarks regarding the appropriate process of presenting an appropriation request to the City Council. prior to signing contracts, the cost savings that could be achieved by discontinuing trash and recycling services to commercial residential properties with over six units, and that deficit spending should only be utilized for snow plowing services. Councilor Dionne stated that she would not support this appropriation.

Councilor Ponte stated that he had previously requested additional information regarding this amended contract agreement, as the City Council was not notified of this matter until the fund was nearing a financial deficit, but that he has not received any documentation from the Administration. Councilor Ponte expressed concern regarding the lack of transparency and communication regarding this matter and agreed with Councilor Dionne that commercial residential property trash and recycling collection may need to be discontinued to lessen the financial burden for the City.

Emily Arpke, Interim Director of Financial Services, stated that the Administration understands the concerns of the City Council in relation to the amendment of the EZ Disposal contract, and that the City will be responsible for paying the debt for the contract whether this order is adopted or rejected. Ms. Arpke explained that the Commonwealth of Massachusetts will impose fines upon the City if the invoices are not paid and explained that these fines would increase the total expense versus paying the amount due in a timely manner. Ms. Arpke also stated that, when the contract was signed in October of 2024, it was anticipated that the discontinuance of business trash pick-up would financially offset the contract amendment costs, but this did not occur, and a general overview of this matter was included in the presentation during the Joint Meeting of the City Council and School Committee on April 8, 2025.

Vice President Pereira stated that Ms. Arpke is the Interim Director of Financial Services and is not involved in all contract agreement meetings. Ms. Arpke clarified that she has been present during meetings regarding trash financial analysis, but not those related to contracts with the businesses that provide these services. Councilor Ponte stated that EZ Disposal should attend a future meeting of the City Council to discuss this matter, and that he would not be supporting the transfer of funds related to the contract.

Councilor Kilby asked the Interim Director of Financial Services for clarification regarding the ramifications if the City Council does not allow this appropriation to occur. Ms. Arpke explained that the account will be in a deficit and the Department of Revenue will reduce the City's free cash as a result. Councilor Kilby emphasized that the Administration must communicate more clearly with the City Council in the future, but that this funding is needed to allow Fall River to collect trash and recycling promptly.

Councilor Cadime expressed concern about the lack of transparency regarding this matter and that this type of financial activity has occurred numerous times in the past. Councilor Cadime stated that there was not adequate funding when the amended contract was signed, which is a violation of the proper method of contract agreements. Councilor Cadime agreed with Councilors Dionne and Ponte and stated that he would not support this request to transfer funds to the Community Maintenance, Expenses fund.

Councilor Tith also expressed concern regarding the amended contract agreement and stated that the Administration should provide additional information to the City Council, as trash and recycling disposal costs have been a long-term issue. Councilor Tith also suggested that the Administration explore additional methods to decrease costs for these services.

Councilor Dionne provided additional input regarding ongoing discussions with the City Council, and City Council Committees, regarding discontinuing the commercial residential property trash and recycling disposal programs. Councilor Dionne also expressed concern regarding the lack of information provided to the City Council, and that the Law Department, and outside counsel working with the Law Department, provide services to the City as whole, including the City Council.

Councilor Cadime stated that he had spoken with a representative from EZ Disposal and was informed that there was never an imminent danger of the discontinuation of pick-up services for the City of Fall River, and that the company had suggested that the Administration submit Request for Proposals to compare the costs of the services of other companies prior to amending their contract. Vice President Pereira agreed and stated that she had also discussed this matter with a representative from EZ Disposal and received the same information.

Councilor Raposo explained that, as Chair of the City Council Committee on Health and Environmental Affairs, he has organized meetings regarding trash collection and costs since this amended contract was signed in October of 2024, and information regarding the new contract was never provided to the Committee members. Councilor Kilby reiterated that the public health of the City should be considered when voting on this matter.

Councilor Cadime requested confirmation that the request to transfer \$3,000,000.00 from FY24 Surplus Revenue to General Fund, Stabilization Fund, would provide adequate funding to cover all related expenses utilized by this account, and Ms. Aipke confirmed that this transfer would provide enough funding to cover all anticipated expenditures that rely on this fund.

On a further motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to adjourn at 6:42 p.m., with President Camara absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

Documents and a drafted resolution related to City Charter Violations,
provided by Michael Canuel, 216 Savoie Street



Clerk of Committees

SPECIAL MEETING OF THE CITY COUNCIL

MEETING: June 17, 2025, at 6:05 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 Ricky T. Tith

ABSENT: None

IN ATTENDANCE: Emily Arpke, Interim Director of Financial Services
Rebekah Pontes, Assistant Treasurer and Interim Purchasing Agent

President Camara called the meeting to order at 6:07 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.

1. Citizen Input Time – None

COMMITTEE REPORTS

Committee on Finance recommending action:

2. Order – Proposed Fiscal Year 2026 Municipal Budget
On a motion made by Councilor Ponte and seconded by Councilor Dionne, it was unanimously voted to waive the rules to allow representatives of the Finance Departments to answer questions.

Councilor Ponte and Emily Arpke, Interim Director of Financial Services, held a lengthy discussion regarding various portions of the budget, including the Employer Health Trust Fund, the lack of capital projects within the budget line items, and the removal of necessary water and sewer rate payments for municipal departments during Fiscal Year 2026 (FY26). Ms. Arpke provided a detailed explanation of the long-term plan to grow and maintain additional capital within the Employer Health Trust Fund by applying adequate amounts of surplus revenue funds as well as implementing necessary reductions in future budgets. The Interim Director of Financial Services also explained that the Administration will provide up to \$10,000,000 in capital funding to various departments with long term debt funding that will not be due for repayment during FY26, and this will lessen the financial burden in the upcoming fiscal year. Councilor Ponte made brief remarks regarding the use of one-time funding, such as the American Rescue Plan Act (ARPA) funding, as the City will not have access to these funds going forward. Ms. Arpke agreed and stated that these financial challenges will be addressed by the Financial Services team prior to the next fiscal year.

The Interim Director of Financial Services provided a detailed summary of the agreement made with the Administrator of Community Utilities to waive municipal departments' responsibility of the water and sewer bills during FY26, which will allow those funds to be, instead, allocated to the Employer Health Trust Fund to assist with remedying the deficit. Councilor Ponte expressed concern with this funding plan, as it will affect the adopted FY26 budgets for the Water and Sewer Enterprise Funds, and will only be a short-term, one-year solution. Ms. Arpke acknowledged that this plan is not sustainable but emphasized that it will allow the City additional time to develop a new, long-term policy to balance the trust fund. The Interim Director of Financial Services also clarified that the School Department and Emergency Medical Services Enterprise Fund will still pay their water and sewer bills.

Councilor Ponte made remarks on purchasing practices and stated that he has copies of purchase orders totaling \$9,999. Councilor Ponte expressed concern that these requested funds appear as though they are entered into the software in such a manner as to avoid the procurement process for purchases over \$10,000. Councilor Ponte requested that purchase order records, from May 2022 to present, equaling an amount of \$9,999, and also files of all purchase orders submitted by the Department of Facilities Maintenance and the Department of Community Maintenance, in all amounts, from May 2022 to present, be requested. Ms. Arpke clarified that requisitions are not always for one purchase order request and can also be used as a blanket method for multiple purchase order requests from the same vendor. The Interim Director of Financial Services also emphasized that there is a strict, rigorous policy in place within the Purchasing Department for transparent, detailed descriptions of all proposed purchases.

Councilor Dionne and Ms. Arpke discussed the Administration's plan to waive water and sewer fee payments for the municipal departments during FY26, surplus funds within various departments that were utilized in Fiscal Year 2025 (FY25), and anticipated use of one-time funding from the Diman Stabilization Fund. Councilor Dionne expressed concern as this significant decrease of \$400,000 in revenue in relation to the water and sewer fees being waived counters the argument that increased service rates were needed within the enterprise funds for FY26 and stated that this is not a long-term solution. The Interim Director of Financial Services explained the process of departments utilizing surplus funds at the end of the fiscal year, which will decrease Free Cash by a small amount, but will benefit the needs of the departments, such as the purchase of new police cruisers within the Fall River Police Department. Ms. Arpke also provided additional information regarding the potential use of one-time funding from the Diman Stabilization Fund but emphasized that the City anticipates that the new assessment on this project, which should be available in the Fall of 2025, will most likely be reduced from the \$600,000 shown within the budget, which will create less of a financial burden on the use of this capital.

Councilor Cadime and Ms. Arpke held a detailed discussion regarding the proper procurement policies that are required under various Massachusetts General Laws, and the potential violation of those laws if any department attempted to circumvent legal requirements by listing purchase orders incorrectly to avoid the bidding process. Councilor Cadime also requested additional information regarding the Employer Health Fund Trust, the one-time funding being utilized from the Diman Stabilization Fund, and the proposed waiving of water and sewer fees for municipal departments. Ms. Arpke stated that she anticipates it will take three or four years to completely remedy the deficit within the Employer Health Trust Fund but must also be thoughtful in the use of Free Cash, as this trust fund should not be overfunded, and Councilor Cadime agreed with this policy. The Interim Director of Financial Services also explained that the debt assessment for the new Diman Regional Vocational Technical High School project is anticipated to be lower than the original \$600,000 estimate, which will lessen the financial

burden if these funds need to be utilized elsewhere in the budget. Ms. Arpke reiterated that she has worked closely with the Administrator of Community Utilities to develop financial methods to offset the municipal departments' water and sewer fees being waived, and that this will assist in avoiding a structural deficit.

Councilor Cadime proposed reducing all 27 municipal department budgets by \$15,000, which would provide the \$400,000 needed without shorting the Water and Sewer Enterprise Funds revenue. Ms. Arpke stated that, while this is a possible option, it would significantly affect smaller departments who already have very low budgetary allocations. Councilor Cadime then suggested that \$400,000 be removed from the Reserve Fund, which currently holds \$890,000 in funding for anticipated bargaining agreements. Councilor Cadime stated that, if additional funding is needed for this account in the future, following negotiations with various unions, it can be requested that the City Council approve the transfer of additional funding into the Reserve Fund. Councilor Cadime emphasized that this reorganization of capital would assist in balancing the financial status of the Employer Health Trust Fund without negatively affecting the Water and Sewer Enterprise Funds.

Vice President Pereira stated that the vacant Financial Analysis and Compliance Manager position has a salary of \$118,881.25 and suggested that this position be eliminated, which would allow the funds to be transferred as needed. Vice President Pereira stated that this capital could be used to hire a full-time Purchasing Agent.

A brief recess was held from 6:47 p.m. to 6:50 p.m. to confirm that all Councilors had the correct copy of the proposed FY26 Municipal Budget appropriation order.

Councilor Ponte and Ms. Arpke discussed the need for reorganization within the Department of Facilities Maintenance and Department of Community Maintenance, as the current structuring is not efficient, and that the Administration should consider changes to the Financial Analysis and Compliance Manager position following the budget discussions. Councilor Ponte and Ms. Arpke discussed the City's plans to implement zero-based budgets and Ms. Arpke stated that, over the past few years, the Free Cash amount has been very high, and her goal would be to lower the total return to an amount between \$2,000,000 and \$6,000,000.

Councilor Cadime, Councilor Ponte and the Interim Director of Financial Services discussed the new growth in relation to property tax revenue, totaling \$2,000,000 during FY25, and how this has increased the base of City funding resources. Ms. Arpke reiterated plans to waive water and sewer rates for municipal departments and that the City anticipates a decreased assessment total for the Diman Regional Vocational Technical High School project.

Councilor Dionne and the Interim Director of Financial Services discussed the various funds and sources that are used for the Employer Health Trust Fund, including the General Fund, grant funding and Free Cash. Ms. Arpke explained that the trust fund was created to receive capital from many different sources, and there is a \$2,000,000 appropriation order for this trust fund that was referred to the Committee on Finance during the Regular Meeting of the City Council on June 10, 2025, which will, if adopted at a future meeting, assist with additional funding needed for FY25.

Councillor Ponte and Rebekah Pontes, Assistant Treasurer and Interim Purchasing Agent, discussed the process of submitting purchase order requests, the blanket purchase technique that is used by various departments, and the procurement requirements and procedures that the City follows. Ms. Pontes emphasized that all purchase order requests must be reviewed and approved by other City personnel, and that documents are required to show that the department has made adequate efforts to find the most appropriately priced item or service. The Assistant Treasurer and Interim Purchasing Agent also explained that, when a department will be using the same vendor for multiple purchases throughout the Fiscal Year, a blanket purchase order, usually totaling \$9,999, is issued to eliminate the need to request a purchase order for each transaction, such as when the Department of Management Information Systems needs to buy multiple licenses from software companies over a twelve-month period. Ms. Pontes explained that, if a purchase is under \$10,000, approval must be provided by the Department Head and herself, purchases between \$10,000 and \$50,000 require additional staff approval and purchase descriptions, with three quotes, if applicable, and that purchases over \$50,000 required sealed bids. Councillor Ponte commended the strict policy within the Purchasing Department but expressed concern that there are many procurement requests posted on the same day, with the amount of \$9,999, and asked Ms. Pontes to investigate those purchase order requests thoroughly. Ms. Pontes stated that she will research these matters and stated that the departments may have been waiting for a quote when these requests were submitted. Councillor Ponte suggested that the City Council present a resolution to discuss these policies further with Ms. Pontes at a future Committee on Finance meeting.

Vice President Pereira and Ms. Pontes discussed the use of surplus funds at the end of a fiscal year by the Department of Facilities Maintenance and the Department of Community Maintenances. Ms. Pontes stated that the Director of City Operations could provide more detailed information regarding the items purchased but reiterated that she is strict with the procurement processes and all documents must be uploaded to the MUNIS software system for her review prior to approval.

Councillor Cadime and Ms. Arpke held a brief discussion regarding her ability to present an amended appropriation order to the City Council with the suggested changes that were discussed, on behalf of the Administration.

A recess was held from 7:18 p.m. to 7:37 p.m. to allow the Interim Director of Financial Services to draft an amended copy of the proposed FY26 Municipal Budget appropriation order.

Ms. Arpke presented the City Council with an amended appropriation order for the proposed FY26 Municipal Budget. On a motion made by Councillor Cadime and seconded by Councillor Ponte, it was unanimously voted to accept the amended appropriation order for the proposed FY26 Municipal Budget.

On a motion made by Vice President Pereira and seconded by Councillor Ponte, it was unanimously voted to take line items A1 through A10 for the purpose of General Government together. On a further motion made by Councillor Ponte and seconded by Councillor Raposo, it was unanimously voted to reconsider this motion.

On a motion made by Councillor Ponte and seconded by Councillor Raposo, it was unanimously voted to approve line item A1 for Mayor, Salaries.

On a motion made by Councillor Raposo and seconded by Councillor Ponte, it was unanimously voted to approve line item A2 for Mayor, Expenses.

On a motion made by Councilor Cadime and seconded by Councilor Kilby, it was unanimously voted to take line items A3, A4, A5, A6, A8, A9, and A10, for City Council, Salaries; City Council, Expenses; City Clerk, Salaries; City Clerk, Expenses; Elections, Expenses; Veterans' Benefits, Salaries; and Veterans' Benefits, Expenses, respectively, together. On a further motion made by Councilor Cadime and seconded by President Camara, it was unanimously voted to approve line items A3, A4, A5, A6, A8, A9 and A10.

Councilor Dionne stated that the increase in the Salaries line item for the Board of Elections Department should be reduced. Councilor Ponte explained that the City Council approved the appointment for the Director of the Board of Elections Department, but that Councilors are not involved in making contract decisions. Councilor Dionne agreed but emphasized that the City Council does have jurisdiction related to the funds that are appropriated for the department's salary line item within the proposed FY26 Municipal Budget. On a motion made by Councilor Dionne and seconded by Councilor Cadime, it was voted 3 yeas, 6 nays to reduce line item A7 for Elections, Salaries, by \$8,000, with Councilors Cadime, Dionne and Tith voting in the affirmative, and the motion failed to carry. On a further motion made by Councilor Ponte and seconded by Councilor Raposo, it was voted 7 yeas, 2 nays to approve line item A7 for Elections, Salaries, with Councilors Dionne and Tith voting in the negative.

On a motion made by Councilor Kilby and seconded by Councilor Hart, it was voted 7 yeas, 2 nays to approve line item B1, for Administrative Services, Salaries, with Councilors Dionne and Raposo voting in the negative.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was voted 9 yeas to approve line item B2, for Administrative Services, Expenses.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was voted 8 yeas, 1 nay to approve line item B3, for Judgements and Claims, with Councilor Dionne voting in the negative.

Councilor Dionne explained that there is a vacant position in the Department of Financial Services for a Financial Analysis and Compliance Manager and that the funding for this vacant position should be removed from the proposed budget. On a motion made by Councilor Dionne and seconded by Vice President Pereira, it was voted 3 yeas, 6 nays to reduce line item C1, for Financial Services, Salaries, by \$118,881.25, with Councilors Dionne and Hart and Vice President Pereira voting in the affirmative, and the motion failed to carry. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was voted 7 yeas, 2 nays to approve line item C1, with Vice President Pereira and Councilor Dionne voting in the negative.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was voted 8 yeas, 1 nay to approve line item C2, for Financial Services, Expenses, with Councilor Dionne voting in the negative.

On a motion made by Councilor Cadime and seconded by Councilor Raposo, it was unanimously voted to take line items D1 and D2, for Facilities, Salaries and Facilities, Expenses, respectively, together. On a further motion made by Councilor Cadime and seconded by Councilor Raposo, it was voted 9 yeas to approve line items D1 and D2.

Councilor Dionne stated that the increase in salary amounts within the Division of Traffic and Parking is large and should be reduced. On a motion made by Councilor Dionne and seconded by Councilor Cadime, it was voted 1 yeas, 8 nays to reduce line item E1, for Community Maintenance, Salaries, by \$15,000, with Councilor Dionne voting in the affirmative, and the

motion failed to carry. On a further motion made by Councilor Ponte and seconded by Councilor Raposo, it was voted 8 yeas, 1 nay to approve line item E1, with Councilor Dionne voting in the negative.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to approve line item E2, for Community Maintenance, Expenses.

On a motion made by Councilor Cadime and seconded by Councilor Ponte, it was unanimously voted to take line items F1 through F3, for Community Services, Salaries; Community Services, Expenses; and Community Maintenance, Capital, respectively, together. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was voted 9 yeas to approve line items F1 through F3.

On a motion made by Councilor Cadime and seconded by Councilor Kilby, it was unanimously voted to take line items G1 through G3, for School Appropriation; for School Transportation; and for Education Assessments, respectively, together. On a further motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to approve line items G1 through G3.

On a motion made by Councilor Cadime and seconded by Councilor Ponte, it was voted to take line items H1 through H8, for Police, Salaries; for Police, Expenses; for Police, Capital; for Harbor Master, Salaries; for Harbor Master, Expenses; for Fire and Emergency Services, Salaries; for Fire and Emergency Services, Expenses; and for Fire and Emergency Services, Capital, respectively, together, with Councilor Raposo opposed. On a further motion made by Councilor Ponte and seconded by Councilor Cadime, it was unanimously voted to reconsider the motion to take line items H1 through H8 together.

On a motion made by Councilor Cadime and seconded by Councilor Dionne, it was unanimously voted to take line items H1 and H2, for Police, Salaries; for Police, Expenses, respectively, together. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was voted 9 yeas to approve line items H1 and H2.

On a motion made by Councilor Cadime and seconded by Councilor Ponte, it was unanimously voted to approve line item H5, for Harbor Master, Expenses.

On a motion made by Councilor Kilby and seconded by Councilor Ponte, it was voted 9 yeas to approve line item H6, for Fire and Emergency Services, Salaries.

Councilor Raposo stated that he will be voting against the proposed funding for the Fire and Emergency Services, Expenses, line item as he believes the Fall River Fire Department should receive a larger funding amount as they have significant repairs and renovations that are needed within various stations. Councilor Ponte agreed that additional funding is needed, but that the City Council does not have the power to increase line items within the proposed FY26 Municipal Budget. Councilor Ponte and Raposo emphasized that they will be advocating for the Fire Department's needs in relation to Capital Improvement Plans for the stations during FY26. On a motion made by Councilor Ponte and seconded by Councilor Dionne, it was voted 8 yeas, 1 nay to approve item H7, for Fire and Emergency Services, Expenses, with Councilor Raposo voting in the negative.

On a motion made by Councilor Cadime and seconded by Councilor Kilby, it was unanimously voted to take line items I1 through I4, for Debt Service; for Insurance; for Pension Contributions;

and for Reserve Fund, respectively, together. On a further motion made by Councilor Cadime and seconded by Councilor Raposo, it was unanimously voted to approve items 11 through 14.

On a motion made by Councilor Kilby and seconded by Vice President Pereira, it was voted 8 yeas, 1 nay to adopt the order for the FY26 Municipal Budget, as amended, with Councilor Dionne voting in the negative.

Approved, June 20, 2025

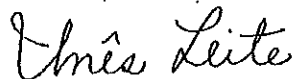
Paul E. Coogan, Mayor

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to adjourn at 8:02 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 "Chris Leite".

Assistant City Clerk

REGULAR MEETING OF THE CITY COUNCIL

MEETING: June 24, 2025, at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: Vice President Linda M. Pereira, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Paul B. Hart,
Bradford L. Kilby, Cliff Ponte, Andrew J. Raposo
and Ricky T. Tith

ABSENT: President Joseph D. Camara

IN ATTENDANCE: Emily Arpke, Interim Director of Financial Services

Vice President Pereira called the meeting to order at 7:02 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.

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to take Item 10 out of order, with President Camara absent and not voting.

CITATIONS

10. Fall River Commission on Disability Scholarship – Class of 2025 Recipients:
- | | | |
|-------------------|----------------|-------------------|
| Nova Cerullo | Kenadi Charron | McKenzie Cohen |
| Ava Duarte | Connor Eubank | Chloe Furtado |
| Raeleigh Levesque | Katie Mulcahy | Jonathan Rezendes |
| Dakota Therrian | Tarvy Van Ouk | |

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adopt the citations, with President Camara absent and not voting. Councilor Raposo made brief remarks commending the scholarship recipients' hard work and dedication and wished them the best for their future endeavors. Dennis Polselli, Chair, Commission on Disability, also commended the recipients for their achievements.

Councilor Hart made brief remarks congratulating the members of Diman Regional Technical Vocational High School baseball team who were in the audience, as they recently won the Vocational State Baseball Tournament Championship, including Head Coach Floriano Lima, Assistant Head Coach Brad Camara and players Evan Nickelson, Ian Morales-Campbell, Owen Dorego, Aidan Mosher, Cameron Falcon, Cory Almeida, Jacob Costa and Samuel Perry. Coach Lima thanked the City Council for their recognition of the team's accomplishments and stated that the players had worked hard to achieve this championship win.

PRIORITY MATTERS

1. Mayor and confirmation of the reappointment of Jason Bouchard-Nawrocki to the Historical Commission

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to confirm the reappointment, with President Camara absent and not voting.

2. Mayor and confirmation of the reappointment of Richard Mancini to the Community Preservation Committee

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to confirm the reappointment, with President Camara absent and not voting.

3. Mayor and order declaring property from the Fire Department as surplus property

On a motion made by Councilor Cadime and seconded by Councilor Raposo, it was unanimously voted to adopt the order, with President Camara absent and not voting.

Approved, June 25, 2025

Paul E. Coogan, Mayor

4. Mayor and request from Interim Purchasing Agent for review of Request for Proposals #25-11 related to sale of the site of the former Silvia School and Annex

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to refer the matter to the Committee on Real Estate, with President Camara absent and not voting.

On a further motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to waive the rules to allow the Interim Director of Financial Services to answer questions regarding item 5, with President Camara absent and not voting.

5. Mayor and order accepting a donation in the amount of \$3,418 from the Fall River Elks Lodge #118 to the Fire Department for the purchase of an underwater drone to be used by the Fire Department Dive Team

Councilor Raposo asked for information regarding where donated funding was kept within the City's financial accounts. Emily Arpke, Interim Director of Financial Services, explained that there are special accounts that are used only for allocations of donated funds. On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to adopt the order, with President Camara absent and not voting.

Approved, June 25, 2025

Paul E. Coogan, Mayor

6. Mayor and order establishing spending limits of Revolving Funds for Fiscal Year 2026

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with President Camara absent and not voting.

Approved, June 25, 2025

Paul E. Coogan, Mayor

7. Mayor and the following transfers:

a. \$1,100,000.00 from FY24 Surplus Revenue to Community Maintenance, Expenses
On a motion made by Councilor Kilby and seconded by Councilor Hart, it was voted 3 yeas, 5 nays, to adopt the order, with Vice President Pereira and Councilors Hart and Kilby voting in the affirmative, and with President Camara absent and not voting, and the motion failed to carry.

b. \$3,000,000.00 from FY24 Surplus Revenue to General Fund, Stabilization Fund
On a motion made by Councilor Dionne and seconded by Councilor Ponte, it was unanimously voted to adopt the order, with President Camara absent and not voting.

8. Mayor and the following transfers:

a. \$5,000 from City Council, Expenses to City Council, Salaries
On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to adopt the order, with President Camara absent and not voting.

b. \$10,000 from Administrative Services, Expenses to Administrative Services, Salaries
On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with President Camara absent and not voting.

c. \$200,000 from Facilities, Expenses to Community Maintenance, Expenses
A motion was made by Councilor Raposo to adopt the order, but there was no second. On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was voted 6 yeas, 2 nays to reject the order, with Councilors Hart and Kilby voting in the negative and with President Camara absent and not voting.

d. \$200,000 from Community Maintenance, Salaries to Community Maintenance, Expenses
On a motion made by Councilor Hart and seconded by Councilor Kilby, it was voted 3 yeas, 5 nays to adopt the order, with Vice President Pereira and Councilors Hart and Kilby voting in the affirmative and with President Camara absent and not voting, and the motion failed to carry.

PRIORITY COMMUNICATIONS – None

COMMITTEE REPORTS – None

ORDINANCES – None

RESOLUTIONS

9. Administration pursue a traffic and parking study specific to the downtown South Main Street area

Councilor Dionne asked for clarification regarding ongoing development in this area of the City. Vice President Pereira provided information regarding a former traffic study that suggested changing South Main Street to a one-way street with diagonal parking spaces. Councilor Ponte made brief remarks regarding the need to adjust parking regulations in this area to increase economic development and visual appeal of the South Main Street neighborhood. Councilor Ponte suggested scheduling a future meeting with the City Engineer/Planner to discuss matters related to parking changes and a housing unit development on South Main Street. On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adopt the resolution, with President Camara absent and not voting.

ORDERS – HEARINGSCurb Removal

12. Mark Pavao, 166 Wilson Road – Removal of 16 feet for a total opening of 33 feet at 166 Wilson Road

On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to adopt the order, with President Camara absent and not voting.

Approved, June 25, 2025

Paul E. Coogan, Mayor

On a further motion made by Councilor Raposo and seconded by Councilor Cadime, it was unanimously voted to take items 13 through 38 together, with President Camara absent and not voting.

Fiber Optic Cable Installations

BIF IV Intrepid Opco LLC d/b/a Intrepid Fiber Networks at the following locations:

13. Prospect Street, beginning at Grove Street and ending at Highland Avenue
14. Woodbine Place, beginning at Linden Street and ending at Grove Street
15. Hillside Street, beginning at Hanover Street and ending at Linden Street
16. Maple Street, beginning at Robeson Street and ending at Highland Avenue
17. Walnut Street, beginning at Robeson Street and ending at High Street
18. Locust Street, beginning at Robeson Street and ending at Grove Street
19. Robeson Street, beginning at Maple Street and ending at Locust Street
20. Pear Street, beginning at Walnut Street and ending at Walnut Street
21. Hanover Street, beginning at Hillside Street and ending at Locust Street
22. Linden Street, beginning at Prospect Street and ending at Locust Street
23. Grove Street, beginning at Prospect Street and ending at Locust Street
24. Highland Avenue, beginning at Prospect Street and ending at Winter Street
25. Winter Street, beginning at Highland Avenue and ending at Maple Street
26. Cherry Street, beginning at Seabury Street and ending at High Street
27. Pine Street, beginning at Seabury Street and ending at Winter Street
28. Franklin Street, beginning at North Seventh Street and ending at Rock Street
29. Bank Street, beginning at Seabury Street and ending at Rock Street
30. Seabury Street, beginning at Locust Street and ending at Bank Street
31. Linden Street, beginning at Locust Street and ending at Bank Street
32. O'Grady Street, beginning at Pine Street and ending at Bank Street
33. North Seventh Street, beginning at Franklin Street and ending at Bedford Street
34. Oak Street, beginning at Franklin Street and ending at Bank Street
35. High Street, beginning at Pine Street and ending at Franklin Street
36. High Street, beginning at Franklin Street and ending at Bank Street
37. Grove Street, beginning at Locust Street and ending at Pine Street
38. Winter Street, beginning at Locust Street and ending at Franklin Street

On a motion made by Councilor Ponte and seconded by Councilor Dionne, it was unanimously voted to adopt the orders, with President Camara absent and not voting.

Approved, June 25, 2025

Paul E. Coogan, Mayor

Underground Conduit

39. BIF IV Intrepid Opco LLC d/b/a Intrepid Fiber Networks - Pine Street, beginning at Robeson Street and ending at Seabury Street

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adopt the order, with President Camara absent and not voting.

Approved, June 25, 2025

Paul E. Coogan, Mayor

ORDERS – MISCELLANEOUS40. Police Chief's report on licensesTaxicab Drivers

Jamil Boutros Ronald A. Piccone

Private Livery Drivers

Carlos M. Alvarez Jeremy R. Hair

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to adopt the order, with President Camara absent and not voting.

COMMUNICATIONS – INVITATIONS – PETITIONS41. Claims

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to refer the claims to Corporation Counsel, with President Camara absent and not voting.

On a further motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to take items 42 through 47 together, with President Camara absent and not voting.

City Council Minutes42. Public Hearing – June 10, 202543. Committee on Finance – June 4, 202544. Committee on Finance – June 10, 202545. Committee on Finance – June 12, 202546. Special Meeting of the City Council – June 4, 202547. Regular Meeting of the City Council – June 10, 2025

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was unanimously voted to approve the minutes, with President Camara absent and not voting.

BULLETINS – NEWSLETTERS – NOTICES – NoneITEMS FILED AFTER THE AGENDA DEADLINECITY COUNCIL MEETING DATE: JUNE 24, 2025COMMITTEE REPORTSCommittee on Ordinances and Legislation recommending:All readings with emergency preamble:8e. Proposed Ordinance – Traffic, Handicapped parking

- Cambridge Street, South, 129 feet east of Coral Street
- Dover Street, South, 37 feet west of Blackstone Street
- Locust Street, North, 55 feet west of June Street
- Raymond Street, West, 29 feet south of Harriman Street

On a motion made by Councilor Raposo and seconded by Councilor Ponte, it was voted 8 yeas to adopt the emergency preamble, with President Camara absent and not voting. 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, with President Camara absent and not voting.

Approved, June 25, 2025

Paul E. Coogan, Mayor

First reading

- 8f. Proposed Ordinance – Traffic, Miscellaneous

Section 1

Thirty minute parking (strike-out)

- Sixth Street, East, 172 feet south of Bedford Street,
from 7:00 A.M. to 2:00 P.M., Monday through Friday

Section 2

Handicapped Parking (strike outs)

- Eastern Avenue, West, 79 feet south of Bedard Street
- East Main Street, West, 44 feet north of Dwelly Street
- Florence Street, North, 140 feet west of Ray Street
- Irving Street, West, 71 feet north of Pleasant Street

On a motion made by Councilor Raposo and seconded by Councilor Hart, it was unanimously voted that the proposed ordinance be passed through first reading, with President Camara absent and not voting.

- 8g. Proposed Ordinance – Amendment re salary of Animal Control Officer

On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted that the proposed ordinance be passed through first reading, with President Camara absent and not voting.

Grant leave to withdraw

- 8h. Proposed Ordinance – Fall River Public Library new position of Museum Security Officer of Public Library Services

On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted that the proposed ordinance be granted leave to withdraw, with President Camara absent and not voting.

Committee on Finance Recommending:Action

- 8i. Order – Appropriation of \$2,000,000.00 from FY24 Surplus Revenue to the Employer Health Trust Fund

On a motion made by Councilor Cadime and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with President Camara absent and not voting.

RESOLUTIONS

- 9a. City Council notify the Mayor of the City's current noncompliance with sections of the City Charter, including Section 9-15, which relates to Periodic review of the need for multiple member bodies, and Section 2-10, which relates to City Council confirmation of certain appointments

On a motion made by Councilor Ponte and seconded by Councilor Raposo, it was unanimously voted to adopt the resolution, with President Camara absent and not voting.

On a motion made by Councilor Cadime and seconded by Councilor Dionne, it was unanimously voted to adjourn at 7:30 p.m., with President Camara absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)

A true copy. Attest:

Alison M. Bouchard

City Clerk