

CITY OF  
FALL RIVER,  
MASSACHUSETTS

REQUEST FOR FOR  
AUDIT QUOTES

FOR THE YEARS  
ENDED JUNE 30, 2019,  
2020, AND 2021

**REQUEST FOR  
AUDIT QUOTES**

**CITY OF FALL RIVER,  
MASSACHUSETTS**

**YEARS ENDED**

**JUNE 30,  
2019, 2020, and 2021**

**ROSELLI, CLARK & ASSOCIATES  
500 WEST CUMMINGS PARK, SUITE 4900  
WOBURN, MASSACHUSETTS 01801**

**TERENZIO VOLPICELLI, CPA, PARTNER  
(508) 397-4268**

**[roselliclark.com](http://roselliclark.com)**

**June 24, 2019**

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## ROSELLI, CLARK & ASSOCIATES

Certified Public Accountants

June 24, 2019

Office of the Director of Financial Services  
City of Fall River  
One Government Center  
Fall River, Massachusetts 02720

Dear Ms. Mary Sahady:

**We will first acknowledge that we have reviewed the City of Fall River's request for quotes. Based on this review, we understand the requirements for this proposal.**

It is with great pride that we present this proposal to serve as independent auditors to the City of Fall River (the City). The partners of Roselli, Clark & Associates (the Firm) assert that the audit work we perform for the City will be a high priority to our management team and other Firm members. To that end, we trust that our proposal will not only communicate to the City our skills, experience and qualifications, but also our enthusiasm and interest in being engaged as your independent auditors.

Since our inception in 1988, our Firm has served as independent auditors to over 130 Massachusetts government entities, public retirement systems and special purpose districts (refer to Exhibit A). It is this experience that places our Firm among the top municipal audit firms in Massachusetts and why we are confident that we will meet or exceed your expectations. We also believe this experience rates our Firm as highly qualified as compared to other firms providing municipal auditing and assurance services.

Unlike many other CPA firms that offer a wide range of audit, tax and accounting services, our Firm is highly concentrated in financial statement audits and related accounting services to Massachusetts municipalities and government agencies. In fact, Massachusetts governmental auditing represents over 80% of our business. Nearly all our remaining business is concentrated in industries that use fund accounting. We do not prepare a single personal income tax return.

We assign highly qualified and experienced professionals to all our audit engagements. In fact, you can count on a partner being present for a significant portion of your audit field work. In doing so, we are confident that any and all issues and complex accounting areas will be resolved adequately and timely.

Our dedication to our clients and leadership in the Massachusetts municipal accounting and auditing industry has resulted in significant growth in our Firm's client base. In fact, our Firm has nearly quadrupled in size over the past twelve years.

Throughout our proposal, we hope to prove to you that we are eminently qualified and easily satisfy evaluation criteria that you and your management team measure us against. In the section of the proposal entitled "**Comparative Evaluation Criteria**," we address what we believe as the most important criteria directly so you can more easily review these qualifications when making your determination.

We applaud the City for evaluating what a new firm could bring to the table. Often, bringing a new set of eyes to the audit process provides a fresh review of the City's operations and internal control; this typically results in meaningful comments and improvements to operational efficiency. We look forward to such a challenge if we are selected as your independent auditors and are confident that with our experienced management and staff, we will exceed your expectations in the same manner we exceed the expectations of the overwhelming majority of our municipal clients.

Our proposed services for the fiscal years ended June 30, 2019, 2020 and 2021 will include:

- An audit of the Financial Statements of the City;
- An audit in accordance with Uniform Guidance (the Single Audit);
- A report on schedule of expenditures of Federal awards;
- An auditors' report on compliance and on internal control over financial reporting based on an audit of financial statements performed in accordance with Governmental Audit Standards. The report will also include a summary of all instances of non-compliance if any;
- A Management Letter (if applicable);
- An agreed upon procedure of the ESE End of Year Report;
- An audit of the Fall River Contributory Retirement System together with all schedules required under GASB 67 and GASB 68.
- An agreed upon procedure of the Student Activity Accounts;
- A departmental review of two departments; and
- An exit conference with the City's financial team and City Council if so desired.

We are also able to include as part of our overall services, the following at no additional cost to the City, should the City so elect:

- Conversion of the records from UMAS to GASB 34 and GASB 54, together with the inclusion of GASB 67, 68, 74 and 75;
- Assistance in the preparation of your Management Discussion and Analysis; and
- Year round on-call availability regarding technical assistance that may arise regarding new GASB accounting pronouncements, DOR mandates, federal mandates or any related topic.

Our fees are detailed in the proposal section labeled fees for professional services.

As you review the accompanying proposal, we believe you should consider our unique qualifications which will allow us to complete the task at hand for a fee which is competitive within the industry. We truly believe we will provide the City with the highest level of service, energy, commitment and experience; and we look forward to the challenges inherent in this engagement. If you have any further questions or comments please contact Mr. Terenzio Volpicelli, Partner at (508) 397-4268. We also encourage you to visit our website at: [www.roselliclark.com](http://www.roselliclark.com).

This proposal will remain in effect for a period of ninety (90) business days from the submission date and thereafter until withdrawn until such time as a contract is made and approved, or the procurement is canceled, whichever occurs first. The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean a natural person, business, partnership, corporation, union, committee, club or other organization, entity of group of individuals.

Very truly yours,

*Terenzio Volpicelli*

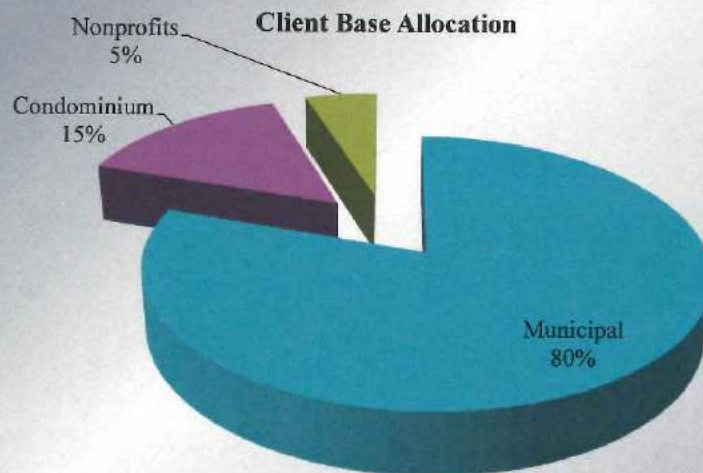
Terenzio Volpicelli, CPA, Partner  
Roselli, Clark & Associates

## PROFESSIONAL EXPERIENCE

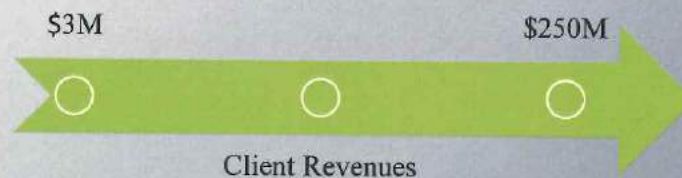
### FIRM PROFILE

Roselli, Clark & Associates is a local Certified Public Accounting partnership licensed to practice in Massachusetts and permitted to practice in New Hampshire. The Firm was originally established in 1988 as Tucci & Roselli. In 2005 we reorganized as Roselli, Clark & Associates. Our primary office is located in Woburn, Massachusetts and recently we opened a satellite office in Hopedale, Massachusetts.

The Firm's client base consists 80% of municipal audits, presently comprised of over 70 cities, towns, special purpose districts, authorities, and municipal retirement systems.



The Firm services clients in all geographic areas of Massachusetts and clients of all sizes, both cities and towns. The smallest municipal client generates \$3 million in revenue and the largest generates over \$250 million in revenue.



The Firm's fundamental focus has been to provide local municipalities and other governmental entities with high quality audit and consulting services for over 30 years.

The practice is managed by experienced Certified Public Accountants who have each invested significant years of service within the municipal sector, including service with the "Big Four" accounting firm of Deloitte & Touche dating back to the early 1980's. A significant knowledge of municipal accounting gained through a primary focus on this industry has served as the catalyst that has resulted in the Firm achieving status as a premier municipal auditing firm in Massachusetts. The Firm operates from a hierarchy of Partner, Manager, Supervisor, Assurance Senior and Assurance Assistant.

The Firm's Municipal Division is segregated into four segments illustrated as follows:



## CAFR REPORTING UNIT

The Government Finance Officers Association of the United States and Canada (GFOA) awards a Certificate of Achievement for Excellence in Financial Reporting. This is a very prestigious award and in order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized Comprehensive Annual Financial Report (CAFR). This report must satisfy both generally accepted accounting principles and applicable legal requirements. The publication of a CAFR represents an important achievement in the ability of a community to provide enhanced financial information and accountability to its citizens, elected and appointed officials, and investors. *Mr. Tony Roselli and Mr. Paul Gargano oversee the activities of this division.*

*Since 2011, when the CAFR reporting unit was established, the Firm has assisted 9 communities prepare Comprehensive Annual Financial Reports. All (100%) CAFRs prepared for fiscal 2011 thru 2017 were awarded the Certificate of Achievement for Excellence in Financial Reporting and all fiscal 2018 CAFRs have been submitted, pending results. In fiscal 2017 (latest public results), only 45 municipalities in Massachusetts received the prestigious award. The Firm continues to allocate resources to this endeavor and this division of the firm is expanding at a rapid level as can be reviewed in the following table:*

	2011	2012	2013	2014	2015	2016	2017
City of Malden	x	x	x	x	x	x	x
Town of Dedham		x	x				
Town of Millbury			x	x	x		
Town of Canton			x	x	x	x	x
Town of Westminster				x	x	x	x
Town of Nantucket				x	x	x	x
Town of Falmouth						x	x
City of Gloucester							x
City of Medford							x

*Mr. Roselli, and Mr. Gargano are also members of the CAFR Special Review Committee established by the GFOA. Mr. Gargano is the most tenured Massachusetts member of the Committee, having served since 2006. As voluntary members of this Committee, they are tasked with the responsibility to qualify or deny CAFRs which they are assigned to review by the GFOA. To that end, they review several CAFRs each year at the national level.*



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Town of Nantucket  
Massachusetts**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

June 30, 2016

*Christopher P. Morrell*  
Executive Director CEO



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Town of Falmouth  
Massachusetts**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

June 30, 2016

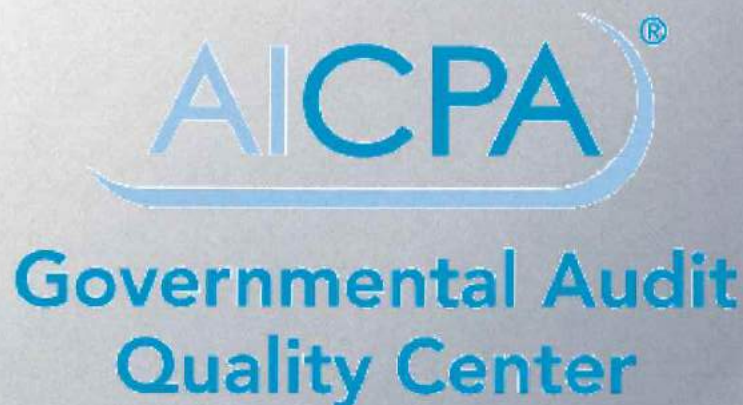
*Christopher P. Morrell*  
Executive Director CEO

## QUALITY REVIEW

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As a firm, we are committed and dedicated to providing quality service and maintaining our standing within the profession. We are presently enrolled in the AICPA peer review program and a number of years ago participated in the Department of Revenue desk review program. In order to ensure favorable reviews, we have implemented formal quality control policies and procedures that meet all professional standards, including an independent annual inspection of our records. We are constantly challenging and updating our quality control procedures to improve upon what we believe to be an excellent attestation program. A copy of our unqualified System Review Report opinion has been included for your review. This report included a review of our government engagements and satisfied the peer review yellow book requirements.

Additionally, the Firm has been accepted as a member of the American Institute of Certified Public Accountants (AICPA) Governmental Audit Quality Center (GAQC). **Membership in the GAQC is restricted to those firms that have exhibited an enhanced level of quality control.** As a member of the GAQC, the Firm benefits by gaining access to comprehensive and valuable resources and tools that will assist in further enhancing the quality of the Firm's governmental audits. The Center membership provides timely information on a variety of technical, legislative and regulatory subjects that can be applied to the Firm's governmental audits to help ensure compliance with the appropriate standards and changes in regulations. The Firm believes that membership in the Governmental Audit Quality Center will enable it to continue audit quality initiatives and demonstrates its continued commitment to deliver the highest quality governmental audit services possible to its clients.



## CONTINUING EDUCATION AND PROFESSIONAL DEVELOPMENT

Our professionals and staff who work on *Yellow Book* engagements are required to adhere to one of the strictest continuing professional education standards in the accounting industry. To that end, we have implemented policies within our office to assure that these standards are achieved. We access educational materials from many sources including the GAQC, Massachusetts Society of Certified Public Accountants, Governmental Finance Officers Association, Thompson Reuters (parent company of Practioners Publishing Company "PPC" - the industry standard for published audit materials) and other publication entities. In addition, the Firm has developed in-house training programs taught by our partners, and our partners are also frequent speakers at industry events. These presentations can be reviewed using this link <http://roselliclark.com/presentations/>. Topics included "Green Book/COSO Implementation", and "A guide to how to calculate your bond rating". The overall continuing professional education program we have implemented assures that the Firm's personnel will complete the necessary steps to remain educationally compliant in accordance with the strict guidelines established by the General Government Auditing Standards issued by the Comptroller General of the United States.

One of our many voluntary affiliations is with the **Massachusetts Society of Certified Public Accountant's Governmental Accounting and Auditing Committee**. Our firm hosted the monthly Committee meetings with two of our partners serving concurrent terms as **Committee Chair** from 2011 – 2015. Currently five members of the firm hold active seats on the Committee. As a result, this allows us to participate with other firms' personnel in round table discussions that include many of the current issues facing governmental entities. The meetings, which are generally held once per month, are attended by other Certified Public Accounting firms, members of the Massachusetts Department of Revenue Bureau of Accounts, the ESE, the State Auditor's Office, municipal finance directors and specialized speakers. A great example of the work of this Committee was its ability to address the issues associated with Student Activities. These activities had gone unattended for numerous years. *One of our partners, Tony Roselli, was the key author of the Student Activity Audit guidelines available at the ESE website*; the original document was deliberated with the Department of Revenue, Department of Education and many of the other CPA firms.

The result was a manual, presented in checklist form, that is being used State-wide to conduct audits of these activities.

Other key areas of development by the Committee in recent years include:

- Other Postemployment Benefits and the impact of Chapter 32B Section 20 and Section 20 (a) and plan categorization.
- GASB 54 classifications.
- Implementation of GASB 67.
- Implementation of GASB 68.
- Implementation of GASB 74.
- Implementation of GASB 75.
- UMAS updates.
- Working with DOR to streamline the free cash process.

## **FIRM PHILOSOPHY**

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We believe the most relevant factor for the City to consider during the selection process is the level of experience that the individual leading the engagement has in performing similar examinations. This individual must possess a thorough understanding of the promulgations issued by the **Government Accounting Standards Board**, "GASB", especially **GASB 34**, and how it specifically relates to a particular community. In addition, the individual must have a complete understanding of both the *Yellow Book* and the *Uniform Municipal Accounting System* "UMAS". Specifically, the Firm must comprehend how this regulated system of accounting relates and converts to **GASB 34**. Any lack of knowledge in any of these areas leads to substantial time commitments of the City's personnel and delays in completion.

### **External Resources**

We feel that an ideal method of achieving the above objective is by (1) educating ourselves to the fullest extent and (2) sharing ideas and philosophy with other professionals through joining industry associations and committees that make us better equipped to service the needs of our clients. The end result is to insure that the reporting and consulting services we provide are adequate.

To that end, the Firm has memberships and subscriptions with several professional associations and technical resource providers, which include the following:

- American Institute of Certified Public Accountants (AICPA)
- Massachusetts Society of Certified Public Accountants (MSCPA)
- Massachusetts Society of Certified Public Accountants, Governmental Accounting and Auditing Committee
- Massachusetts Municipal Association (MMA)
- Massachusetts Association of School Business Officials
- Massachusetts Government Finance Officers' Association
- Government Finance Officers' Association (GFOA)
- Government Finance Officers' Association – CAFR Special Review Committee
- Governmental Accounting Standards Board (GASB)
- Practitioner Publishing Company (PPC), a Thompson Reuters Company

As members or affiliates of these entities, we are, almost on a daily basis, kept abreast of the latest issues in governmental accounting.

#### **Creating Value Added Benefits**

As a result, the management letter comments and recommendations generated during the audit will be relevant and constructive, and the Basic Financial Statements will be complete and accurate. This is one of the fundamental reasons we feel our firm is ideally suited for this engagement. Our experience has taught us how to properly staff a *Yellow Book* engagement. The approach we use places the most experienced person in charge of field work. This person is responsible for supervision of staff along with performing all work related to budgetary accounting, fund structure, report presentation and all issues unique to a successful engagement. Additionally, the on-site availability of this person will allow the client to have the added benefit of drawing on this experience.

#### **GASB Implementation**

In the last 18 years, significant developments by the GASB have provided substantial challenges to local communities in order to meet reporting requirements. Our firm assisted *numerous* communities in converting to the **GASB 34** accounting presentation, including assistance in the conversion of the accounting records, advice on the maintenance of fixed asset inventories and assistance in the preparation of the Management Discussion and Analysis. The individuals who performed these conversions will be directly assigned to your audit. In addition, with the GASB busy at work, we were very involved in helping our communities implement **GASB 43, GASB 45, GASB 54, GASB 65, GASB 67, GASB 68, GASB74** and most recently **GASB 75**, which was effective in fiscal year 2018 and materially impacted communities of all sizes.

## **CLIENT PROFILE**

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Our firm is a boutique practice that specializes in services to only a few industries, local governments being by far the largest at about 80%. Within the government sector, we perform audits for cities, towns, special districts, authorities, and retirement systems. We also perform numerous agreed upon procedure engagements such as departmental operational reviews, school end of year agreed upon procedures, fraud risk assessment, and student activities. In addition, we perform a myriad of consulting type services including per diem treasurer and accountant functions, as well as projects such as CAFR preparation, fixed assets maintenance, bond rating advice, software implementation and other various items.

A few years ago, the Firm was amongst a handful of firms selected to perform services for the **Massachusetts School Building Authority (MSBA)**, an agency established to oversee state reimbursed school construction projects. To that end, we completed approximately 50 projects that in aggregate approximated **\$1 billion** in school construction costs. These projects were completed both timely and accurately, and were instrumental in assisting the MSBA in completing this endeavor. The Commonwealth's confidence with our firm's qualifications and reporting is indicative of the manner in which we provide our services; and as a result, we are highly optimistic that we instill this same level of confidence in all our present and future clients.

In the following exhibits, we will satisfy the City's requirement to provide a listing of our clients and at least ten credible references:

### **Exhibit A:**

This exhibit summarizes all relevant clients that have been **audited** or serviced by the Firm since inception (1988).

### **Exhibit B:**

Exhibit B represents a list of contacts for our current municipal clients that we have provided similar services to. We are confident that any client you call will provide a very positive endorsement of our Firm. To confirm this, we strongly urge you to contact **any** of the references listed.

EXHIBIT A: PORTFOLIO OF PRESENT AND PAST MUNICIPAL AUDIT CLIENTS

Cities	Current Services					Prior Years' Services			
	Current Client	Financial Statement Audit	CAFR	Consulting	Other	Financial Statement Audit	CAFR	Consulting	Other
Chelsea	◆	◆	◆			◆		◆	
Everett								◆	◆
Gloucester	◆	◆	◆			◆	◆		
Lawrence								◆	
Lowell									◆
Malden	◆	◆	◆	◆	◆	◆	◆	◆	◆
Marlborough	◆	◆			◆	◆		◆	◆
Medford	◆	◆	◆	◆	◆	◆	◆	◆	◆
Quincy									◆
Revere	◆			◆					
Salem						◆		◆	◆
Somerville	◆			◆				◆	
<i>Towns</i>									
Abington						◆			
Ashfield	◆	◆				◆			
Ashland									◆
Aquinnah	◆	◆				◆			◆
Arlington						◆		◆	
Barnardston									
Blackstone	◆								◆
Bourne									
Boxford						◆		◆	
Boylston						◆			
Burlington					◆				◆
Bridgewater	◆	◆				◆		◆	
Brookline	◆			◆	◆			◆	
Canton	◆	◆	◆	◆	◆	◆	◆	◆	◆
Cohasset						◆		◆	◆
Conway	◆	◆			◆	◆			◆
Dedham						◆	◆	◆	◆
Dighton	◆	◆				◆			
Dunstable	◆	◆				◆			
Essex						◆			
Falmouth	◆	◆	◆	◆	◆	◆	◆	◆	◆
Franklin								◆	◆
Freetown	◆	◆				◆			
Harvard	◆	◆			◆	◆		◆	◆
Hatfield	◆	◆			◆	◆		◆	◆
Heath						◆			
Holliston	◆	◆			◆	◆			◆
Hopkinton	◆	◆			◆	◆			◆
Hull	◆	◆			◆	◆			◆
Lexington									◆

EXHIBIT A: PORTFOLIO OF PRESENT AND PAST MUNICIPAL AUDIT CLIENTS (continued)

	Current Services					Prior Years' Services			
	Current Client	Financial Statement	CAFR	Consulting	Other	Financial Statement	CAFR	Consulting	Other
		Audit				Audit			
Maynard	◆	◆		◆	◆	◆		◆	◆
Medfield						◆		◆	◆
Mendon	◆	◆							
Merrimac						◆			
Middleton	◆	◆				◆			
Millis						◆			
Millbury						◆	◆	◆	◆
Nantucket	◆	◆	◆	◆	◆	◆	◆	◆	◆
Norwell						◆			
North Attleboro	◆	◆			◆	◆			◆
Newbury									◆
Oak Bluffs						◆			◆
Oakham						◆			
Oxford	◆	◆			◆	◆			◆
Orleans						◆		◆	◆
Paxton	◆	◆				◆			
Pembroke	◆	◆			◆	◆		◆	◆
Peru					◆	◆		◆	◆
Petersham						◆			
Phillipston	◆	◆				◆			
Princeton	◆	◆				◆			◆
Salisbury	◆	◆			◆	◆		◆	◆
Saugus									◆
Scituate						◆		◆	◆
Sharon									◆
Sherborn									◆
Somerset	◆				◆				◆
Southbridge	◆	◆				◆			◆
Sterling	◆	◆				◆			
Stoneham						◆		◆	◆
Sutton						◆			
Templeton	◆	◆				◆		◆	◆
Topsfield						◆			
Truro	◆	◆			◆	◆			◆
Upton	◆	◆				◆			
Walpole	◆	◆		◆	◆	◆		◆	◆
Webster	◆	◆			◆	◆		◆	◆
Wellesley	◆				◆			◆	
Westminster	◆	◆	◆	◆	◆	◆	◆	◆	◆
Weston									◆
Westport	◆	◆		◆	◆	◆		◆	◆
Westford									◆
West Newbury	◆	◆				◆			
Weymouth						◆		◆	◆
Wilmington	◆	◆			◆	◆		◆	◆
Winchendon	◆	◆			◆	◆		◆	◆
Winchester	◆				◆				
Winthrop						◆		◆	◆
Wrentham	◆	◆				◆		◆	◆

**EXHIBIT A: PORTFOLIO OF PRESENT AND PAST MUNICIPAL AUDIT CLIENTS (continued)**

	Current Services			Prior Years' Services	
	Current Client	Financial Statement	Other	Financial Statement	Other
		Audit		Audit	
<i>Special Purpose Districts and Authorities</i>					
Cambridge Redevelopment Authority	◆	◆		◆	
Chelsea Contributory Retirement System	◆	◆		◆	
Dighton Water District	◆			◆	
Dracut Water Supply District	◆	◆		◆	
Dedham Contributory Retirement System				◆	
Devons Regional Hazardous Products	◆	◆			
Falmouth Contributory Retirement System	◆	◆		◆	
Falmouth Economic Development Corporation	◆	◆		◆	
Falmouth Public Library				◆	
Franklin County Regional Solid Waste District	◆	◆		◆	
Gloucester Contributory Retirement System	◆	◆		◆	
Greater Lawrence Regional School District					◆
Groton Dunstable Regional School District	◆	◆	◆		◆
Hull Contributory Retirement System	◆	◆		◆	
Lancaster Regional Sewer District	◆	◆		◆	
Malden Contributory Retirement System	◆	◆		◆	
Malden Parking Authority	◆	◆		◆	
Malden Redevelopment Authority	◆	◆		◆	
Malden Housing Authority				◆	
Marlborough Contributory Retirement System	◆	◆		◆	
Masconomet Regional School District					◆
Maynard Contributory Retirement System	◆	◆		◆	
Medford Contributory Retirement System	◆	◆		◆	
Metro North Regional Communication Center	◆	◆			
Milton, NH Public Schools					◆
Nantucket County	◆	◆		◆	
Nantucket International Airport	◆	◆		◆	
Narragansett Regional School District	◆	◆		◆	
North Attleboro Contributory Retirement System	◆	◆		◆	
North Suburban Consortium	◆	◆		◆	
Oak Bluffs Water District				◆	
Old Colony Regional Vocational School District				◆	
Stoneham Contributory Retirement System				◆	
Salem Contributory Retirement System				◆	
Somerset Berkley Regional School District	◆	◆	◆	◆	◆
Southbridge Contributory Retirement System	◆	◆		◆	
Southbridge Municipal Airport				◆	
South Shore Regional School District				◆	◆
Thomas Crane Public Library (Quincy)				◆	
Triton Regional School Distrit	◆	◆	◆		
Wakefield, NH Public Schools					◆
Wannacomet Water Company (Nantucket)	◆	◆		◆	
Weymouth Contributory Retirement System				◆	
Winchendon Redevelopment Authority	◆	◆		◆	
Winthrop Contributory Retirement System				◆	

**EXHIBIT B: LISTING OF REFERENCES**

<b>Municipality/Entity</b>	<b>Contact Person</b>	<b>Title</b>	<b>Telephone</b>	<b>Service</b>
Town of Falmouth	Jennifer Petit	Finance Director	774-722-2909	CAFR
Town of Nantucket	Brian Turbitt	Finance Director	508-228-7200	CAFR
City of Malden	Chuck Ranaghan	City Controller	781-389-2520	CAFR
City of Medford	Aleesha Nunley	Chief Financial Officer	978-239-5411	CAFR
City of Gloucester	Kenny Costa	City Auditor	781-439-9835	CAFR
Town of Canton	James Murgia	Finance Director	781-575-6610	CAFR
Town of Holliston	Sharon Emerick	Town Accountant	508-429-0600	Audit
Town of Dedham	Bill Keegan (1)	Town Manager	781-603-9632	CAFR
Town of Wrentham	Jean Sarno	Town Accountant	508-384-5400	Audit
City of Marlborough	Brian Doheny	Comptroller	508-460-3730	Audit
Town of Wilmington	Michael Morris	Town Accountant	978-694-2029	Audit
Town of Walpole	Jodi Cuneo	Town Accountant	508-660-7318	Audit
Town of North Attleborough	John Adams (2)	Town Accountant	781-934-1100	Audit

(1) Bill Keegan currently works in Foxborough; this is his current phone contact

(2) John Adams currently works in Duxbury; this is his current phone contact

## AUDIT WORK PLAN

A critical component of our due diligent process was the development of a work plan that ensures that the City's financial statements will be issued in accordance with the critical time lines needed to satisfy single audit official statement deadlines.

As a result, we will guarantee that our audit procedures will begin no later than June 1 and that the reports are expected to be issued in final format by March 15, well ahead of the City's critical deadlines. Year one timing will be contingent on timing of the award and execution of the contract. In no event will final audits be delayed beyond 90 days from when the City has provided the firm with all closing documents.

In the discussion that follows, we will define our plan using the following criteria:

1. The audit team;
2. Proposed service hours by section and by personnel
3. A summary of the components of the audit process;
4. A detail discussion of the components of the audit process; and
5. A listing of the types of documentation we will require for the audit.

## AUDIT TEAM

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We have carefully reviewed the audit requirements of the City and have determined that the City's requirements rate well above average in complexity. As a result we will be strategically assigning our most experienced governmental auditors to the engagement. Based on this assessment, the audit team we contemplate for the City's audit will consist of the following team members:

**Terenzio Volpicelli CPA** – Terenzio will be the lead partner on the engagement. His duties will consist of planning and scheduling the audit, reviewing all aspects of field work, supervising staff, choreographing work flow, and assuring the completion of field work. He has almost 25 years of audit experience including 12 years auditing governments. He is responsible for over 20 government audits per year.

**Paul Gargano, CPA,** – Paul will be the partner assigned to overseeing Single Audit and End of Year Report procedures. He will report directly to the lead partner. Paul has been auditing governments for almost 25 years and is responsible for over 30 audits per year.

**Chad Clark, CPA, MS, CGMA** – Per our firm policies, this engagement qualifies as one requiring an Engagement Quality Control Review; Chad will be responsible for conducting this review. This includes reviewing all aspects of the engagement for quality prior to the financial statements being issued. Chad has been auditing governments for almost 25 years and is responsible for over 15 government audits per year.

**Tony Roselli, CPA, CGMA** – Tony will be the concurring partner on the engagement. In this role he will be responsible for discussing with the lead partner, the proper application of accounting and auditing standards. He will also review the report prior to it being issued. Tony has been auditing governments over 35 years and is responsible for over 30 audits per year.

Professional profiles for all the key audit team members listed above are included in the pages that follow; we refer you to these profiles to assist you in your assessment of the qualifications of these key audit team members.

In addition to the above key audit team members, we will staff the engagement with a Supervisor **Kurt Ginthwain**, Assurance Senior, **Rob Briand** and other Assurance Associates.

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# Terenzio Volpicelli, Partner, CPA

## Licenses and Certifications

- Certified Public Accountant (licensed in Massachusetts)

## Education

- Bryant University – BS, Financial Accounting (1995)

## Work Experience

- Roselli, Clark and Associates, Partner (2008 – Present)
- Stowe and Degon, Manager (2002 – 2004)
- Deloitte and Touche, Senior (1995 – 1999)
- Private Sector Accounting, SEC Controller (7 years)

## Committees/Affiliations

- Massachusetts Society of Certified Public Accountants – Government Accounting and Auditing Committee Member

## Memberships

- Massachusetts Society of Certified Public Accountants

## Skills

- Financial Statement preparation
- GASB implementation
- Yellow Book
- Auditing Standards
- Uniform Guidance / Single Audit Act compliance
- Contributory Retirement Systems
- Student Activities
- Departmental operations review
- Policies and Procedures
- Fraud Assessment
- Quality review
- SEC financial reporting
- Sarbanes Oxley compliance
- COSO internal control framework

# Paul Gargano, Partner, CPA

## Licenses and Certifications

- Certified Public Accountant (licensed in Massachusetts)
- Certified Government Accountant (previous)

## Education

- Northeastern University, Certificate of Advanced Accounting (1996)
- University of Massachusetts – Lowell, BS Industrial Management (1995)
- Completed course; Massachusetts Certified Public Purchasing Official

## Work Experience

- Roselli, Clark & Associates, Partner (2009 – Present)
- Town of Canton, Massachusetts, Town Accountant (2005 – 2009)
- Sullivan, Rogers and Company, Manager (2003 – 2004)
- Powers and Sullivan, Supervisor (1997 – 2002)
- Private Sector Accounting (3 years)

## Discussion Leader/Instructor

- Topics
- How To Read Your Audit Report – Guide for Treasurers
- Discussion Groups
- Worcester County Collectors and Treasurers Association

## Memberships

- American Institute of Certified Public Accountants
- Massachusetts Society of Certified Public Accountants

## Committees/Affiliations

- Massachusetts Society of Certified Public Accountants – Government Accounting and Auditing Committee Member (*Current Chairman*)
- Government Finance Officers Association – CAFR Special Review Committee

## Skills

- Financial Statement preparation
- CAFR preparation
- GASB implementation
- Yellow Book
- Uniform Guidance / Single Audit Act compliance
- Auditing standards
- Interim Town Accountant
- Interim Treasurer
- Free cash consultation
- Schedule A
- Softright – proficient
- MUNIS – proficient
- VADAR – proficient
- DESE End of Year Financial Report compliance
- Departmental operational reviews
- Regional School Districts
- Discussion leader/instructor

# Chad Clark, Partner, CPA, MS

## Licenses and Certifications

- Certified Public Accountant (licensed in Massachusetts)

## Education

- State University of New York at Albany, MS in Accountancy (1996)
- Castleton State College, BS in Business Administration – Accounting, Minor in Computer Information Systems (1995)
- Completed course; Massachusetts Certified Public Purchasing Official

## Work Experience

- Roselli, Clark and Associates, Partner (2005 – Present)
- Tucci and Roselli, Manager (1996 – 2005)
- Sullivan, Powers and Company, Staff (1995)

## Discussion Leader/Instructor

- Topics
- Fraud – Prevention, Policies and Procedures
- How To Read Your Audit Report – Guide for Treasurers
- Student Activities – A Guide to Compliance

## Discussion Groups

- Massachusetts Municipal Accountants and Auditors Association
- Massachusetts Collectors and Treasurers Association
- Massachusetts Association of School Business Officials

## Memberships

- American Institute of Certified Public Accountants
- Massachusetts Society of Certified Public Accountants

## Committees/Affiliations

- Massachusetts Society of Certified Public Accountants – Government Accounting and Auditing Committee Member (*Past Chairman*)
- American Institute of Certified Public Accountants – Government Audit Quality Center
- Massachusetts Municipal Association
- Massachusetts Association of School Business Officials

## Skills

- Financial Statement preparation
- GASB implementation
- Uniform Guidance / Single Audit Act compliance
- Departmental operational reviews
- Yellow Book
- Auditing standards
- Contributory Retirement Systems
- Management Information Systems
- Student Activities
- Discussion leader/instructor

# Tony Roselli, Partner, CPA, CGMA

## Licenses and Certifications

- Certified Public Accountant (licensed in Massachusetts)
- Chartered Global Management Accountant

## Education

- Bentley University, BS in Accountancy (1984)
- Completed course; Massachusetts Certified Public Purchasing Official

## Work Experience

- Roselli, Clark and Associates, Partner (2005 – Present)
- Tucci and Roselli, Partner (1989 – 2004)
- Deloitte and Touche, Supervisor (1984 – 1988)

## Discussion Leader/Instructor

- Topics
  - Regionalization – A Guide to a More Efficient Government
  - Fraud – Prevention, Policies and Procedures
  - How To Read Your Audit Report – Guide for Treasurers
  - Student Activities – A Guide to Compliance
  - OPEB – Guide to Chapter 32B Section 20
- Discussion Groups
  - Massachusetts Municipal Accountants and Auditors Association
  - Massachusetts Collectors and Treasurers Association
  - Massachusetts Association of School Business Officials
  - Massachusetts Society of Certified Public Accountants

## Memberships

- American Institute of Certified Public Accountants
- Massachusetts Society of Certified Public Accountants
- Government Finance Officers Association

## Committees/Affiliations

- Massachusetts Society of Certified Public Accountants – Government Accounting and Auditing Committee Member
- American Institute of Certified Public Accountants - Government Audit Quality Center
- Massachusetts Municipal Association
- Government Finance Officers Association – CAFR Special Review Committee
- Massachusetts Association of School Business Officials

## Skills

- Financial Statement preparation
- Comprehensive Annual Financial Report (CAFR) preparation
- GASB implementation
- Yellow Book
- Auditing standards
- Uniform Guidance / Single Audit Act compliance
- Bond rating evaluation and analysis
- Municipal budgeting
- Strategic short and long-term planning
- Student Activities
- Net School Spending consultation (Chapter 70)
- Free Cash consultation
- Tax Recap consultation
- Departmental operational reviews
- Discussion leader/instructor

# **PROPOSED SERVICE HOURS BY SECTION AND PERSONNEL**

Based upon our understanding of the City's audit requirements and our extensive experience within the Government Sector, we believe the following estimated hours, by section, will be necessary to meet the City's audit objectives for each of the years under audit.

Audit Section	Hours	Level	Person
Pre-audit conference/Planning	20	Partner	Terenzio Volpicelli/Tony Roselli
Preliminary analytical review	20	Partner	Terenzio Volpicelli
Risk assessment	40	Partner	Terenzio Volpicelli/Tony Roselli
System documentation	30	Supervisor	Kurt Ginthwain
Narratives/flow charts	25	Supervisor	Kurt Ginthwain
Control/Compliance testing - Receipts/Payroll	30	Senior	Robert Briand
Control/Compliance testing - Disbursements	25	Senior	Robert Briand
Confirmations	12	Assistant	Nick Makrys
Cash/Investments	20	Senior	Robert Briand
Receivables	20	Senior	Robert Briand
Fixed assets	12	Senior	Robert Briand
Payables and other liabilities	16	Assistant	Nick Makrys
Debt - create amortization schedules	32	Assistant	Nick Makrys
Debt - High level	12	Partner	Terenzio Volpicelli
OPEB - GASB 74 and 75	8	Partner	Tony Roselli
Pension - GASB 67 and 68	8	Partner	Tony Roselli
OPEB Census testing	12	Assistant	Nick Makrys
Pension Census testing	12	Assistant	Nick Makrys
Pension Field Work	100	Supervisor	Kurt Ginthwain
Compensated absences	6	Assistant	Nick Makrys
General Fund Activity	24	Supervisor	Paul Gargano
Budget	16	Supervisor	Paul Gargano
Special Revenue Fund Activity	16	Supervisor	Kurt Ginthwain
Capital Projects Fund	16	Supervisor	Kurt Ginthwain
Enterprise Funds	24	Partner	Paul Gargano
Final analytical review	12	Partner	Terenzio Volpicelli
Meetings (SAS99) and other	25	Partner	Terenzio Volpicelli
GASB 34/54 Conversion	20	Partner	Terenzio Volpicelli
City Report Preparation	30	Partner	Terenzio Volpicelli
Concurring partner review	26	Partner	Tony Roselli
Engagement Quality Control Review	10	Partner	Chad Clark
Review and supervision time	50	Partner	Terenzio Volpicelli
Checklists	40	Partner	Terenzio Volpicelli
<b>Financial Statement audit subtotal</b>	<b>769</b>		
Single Audit compliance (some included above)	120	Supervisor	Kurt Ginthwain
Pension System reporting and review	30	Partner	Terenzio Volpicelli
Single Audit reporting and review	30	Partner	Paul Gargano
End of Year Report Procedures	50	Senior	Robert Briand
End of Year Report preparation and review	10	Partner	Paul Gargano
Department reviews	24	Partner	Terenzio Volpicelli
Management Letter	20	Partner	Terenzio Volpicelli
<b>Total audit all areas</b>	<b>1,053</b>		
<b>Breakdown:</b>			
Partner/Manager	459	43.59%	
Supervisor	347	32.95%	
Assurance Senior	157	14.91%	
Assurance Assistant	90	8.55%	
Back Office/Other	0	0.00%	
	<b>1,053</b>		

Note: In our firm, our partners also take on the responsibility of managers; therefore the City benefits from more partner hours.

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## DETAILED COMPONENTS OF THE AUDIT PLAN UTILIZED BY THE FIRM

### *Planning -*

(1) Pre-audit conference which will outline the expectation of both parties. (2) *Statement on Auditing Standards (SAS)* requires that preliminary analytical review is performed as a basis of assessing preliminary risk areas or identifying items in the initial stage that the auditor would review in further detail later in the audit. This could include deterioration in receivables causing the auditor to increase efforts in the detail testing, or unusual balances in fixed assets could cause the auditor to determine the depreciation may not have been recorded or any other myriad of financial statement risk that may arise. The preliminary analytical review would be done using the client balance sheet as compared to the prior year, and the prior year as compared to the issued report. The client would be included in such a process, such that the expectations developed during the process are valid. Preliminary planning materiality is also determined at this point.

### *Risk Assessment -*

Once the planning stage has begun, the auditing standards require the auditor to perform a complete risk assessment. We accomplish this through the use of practice aids provided by PPC, which are in the form of checklists that are done in conjunction with the client. This procedure is intended to highlight financial statement risk; for example if we discover that the client is not reconciling receivables, we would increase our procedures in this area as the risk of error would be elevated.

### *System Reviews And Write-ups -*

A review of the basic transaction flows, including meeting with key personnel who oversee the transaction flow. This is done hand in hand with risk assessment and results in detailed memos and transaction cycle processes. Deficiencies in the flow would be documented and discussed with the client, for example, does the client have a centralized personnel department, if not, we would discuss how the client mitigates this deficiency.

### *Compliance Testing -*

Testing detail transactions which will be used in evaluating the systems of internal control. The compliance test is developed based on the results of the previous tests. Risk in various areas is assessed as low, moderate or high and this evaluation drives the sample size to be used. Typically, sample sizes are 25, 40 or 60 of each major transaction type as one would hardly ever conclude that risk is low. Once again, the PPC practice Aids guide us through the selection process. As part of this process, we would also perform a fraud review as required under SAS #99.

This includes sitting down with members of your management team and clerical staff individually and inquiring about possible fraud or areas susceptible to fraud. We would also review legal compliance in this area of the audit - compliance with Chapter 30B, etc.

*Cash -*

Substantiate cash balances through confirmation and review of bank reconciliations, bank statements, and major transactions near the close of the fiscal year. Outstanding checklists will be tested using a statistical based design using PPC as a practice aid and tolerable misstatement to determine sample size. Investments would be confirmed and adjusted to fair value under GASB 31. Footnotes will be presented in accordance with GASB 3, GASB 40 and GASB 72.

*Receivables -*

Review detail supporting general ledger balances. Reconcile between detail and general ledger balances. Substantiate overlay. Discuss the need for a possible allowance for doubtful accounts.

Review 60 day accrual; review for possible inclusion of intergovernmental receivables (i.e. have all the conditions of reimbursement been met as described in GASB 33). We will determine if the most significant of receivables, typically from the Massachusetts School Building Authority need to be recorded. We will also determine if the City has subsidies from the MCWT, since these also may need to be reported.

*Fixed Assets -*

We will design a statistical sample to vouch additions; the sample will be developed using tolerable misstatement as a guide for determining sample size. We will recalculate the clients recorded depreciation. This will be done using an analytical procedure. We will determine that the activity is appropriately rolled forward. We will observe large fixed assets to assure they exist.

*Payables -*

Perform search for unrecorded liabilities through review of invoices and cash disbursement transactions. Selections will be made using tolerable misstatement as a guide. All disbursements over a certain amount will be vouched. This typically could be 50 to 60 disbursements. We would also review accrued payroll, compensated absences, OPEB (GASB 75), Agency liabilities and others in this area.

*Debt -*

Debt confirmations to be circulated and received confirms to be compared to recorded balances. We would review debt ordinances for compliance, arbitrage, and disclosure. We would obtain the Statement of Indebtedness and determine if it is accurately filed. Leases and promissory notes would also be reviewed in this section.

<i>Fund Equity -</i>	Review revenue and expenditure detail, review propriety of transfers, compare budgetary amounts to actual amounts, investigate large variances, and review propriety of encumbrances. Reconcile fund balance to prior year. Disbursements/receipts are tested systemically in the prior compliance area and reliance on the system is developed or denied based on this test. Additionally, significant analytical review procedures will be performed on the ending balances, comparing them to the budget and to the prior year.
<i>Special Revenue -</i>	Roll forward general ledger, review grants, and reconcile school activity to City reports.
<i>Permanent &amp; Agency -</i>	Roll forward general ledger and confirm investment activity.
<i>Capital Projects-</i>	Roll forward general ledger balances, confirm bond proceeds and other debt issuances; determine receivable balances relative to any MSBA reimbursement of a School Project. Vouch disbursements to assure they are proper capital items.
<i>Enterprise Funds-</i>	Rollforward general ledger balances, review indirect costs, complete analytical review of revenue and expenses; tie out debt, fixed assets, depreciation and all other accrued based items. Conduct testing of user receipt samples and disbursements.
<i>GASB 34/54 -</i>	Convert accounting records to GASB 34/54 format, review fixed assets, and review Management Discussion and Analysis. Complete report.
<i>Analytical review -</i>	This is performed at the conclusion of each section and ongoing throughout the audit. See preliminary analytical review above. Balances are compared to the expectations developed during the preliminary analytical review process.

## COMPARATIVE EVALUATION CRITERIA

### EVALUATION PROCESS

Selecting an audit firm that can meet the objective of a municipality in a cost beneficial manner should be the ultimate goal of the Request for Proposal.

As such, carefully evaluating each firm's strengths and weaknesses and then comparing those attributes to other firms should be a required portion of the selection process.

We understand that your evaluation criteria are based on the following metrics:

1. Auditor level experience.
2. Firm municipal audit experience.
3. Size of Municipalities audited.
4. References

In the pages that follow the metrics identified in 1 thru 3 are addressed in detail and after reviewing these pages we are confident that you will consider our firm highly advantageous for the City.

Our references are included in Exhibit B. We encourage you to call our references as we are confident they will endorse our qualifications at the highest level.

## Evaluation criteria

Please consider the following as responses in measuring our Firm's attributes versus your evaluation metrics outlined in the previous page:

### 1. Years of experience providing similar services – Response.

- The Firm has been conducting audits of municipalities for 30 years.
- Our entire work log since 1988 is included at Exhibit A.

*The City should consider this as highly advantageous.*

### 2. Number of municipalities that the Firm has provided Financial Audit Service to – Response.

- The Firm has provided financial audit services to well over 100 Cities, Towns, Districts and Special Service entities since 1988.
- About 70 consist of Cities and Towns.
- 48 of these Cities and Towns are current clients. At least 5 have total GAAP revenues over \$200 million and at least 10 have total GAAP revenue over \$100 million.

*The City should consider this as highly advantageous.*

### 3. Knowledge, ability, and skill– Response.

- The Firm has been conducting audits for 30 years.
- The Firm has audited municipalities in Massachusetts for 30 years.
- The Firm has conducted similar services for over 100 different municipal entities in Massachusetts since 1988.
- The Firm completed services for 65 municipal accounts for the year ended June 30, 2018.
- The Firm completed 24 OMB Single audits for the year ended June 30, 2018.
- The Firm has completed 29 CAFRs for 9 communities with 100% certificate success rate.
- The Firm annually completes the 2<sup>nd</sup> most amount of Massachusetts CAFRs amongst the Massachusetts CPA firms.

- The Firm has had unprecedented growth since 2005, growing the firm from 12 municipal accounts to over 70.



- We have only lost 2 clients in the past 3 years. Both were a result of the completion of six years of audit service and a policy of rotating auditors.
- The Firm has successfully passed 8 peer reviews since inception.
- The firm has been accepted to the AICPA Government Audit Quality Center (GAQC).
- Approximately 1/3 of the Firm's clients use the MUNIS operating system.
- One of our partners, while employed as the Town Accountant in the Town of Canton utilized the MUNIS operating system over a period of 5 years. During this period of time this partner became very proficient with MUNIS.
- As a byproduct of the audit, we have used our advanced experience with MUNIS to educate our clients on how to better use the capabilities of MUNIS.

*The City should consider this as **highly advantageous**.*

#### **4. Staffing**

- Our audit team members maintain compliance with Yellow Book standards which requires obtaining 80 continuing professional education credits every 2 years. The credits must include at least 24 Yellow Book specific learning credits and the remainder in developing and enhancing audit skills and knowledge. We provide our staff with various training opportunities including from in-house instruction, online courses, webinar events, and conference attendance.

- Please review the section entitled Audit Team and Proposed Hours By Section and Personnel.
- Almost 70% of the proposed staff time is either a Partner, Manager or Supervisor; most with over 20 years of experience.
- Profiles and resumes are provided for all these individuals.
- *The majority of our audit is completed in the field. We do not ask clients to scan us significant portions of the audit documentation. We pull much of these documents ourselves.*

*The City should consider this as **highly advantageous**.*

#### **5. GASB Implementation Assistance**

- With all of our audit contract services to municipalities, it is our standard practice to provide at no additional charge, direct access to our partners for clients to request discussion and training guidance with regards to their implementation of GASB standards and when applicable the Commonwealth's UMAS-based accounting requirements and reporting. Given the variety of accounting knowledge and experience skills accumulated by the partnership as a whole, as noted in the resumes provided earlier, we believe we offer an extensive and highly valuable resource to our clients in regards to training and guidance.

*The City should consider this as **highly advantageous**.*

## AUDIT UNDERSTANDING

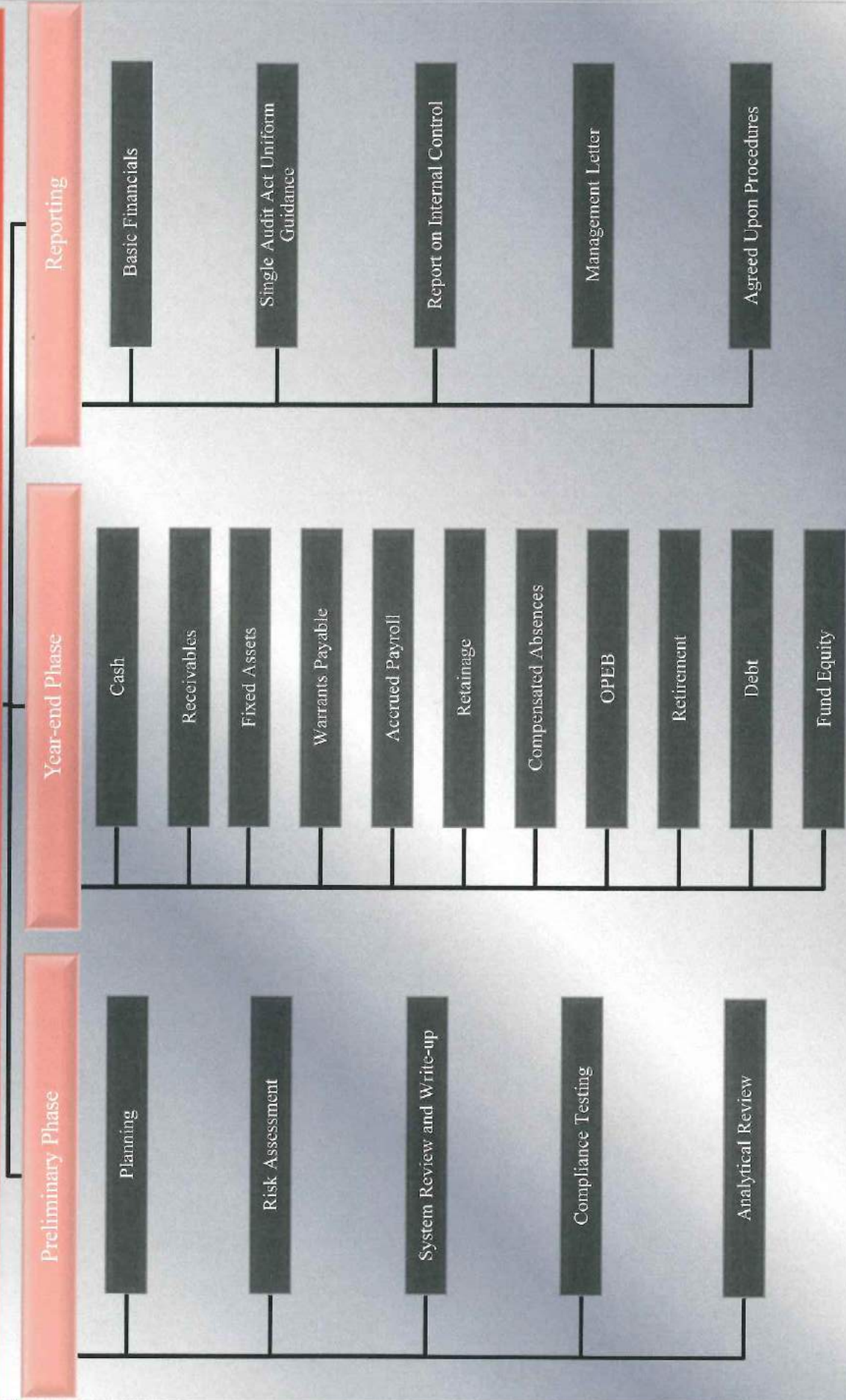
### **Roselli, Clark & Associates Would Undertake the Following:**

1. To audit the financial statements of all the accounts and funds of the City for the fiscal years ended June 30, 2019, through June 30, 2021. The audit would be performed in accordance with generally accepted government auditing standards "the *Yellow Book*"; and accordingly, we would include such tests of the accounting records and such other procedures as are considered necessary under the circumstances.
2. To conduct the audit in compliance with the General Laws of the Commonwealth of Massachusetts, the requirements of the Bureau of Accounts, Department of Revenue, Commonwealth of Massachusetts.
3. To perform the audit for the purpose of expressing an opinion on the financial statements.
4. To include, with the audit, a study and evaluation of the City's internal accounting control system for the period to be reported.
5. Upon completion of the audit, to issue an audit report which will include the auditor's opinion, management discussion and analysis, statement of net position, statement of activities, balance sheet – governmental funds, combined statement of revenues and expenditures and changes in fund balances – governmental funds, statement of net position –proprietary funds; statement of revenues, expenses, and changes in fund net position –proprietary funds, statement of cash flows – proprietary funds, statement of fiduciary net position, statement of changes in fiduciary net position, the related footnotes and the required supplementary information. Such financial statements will be stated as closely as possible in accordance with generally accepted accounting principles.
6. To conduct a Single Audit in accordance with the guidelines under the Uniform Guidance.
7. To conduct an agreed upon procedure of the ESE End of Year Report.
8. To complete agreed upon procedures with respect to your student activities.
9. To complete two detailed reviews of departments.
10. To conduct an audit of the contributory retirement system together with all the schedules required to comply with GASB 67 and 68.

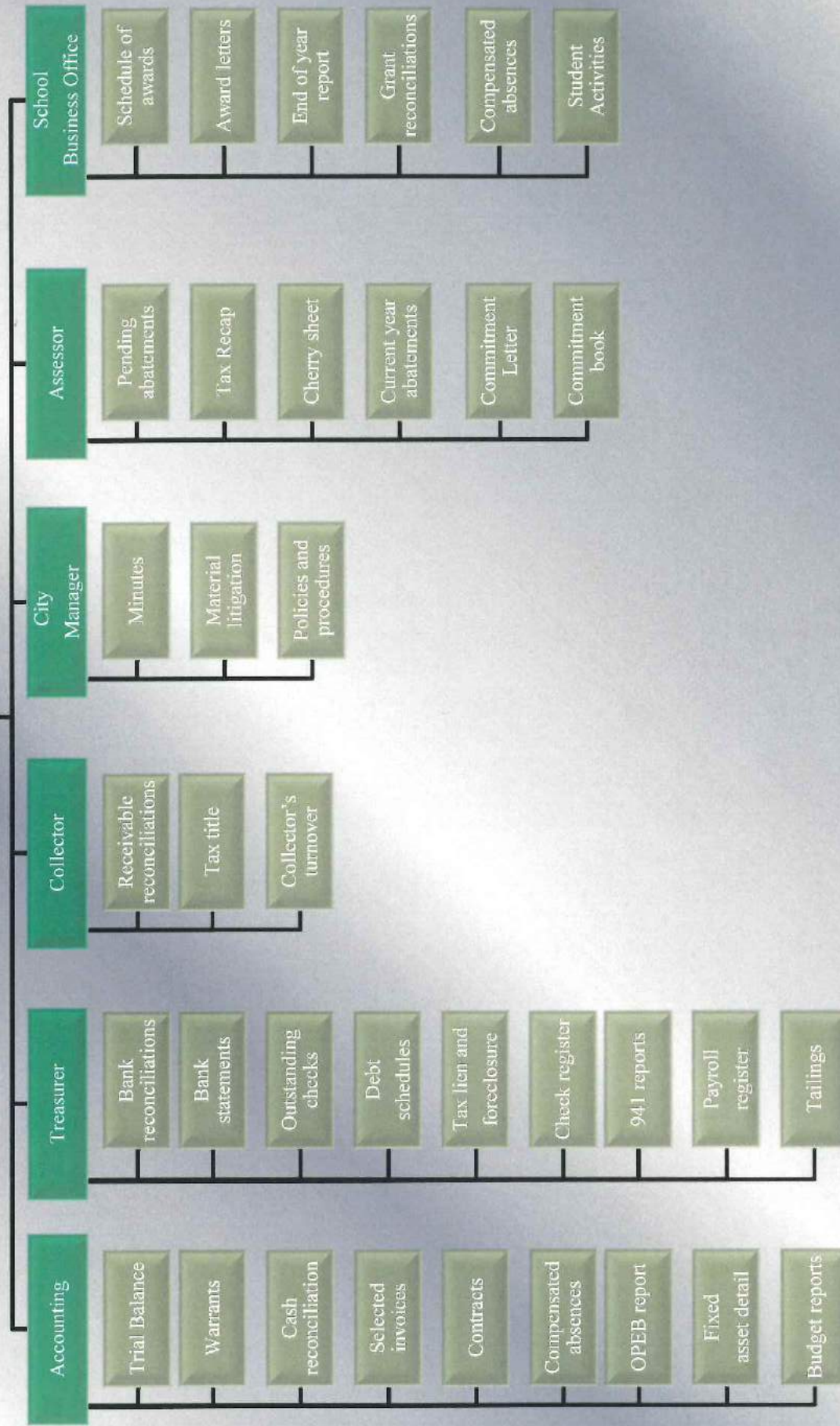


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# Components of the Audit Process



# Select Items Needed During Our Audit Process



**CITY OF FALL RIVER  
PRICE QUOTE FOR FINANCIAL AUDIT SERVICES  
AND AGREED UPON PROCEDURE SERVICES**

The undersigned proposes to furnish all services and perform all work in accordance with the Request for Competitive Quotes prepared by the City entitled:

**INDEPENDENT FINANCIAL AUDIT SERVICES AND  
AGREED UPON PROCEDURE SERVICES**

Fiscal Year Ended	Financial Audit Including Single Audit	End of Year Report	Student Activity Report	Retirement Reports	Total
June 30, 2019	\$ 100,000	\$ 7,500	\$ 10,000	\$ 15,000	\$ 132,500
June 30, 2020	100,000	7,500	12,500	15,000	135,000
June 30, 2021	100,000	7,500	12,500	15,000	135,000
Less: Amount to be billed to the FR Housing Authority & Diman Regional Vocational HS				(30,000)	(30,000)
Total	\$ 300,000	\$ 22,500	\$ 35,000	\$ 15,000	\$ 372,500

	Student Activity Schedule		
	2019	2020	2021
Durfee High School	X		
Resiliency Preparatory	X		
Kuss Middle School		X	
Morton Middle School		X	
Talbot Middle School		X	
Day Middle School		X	
Lord Community School		X	
Borden Elementary			X
Doran Elementary			X
Fonseca Elementary			X
Greene Elementary			X
Letourneau Elementary			X
Silvia Elementary			X
Tansey Elementary			X
Viveiros Elementary			X
Watson Elementary			X

The undersigned agrees that, if selected, s/he will within seven business days (Saturdays, Sundays and legal holidays excluded) after presentation thereof by the City, execute a contract in accordance with the terms of this bid.

Terenzio Volpicelli  
Terenzio Volpicelli, CPA Partner

## CERTIFICATIONS BY PROPOSER

The undersigned, a Partner, and authorized signatory for Roselli, Clark and Associates (hereafter called the Proposer) having fully familiarized himself with the specifications for providing professional independent auditing services to the City hereby agrees and declares:

1. That prices included in the separate fee proposal cover all labor, materials, transportation, insurance, and all other necessary expenses to fulfill the conditions of the contract within the time stated.
2. Pursuant to Massachusetts General Law Chapter 62C, Section 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, Roselli, Clark and Associates are in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.
3. The undersigned certifies that the Proposer, to the best of our knowledge and belief, have filed all tax returns and paid all state taxes required under law.
4. The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certificate, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.
5. That all partners and managers of the Proposer are properly licensed to practice in the Commonwealth of Massachusetts.
6. With respect to the City of Fall River and its component units, if any, the Proposer has met the independence standards of Generally Accepted Auditing Standards, the Standards for Audit of Governmental Organizations, Program Activities and Functions and will review the independence standards in the event the need for additional services arises. The proposer has not had any professional relationships with the City or any of its agencies in the past five years or ever.
7. No principal has been involved in any litigation related to the Firm's auditing activities.
8. That the Proposer has met the three year peer review requirement of the AICPA (our report on peer review has been enclosed for your review). This review covered the Firm's government engagements.

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Our firm is organized as:	A Partnership
Firm name:	Roselli, Clark and Associates
Firm type:	Local
Federal Identification Number:	20-2160635
Massachusetts License Number	880
Expiration	June 30, 2020

Signature:

Terenzio Volpicelli

Address: 500 West Cummings Park, Suite 4900, Woburn, MA 01801

Telephone: (508) 397-4268

Principles: Terenzio Volpicelli, Partner (e-mail: tvolpicelli@roselliclark.com)  
Tony Roselli, Partner (e-mail: troselli@roselliclark.com)

215 Pleasant St. Fl. 4 – PO Box 3634  
Fall River, Massachusetts 02722

Tel: (508)679-6079 (508)999-0020  
Fax: (508)672-4938

**Report on the Firm's System of Quality Control**

To Roselli, Clark & Associates and the  
Peer Review Committee of the Massachusetts Society of CPAs:

We have reviewed the system of quality control for the accounting and auditing practice of Roselli, Clark & Associates (the Firm) in effect for the year ended May 31, 2018. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

**Firm's Responsibility**

The Firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The Firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

**Peer Reviewer's Responsibility**

Our responsibility is to express an opinion on the design of the system of quality control and the Firm's compliance therewith based on our review.

**Required Selections and Considerations**

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act. As a part of our peer review, we considered reviews by regulatory entities as communicated by the Firm, if applicable, in determining the nature and extent of our procedures.

**Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Roselli, Clark & Associates in effect for the year ended May 31, 2018 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency (ies)* or *fail*. Roselli, Clark & Associates has received a peer review rating of *pass*.

*JMR & Company, LLC*

September 9, 2018

*Where Your Financial Success Begins*

Member: American Institute of Certified Public Accountants - Division for Firms  
Web: [WWW.JMRCPAS.com](http://WWW.JMRCPAS.com) Email: [Doug@jmrpcpas.com](mailto:Doug@jmrpcpas.com)



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/05/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Cross Insurance-Wakefield 401 Edgewater Place Suite 220  Wakefield MA 01880	CONTACT NAME: Agency Accounts PHONE (A/C, No, Ext): (781) 914-1000 FAX (A/C, No): (781) 224-5777 E-MAIL ADDRESS:  INSURER(S) AFFORDING COVERAGE INSURER A: Sentinel Ins Co LTD NAIC # 11000 INSURER B: Arbella Protection 41360 INSURER C: Twin City Fire Ins Co 29459 INSURER D: INSURER E: INSURER F:
INSURED	Chad Clark, DBA: Roselli, Clark and Associates 500 West Cummings Park Suite 4900 Woburn MA 01801	

## COVERAGES

CERTIFICATE NUMBER: CL1810865516

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			08SBAPU5272	10/11/2018	10/11/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employment Practices \$ 10,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY			1020017810 06	04/24/2019	04/24/2020	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Uninsured motorist BI \$ 100,000
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	08WECNN6049	01/01/2019	01/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Patricia Palmer*



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Boston Insurance Brokerage 28 State Street Suite 2202 Boston MA 02109		<b>CONTACT</b> NAME: Christine Reisinger / Jim Seward PHONE: (617) 556-7037 / (617) 556-7034 FAX: (617) 556-7034 E-MAIL: creisinger@bostonbrokerage.com / jseward@bostonbrokerage.com ADDRESS: creisinger@bostonbrokerage.com / jseward@bostonbrokerage.com	
<b>INSURED</b> Roselli & Clark, CPA 500 W. Cummings Park, Suite 4900 Woburn MA 01801		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: INSURER B: INSURER C: James River Insurance Company 12203 INSURER D: INSURER E: INSURER F:	

**COVERAGES**

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADULT SIGR	SIGR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY						
	COMMERCIAL GENERAL LIABILITY						
	CLAIMS MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>						
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO <input type="checkbox"/> LOC <input type="checkbox"/>						
	AUTOMOBILE LIABILITY						
	ANY AUTO						
	ALL OWNED AUTOS						
	HIRED AUTOS						
B	UMBRELLA LIAB						
	EXCESS LIAB						
	DED <input type="checkbox"/> RETENTION <input type="checkbox"/>						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
C	PROFESSIONAL LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH)						
	DESCRIPTION OF OPERATIONS below:						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Retro Date of 04/23/2005 applies to \$1,000,000/\$1,000,000

Retro Date of 05/30/2013 applies to \$2,000,000/\$2,000,000

**CERTIFICATE HOLDER****CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Boston Insurance Brokerage

ACORD 25 (2010/05)

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The undersigned further certifies under the penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this section the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

Date: June 24, 2019

Roselli, Clark and Associates

Audit Firm Name

By: Terenzio Volpicelli

500 West Cummings Park Suite 4900

Street Address

Terenzio Volpicelli

Woburn, MA 01801

Print Name and Title of Signatory

City, State Zip

tvolpicelli@roselliclark.com

roselliclark.com

Email

Website



“Forging a commitment that extends beyond expectations  
is our mission.”

Create Opportunities



Quote to provide independent financial audit services to:  
**City of Fall River, Massachusetts**

Prepared by:

CliftonLarsonAllen LLP  
131 Hartwell Avenue, Suite 300  
Lexington, MA 02421  
781-402-6300 | fax 781-402-6350

**Submission Date: June 24, 2019**

*Primary Contact:*

Chris Rogers, CPA, Managing Principal, State  
and Local Government  
direct 781-402-6314 | mobile 617-548-4613  
[chris.rogers@CLAconnect.com](mailto:chris.rogers@CLAconnect.com)

**RFQ Title: Request for Quotes for  
Independent Financial Audit Services**



[CLAconnect.com](http://CLAconnect.com)

WEALTH ADVISORY  
OUTSOURCING  
AUDIT, TAX, AND  
CONSULTING



CLA (CliftonLarsonAllen LLP)  
131 Hartwell Avenue, Suite 300  
Lexington, MA 02421  
781-402-6300 | fax 781-402-6350  
CLAconnect.com

June 24, 2019

Ms. Mary Sahady  
Director of Financial Services  
City of Fall River  
One Government Center  
Fall River, MA 02720

## Letter of Transmittal

### RE: Request for Quotes (RFQ) for Annual Auditing and Agreed Upon Procedures Services

Dear Ms. Sahady:

In response to the above referenced solicitation, CliftonLarsonAllen LLP (CLA) is enclosing our proposal to provide annual auditing and agreed-upon procedures services to the City of Fall River, Massachusetts (the City).

We are confident that our extensive experience serving the City and similar governmental entities, bolstered by our client-oriented philosophy and depth of resources, will continue to make CLA the top qualified candidate to fulfill the scope of your engagement. As our proposal will demonstrate, the engagement team assigned to the City's audit will continue to be comprised of professionals that possess immense knowledge of the City's operations and are dedicated to the Massachusetts local government community.

CLA looks to continue this valuable relationship with the City. As requested in the RFQ, we have provided the following information:

- **Understanding of the work to be performed.** CLA will conduct financial audits and agreed-upon procedures of the City's accounts and records for Fiscal Years ending June 30, 2019, 2020, and 2021 in accordance with the specifications of this RFQ. CLA has the knowledge and abilities to complete the work requested by the City.
- **Commitment to perform the work within the time period.** CLA will be able to accomplish all of the work within the required timeframe as set forth by the City.
- **All-inclusive fee.** The following is an all-inclusive fee for fiscal years ending June 30, 2019, 2020, and 2021.

2019 - \$142,000	2020 - \$145,450	2021 - \$148,900
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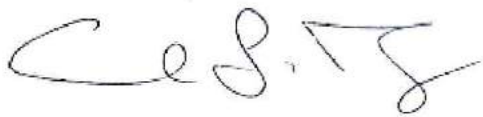
- **Irrevocable offer.** The offer is effective for at least 90 days.
- **Authorization.** I, Christian "Chris" J. Rogers, CPA, am authorized as a principal of CLA to bind, negotiate and execute on CLA's behalf. Please refer to *Appendix B* for a copy of our signing authority.

For ease of evaluation, the structure of our response mirrors your RFQ section, *Information to be Supplied by Proposers*.

I offer my personal commitment to continue providing the City the best resources and services available. If you need to contact me at any time, either before or after your selection process, please call me at 781-402-6314 or email me at [chris.rogers@claconnect.com](mailto:chris.rogers@claconnect.com).

Sincerely,

**CliftonLarsonAllen LLP**

A handwritten signature in black ink, appearing to read 'C. J. Rogers', with a stylized flourish at the end.

Christian J. Rogers, CPA  
Managing Principal, State and Local Government

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## D) Professional Experience

CLA exists to create opportunities for our clients, our people, and our communities through industry-focused wealth advisory, outsourcing, audit, tax, and consulting services. Our broad professional services allow us to serve clients more completely — from startup to succession and beyond.

Our professionals are immersed in the industries they serve and have specialized knowledge of their operating and regulatory environments. With more than 6,100 people, more than 120 U.S. locations, and a global affiliation, we bring a wide array of approaches to help clients in all markets, foreign and domestic.



*With CLA by your side, you can find everything you need in one firm.*

### Massachusetts municipal auditing experience

*"Describe your Massachusetts municipal auditing experience during the past three year period."*

**CLA understands and appreciates Massachusetts governmental organizations like no other firm.** CLA has a team of professionals in our Lexington office that focus 100% of their efforts in the government industry. Our government services team specifically chose to work in this industry. As such, our people are passionate about what they do and eager to exceed your expectations both now and well into the future.

As a CPA firm experienced in serving state and local units of government, CLA is very aware of the financial and legal compliance requirements that governmental officials are faced with daily, specifically in the Commonwealth of Massachusetts. Members of your engagement team currently audit the City and approximately **50 other governmental organizations in Massachusetts**. They have dedicated their career to serving governmental entities in Massachusetts and the New England region.

We bring valuable experience in helping our governmental clients meet the complexities of satisfying their financial and legal obligations. **Our highly qualified professionals concentrate on the kind of accounting, auditing and management advisory services required by the City.** The principals and staff of CLA have extensive experience auditing financial statements presented in accordance with Generally Accepted Accounting Principles (GAAP) for governmental entities. Our experience results in high quality full disclosure financial statements and an effective and efficient audit. Any CPA firm can audit financial statements, but few specialize in the area of audits for government entities.



Below is a complete list of Massachusetts governments we have audited in the past three years:

Municipalities	Other Governmental Entities
<i>City of Fall River*</i>	Boston Housing Authority*
City of Brockton*	Boston Public Health Commission*
City of Chelsea*	Boston Public Library
City of Newton*	Brockton Area Transit Authority*
City of Waltham*	Cambridge Housing Authority*
City of Worcester*	DCU Center
Town of Bedford*	Duke's County OPEB Trust
Town of Berlin	Martha's Vineyard Regional High School*
Town of Bourne*	Massachusetts Convention Center Authority
Town of Carlisle	Massachusetts General Court
Town of Dennis*	MassHousing Affordable Housing Trust
Town of Eastham*	MassHousing OPEB Trust
Town of Edgartown*	MassHousing Single Audit*
Town of Essex	MassHousing Retirement System
Town of Hamilton*	MassMutual Center
Town of Hingham*	Massachusetts Water Resource Authority
Town of Mashpee*	MWRA OPEB Trust
Town of Nahant	MWRA Retirement System
Town of Natick*	Up-Island Regional School District
Town of Norfolk	Whitman-Hanson School District*
Town of Provincetown*	Worcester Redevelopment Authority
Town of Stoneham*	Worcester Retirement System
Town of Sudbury*	Worcester Regional Retirement System
Town of Swampscott*	
Town of Swansea*	
Town of Truro	
Town of Winchester*	

*\*Denotes single audit performed*



## Proposed engagement team

*"Identify the specific partner and senior level staff that will be assigned to this engagement. Provide copies of the resumes/biographies of each."*

An experienced engagement team has been aligned to provide the most value to your organization. The team members have performed numerous engagements of this nature and will commit the resources necessary to provide top quality service throughout the engagement. Following are our proposed management team members:

Engagement Team Member	Role
<b>Chris Rogers, CPA</b> <i>Engagement Principal</i>	Chris will have overall engagement responsibility including planning the engagement, developing the audit approach, supervising staff, and maintaining client contact throughout the engagement and throughout the year. Chris is responsible for total client satisfaction through the deployment of all required resources and continuous communication with management and the engagement team.
<b>Jennifer Cook, CPA</b> <i>Engagement Manager/ Signing Director</i>	Jennifer will act as the lead manager on the engagement. In this role, Jennifer will assist the engagement principal with planning the engagement and performing complex audit areas. She will perform a technical review of all work performed and is responsible for the review of all related reports.
<b>Kayla Larsen, CPA</b> <i>Senior Associate</i>	Kayla will be responsible for the day to day activities for this engagement, including the supervision of all staff assigned.
<b>Quality Assurance Principal</b> – Upon contract award, Chris Rogers will assign a Quality Review Principal. This principal will complete the quality review of all work performed and of all audit reports prior to issuance. The focus of this review is to confirm adherence to industry and firm quality control guidelines and to make sure the work performed supports the audit opinions issued.	
<b>Additional Staff</b> – We will assign additional staff to your engagement based on your needs and their experience providing services to state and local governments. The staff assigned to your team will be from our Massachusetts offices with state and local government as their industry focus at CLA.	
The most important resource any business has is people — the right people.	

Detailed biographies are available in *Appendix A* of this proposal.

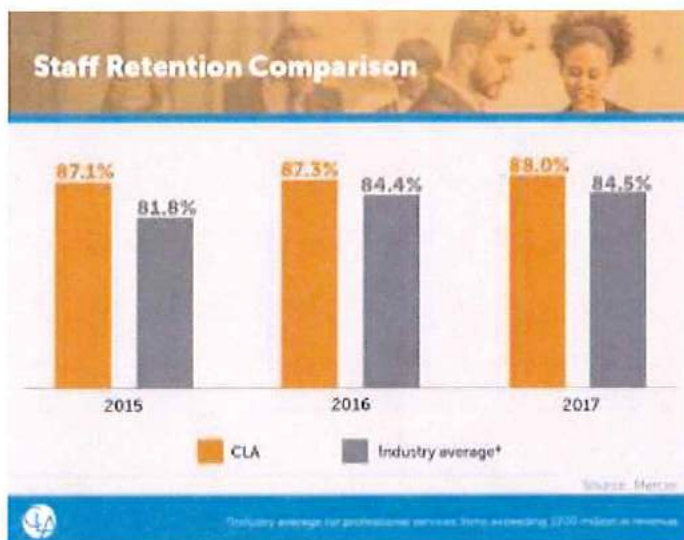


## Continuity of service

We are committed to providing continuity throughout this engagement. It is our policy to maintain the same staff throughout an engagement, providing maximum efficiency and keeping the learning curve low. We are also flexible in exploring alternative strategies to non-mandatory rotation policies.

In any business, however, turnover is inevitable. When it happens, we will provide summaries of suggested replacements and will discuss re-assignments prior to finalizing. We have an adequate number of qualified staff members to provide the City with top service over the term of the engagement.

CLA is committed to maintaining high staff retention rates, which we believe are a strong indicator of service quality. Continuity results in increased efficiency and quality because staff assigned to the engagement will not have to go through a "learning curve" with annual engagements or each new project. Client staff spends less time orienting the engagement team, and more time working toward goals. With a solid, steady engagement team, each year brings the additional benefits of trust and familiarity. High retention rates also indicate that our staff members have the resources they need to perform their tasks and maintain a positive work/life balance.



## Continuing education program

*"Provide a description of audit firm's municipal auditing continuing education program, including any continuing education and training that you provide to clients."*

In order to maintain and expand our assurance knowledge, we consistently provide continuing education for our professionals. Each member of our professional team, including principals, attends at least 40 hours of technical training annually.

Updated information on recent changes in technical standards and regulations, as well as the firm's professional policies and procedures, is distributed to our team members on a regular basis. Individuals are required to familiarize themselves with all current changes in standards and procedures.

CLA invests in our government practice by hiring high caliber professionals and providing additional training to develop and enhance our knowledge. With seasoned professionals, we provide valuable insight into your day-to-day operations and your accounting systems and controls.

As described below, CLA professionals are specifically trained in the industry at a level beyond our competitors.

Our professionals focus on serving a specific industry. So, the team chosen to serve you is continuously exposed to, and trained on issues impacting large governmental entities while performing their day-to-day work.

### On-the-Job Training



When providing instruction in our basic CPA, consulting and advisory classes, we tailor the entire discussion, examples and exercises to apply to clients in their specific industry focus.

### Tailored Training



Our on-campus recruiting aggressively seeks individuals with industry focused degrees and/or backgrounds. We focus on identifying top candidates for our government clients.

### Specialized Recruiting



**Effective Continuing Professional Education.** Our greatest strength is the talent of our staff. Our professionals provide more efficient and effective services due to the new ideas they implement from our in-depth training and continuing professional education.

CLA's firm-wide training programs, include:

- **Learn.** Designed for new CLA associates, this five-day conference is typically attended in the first year of employment. This internally developed and presented training focuses on preparing new hires and interns to understand and perform their role in the audit process. Providing a combination of an introduction to CLA Strategy, business risk and independence with audit theory. Using hands on exercises and simulations to introduce our audit methodology, tools and software. Specific audit areas covered include audit planning, cash, fixed assets, accounts payable and financial statement preparation.
- **Experience.** Designed for the CLA associate with about one year of experience. This four-day conference is typically attended in the second year of employment. This training is similar to the "Learn" training outlined above, but at a deeper level.
- **Achieve.** Designed for the CLA associate with about two years of experience. This four-day conference is typically attended in the third year of employment. This internally developed and presented training focuses on leadership and performance management of audit engagements utilizing CLA audit methodology from the perspective of the experienced in-charge. This is a highly interactive session covering the experienced in-charge's role and challenges in the audit process, and prepares participants to manage and perform efficient and effective audits.
- **Propel.** Designed for the CLA associate with about three years of experience. This four-day conference is typically attended in the fourth year of employment. This training focuses on project management of audit engagements from start to finish and includes exercises and case studies on improving the audit, supervision, analytical procedures and tests of controls and identifying and responding to fraud risks. This session is taught by an external instructor from 20/20 Services.



## Training and education resources for our clients

Below are just a few of the training opportunities and resources we offer our clients:

**Training** - We offer learning opportunities in an intensive, one day session. For example, CLA holds an Annual Government Training Academy. This training academy offers learning opportunities in an intensive, one day session. Attendees gain knowledge and insight to help individuals navigate the complex accounting and financial reporting issues facing many local governments. The conference features sessions on a broad spectrum of governmental agency concerns, from GASB updates to economic forecasts, from accounting policies and procedures to a Yellow Book update.



**Roundtables** - A series of quarterly roundtable discussions for government finance and operations executives is being conducted at CLA offices across the country. These informal peer-to-peer meetings provide state and local government leaders with the opportunity to share insights and ideas on timely topics, while networking with colleagues from other jurisdictions. A recent roundtable discussed how to improve the revenue budgeting process. If you are like many state and local government leaders, you have analyzed and cut as much as you can from your expense budgets. You will have to react immediately to any revenue variances, especially negative ones, in order to maintain a balanced budget.

**Webinars** - We provide live and recorded webinars, as well as year-round email alerts, regarding news specific to public sector or issues that may affect governmental entities.

**Fall and Spring Government Updates** - We provide local seminars addressing issues faced by our state and local government clients, including new accounting and audit standards, as well as tax issues affecting governmental entities. In addition, our local client service center distributes GASB updates to keep our clients and friends informed about the latest pronouncements.

**State and Local Government Perspectives** — A periodic e-newsletter providing news, tips, strategies, insights, and updates on regulatory and industry issues as well as subjects relevant to government entities.

**Recent Industry Articles** — In addition to our direct participation with national organizations, CLA has had numerous articles published by our state and local government industry professionals. For the most current listing of the published articles, please go to [CLAconnect.com](http://CLAconnect.com).

**National Industry Webcasts** — Web-based seminars designed to provide information on upcoming industry trends, accounting, tax, risk, and other issues in either the accounting or state and local government industry. Many of webcasts are complimentary and some provide attendees with an opportunity to obtain CPE credit.



**Speaking Engagements and Workshops** — We share our industry knowledge and experience by presenting at national, regional, and local events, as well as hosting our own industry events in various markets. We provide quality insight and education in the areas of improving profitability, reducing risk, building business value, and planning for succession.

**In-Person Events** — Annual economic, capital markets, and tax outlook seminars are presented by local professionals and CliftonLarsonAllen Wealth Advisors, LLC investment committee members.



## Quality control procedures and peer review report

*"Describe the professional quality control program employed by your audit firm for municipal audits. Include a copy of the results of the last professional peer review of your firm."*

In the most recent peer review report we received a rating of *pass*, which is the most positive report a firm can receive. We are proud of this accomplishment and its strong evidence of our commitment to technical excellence and quality service. The full report is provided on the following page.

In addition to an external peer review, we have implemented an intensive internal quality control system to provide reasonable assurance that the firm and our personnel comply with professional standards and applicable legal and regulatory requirements. Our quality control system includes the following:

- A quality control document that dictates the quality control policies of our firm. In many cases, these policies exceed the requirements of standard setters and regulatory bodies. Firm leadership promotes and demonstrates a culture of quality that is pervasive throughout the firm's operations. To monitor our adherence to our policies and procedures, and to foster quality and accuracy in our services, internal inspections are performed annually.
- Quality control standards as prescribed by the AICPA. The engagement principal is involved in the planning, fieldwork, and post-fieldwork review. In addition, an appropriately experienced professional performs a risk-based second review of the engagement prior to issuance of the reports.
- Hiring decisions and professional development programs designed so personnel possess the competence, capabilities, and commitment to ethical principles, including independence, integrity, and objectivity, to perform our services with due professional care.
- An annual internal inspection program to monitor compliance with CLA's quality control policies. Workpapers from a representative sample of engagements are reviewed and improvements to our practices and processes are made, if necessary, based on the results of the internal inspection.
- Strict adherence to the AICPA's rules of professional conduct, which specifically require maintaining the confidentiality of client records and information. Privacy and trust are implicit in the accounting profession, and CLA strives to act in a way that will honor the public trust.
- A requirement that all single audit engagements be reviewed by a designated single audit reviewer, thereby confirming we are in compliance with the standards set forth in *Uniform Guidance*.



## System Review Report

To the Principals of CliftonLarsonAllen LLP  
and the AICPA National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of CliftonLarsonAllen LLP (the "firm") applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended July 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary).

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards*, audits of employee benefit plans, audits performed under FDICIA, and examinations of service organizations [Service Organizations Control (SOC) 1 and SOC 2 engagements].

In our opinion, the system of quality control for the accounting and auditing practice of CliftonLarsonAllen LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended July 31, 2016, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies) or fail. CliftonLarsonAllen LLP has received a peer review rating of pass.



Cherry Bekaert LLP  
November 21, 2016

## References

*"Provide the name, address, and telephone number of at least (5) Massachusetts municipal audit client references in organizations of similar size and complexity as the City of Fall River."*

CLA offers its clients the best of two worlds — a firm with national public sector experience, complemented by a local team dedicated to accessibility and responsiveness. We are pleased to provide you with the following references, who can describe their experience in greater detail.

### City of Brockton, Massachusetts

<b>Client Contact</b>	MaryLynn Peters-Chu, City Auditor
<b>Address</b>	45 School Street, Brockton, MA 02301
<b>Phone Number / Email</b>	508-580-7153 / <a href="mailto:mchu@cobma.us">mchu@cobma.us</a>

### City of Waltham, Massachusetts

<b>Client Contact</b>	Paul Centofanti, City Auditor
<b>Address</b>	610 Main Street, Waltham, MA 02452
<b>Phone Number / Email</b>	781-314-3222 / <a href="mailto:pcentofanti@city.waltham.ma.us">pcentofanti@city.waltham.ma.us</a>

### City of Worcester, Massachusetts

<b>Client Contact</b>	Mr. Thomas Zidelis, Chief Financial Officer
<b>Address</b>	455 Main Street, Worcester, MA 01608
<b>Phone Number / Email</b>	508-799-1225 / <a href="mailto:ZidelisT@worcesterma.gov">ZidelisT@worcesterma.gov</a>

### City of Newton, Massachusetts

<b>Client Contact</b>	Ms. Susan Dzikowski, Comptroller
<b>Address</b>	1000 Commonwealth Avenue, Newton, MA 02459
<b>Phone Number / Email</b>	617-796-1300 / <a href="mailto:sdzikowski@newtonma.gov">sdzikowski@newtonma.gov</a>

### City of Chelsea, Massachusetts

<b>Client Contact</b>	Mr. Edward Dunn, City Auditor
<b>Address</b>	500 Broadway, Chelsea, MA 02150
<b>Phone Number / Email</b>	617-466-4035 / <a href="mailto:edunn@chelseama.gov">edunn@chelseama.gov</a>



## Lost clients

*"Identify any Massachusetts government clients lost over the previous three years and provide an explanation for each as to the primary reasons why you believe they discontinued your services."*

As a matter of policy, CLA generally does not disclose information regarding former clients. However, in order to be responsive to the City's RFQ, we disclose the following Massachusetts government audit clients who transitioned to another firm over the past 3 years:

- Town of Sudbury
- Town of Truro
- Massachusetts Convention Center Authority

From time to time, clients will leave CLA to engage another CPA firm for audit services. It is generally not our practice to publicly identify the clients we are engaged to serve, including discussing specific reasons organizations chose to leave our firm. In general terms, any clients who decided to engage a new public accounting firm have done so for the following reasons:

- Long-term clients under an impression they should change auditors as a matter of practice
- Transition at the CEO or CFO position (or other managerial positions) where a decision was made to engage a firm they had previously established relationships with at their prior positions, etc.

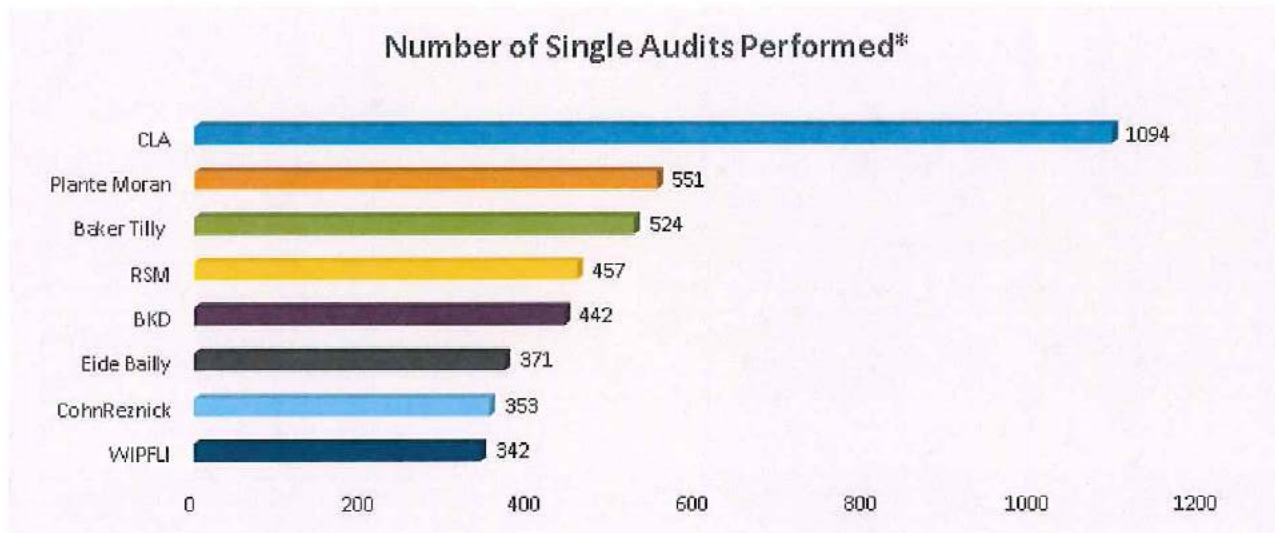
***It is important to note none of the client transitions described above was the result of unresolved auditing or accounting matters or due to poor client service.***



## Single audit experience

*"Provide evidence of staff experience in Single Audits."*

CLA has become the national leader in providing audit, tax and many other financial services to government entities similar to the City. Our client portfolio of nonprofit, government, and health care institutions represents nearly half of the firm's total revenues. The chart below illustrates CLA's experience in serving organizations that receive federal funds and demonstrates our firm's dedication to serving the government and nonprofit industry. **CLA performs the largest number of single audits in the United States!** We audited nearly \$53 billion dollars in federal funds in 2017.



*\*The information for the firms above was pulled from the Federal Audit Clearinghouse for audits with fiscal year ends between January 1, 2017 – December 31, 2017.*

In the current environment of increased oversight, it is more important than ever to find qualified auditors who have significant experience with federal grants specific to the City and can enhance the quality of the City's single audit. Therefore, the single audit will be performed by a team of individuals who are managed by personnel who specialize in single audits in accordance with OMB's UG and who will offer both knowledge and quality for the City. As part of our quality control process, the single audit will be reviewed by a firm Designated Single Audit Reviewer.

The AICPA clarified auditing standard, AU-C 801 "Compliance Audits" requires risk-based concepts to be used in all compliance audits including those performed in accordance with OMB UG. Our risk-based approach incorporates this guidance.

Please refer to the listing in our proposal section titled, *Massachusetts municipal auditing experience*, for our local single audit experience.

***The City needs an audit firm experienced in performing single audits and a familiarity with the specific programs in which you are involved. You will continue to benefit from CLA's experience in this area!***



## E) Audit Approach

### Understanding of the services to be performed

*"State the proposer's understanding of the services to be performed and the work products to be delivered."*

CLA understands the services to be performed and the work products to be provided as defined in the City's RFQ section, *Required Services*, and as follows:

1. An independent financial audit of the City's finances and its federal awards programs for each of the next three fiscal years. The audit will be conducted in accordance with auditing standards generally accepted in the U.S., Government Auditing Standards promulgated by the Comptroller General of the U.S.; the Single Audit Act and the provisions of the Uniform Guidance.
2. Completion of a written management letter, if warranted.
3. An independent audit the financial statements of the Fall River Contributory Retirement System as of and for the year ended December 31, 2018, 2019 and 2020 and the related notes to the financial statements. The Governmental Accounting Standards Board (GASB) provides for certain required supplementary information (RSI) to accompany the entity's basic financial statements.
4. An independent audit of the schedule of employer allocations and schedule of pension amounts by employer of the Fall River Contributory Retirement System as of and for the year ended December 31, 2018, 2019 and 2020, and the related notes.
5. An independent agreed upon procedures report of the Fall River School Districts End of Year Report as of and for the years ended June 30, 2019, 2020 and 2021.
6. An independent agreed upon procedures report of the Fall River School Districts Student Activity Funds as of and for the years ended June 30, 2019, 2020 and 2021.
7. In addition to completing the annual audit, CLA will be available during normal business hours, throughout the contract period, to provide the City with advice and guidance on financial accounting and reporting issues. CLA will also be expected to keep the City staff informed of the requirements of all new accounting and financial reporting pronouncements of the Governmental Accounting Standards Board; the United States Office of Management and Budget; and the Commonwealth of Massachusetts and provide sufficient training to City staff for them to effectively meet their responsibilities under all such new requirements. It is expected that CLA will designate a senior staff member, at the manager or partner level, who will be responsible for responding to City phone calls and e-mail communications within one business day. The final audit report shall be delivered to the Director of Financial Services/City Auditor by February 28th of the subsequent year under audit.



## Work plan

*"Submit a detailed work plan, including time and date estimates and staffing requirements for each major component of the engagement. Please include a brief description of the specific audit procedures that you anticipate using in each segment of the audit."*

CLA is one of a few firms that have developed its own proprietary audit program. Many firms use canned, off-the-shelf audit programs, which limits their flexibility in determining what procedures they can and cannot perform because they must follow the audit methodology they have purchased. Our audit teams are able to customize our audit programs to address the specific risks and distinctive characteristics of your operation. We do not perform the exact same procedures for every client. In addition, our audit programs are interactive, providing guidance to the staff while they are performing the audit procedures.

### **Commitment to Communication with Management**

As you will see, we are committed to ongoing communication throughout the engagement. Continual communication starts when an engagement letter is issued, continues until the completion or closeout of an engagement, and throughout the remainder of the year. We believe effective communication is critical to a successful engagement. This communication includes the exchange of ideas and advice as changes are considered or implemented by the entity or the accounting profession.

During the engagement we will hold regular status meetings with the City to enhance day-to-day operations, results, and any issues are commonly understood and addressed. The objectives of tracking and formally reporting the engagement status are to:

- Provide a consistent technique for monitoring progress against plan
- Identify any issues quickly to allow for timely corrective action
- Provide an objective rather than subjective evaluation of status
- Provide timely information on a regular basis
- Assist with obtaining buy-in of any audit recommendations on a timely basis

Our proactive measures foster communications, both written and oral, which are ongoing, relevant and routine to our engagements. Our commitment to this practice encourages open lines of communication and often prevents and/or mitigates service delivery issues. Our professionals are trained in documenting observations, recommendations, business issues, and new developments as part of their daily routine.

We explain exactly what we're doing and what we've found in plain, everyday language. We translate our findings into ideas on how you can address them. We believe our services are a contributing factor to better business and administrative practices. We gain a better understanding of your organization by working closely with your staff. This involvement enables us to offer you recommendations or suggestions for improvement in your systems and procedures that are more comprehensive, better understood, and more frequently implemented.



## ***Financial statement audit approach***

We will conduct our audit in four primary phases, as shown below.



### ***Phase 1: Planning and Strategy***

When performing an audit, we are sensitive to and understanding of the fact that we report to those charged with governance. We maintain objectivity and independence in order to be able to issue our audit opinions. We will act within our

philosophy of total client service, maintain the professional relationship refined with management, and fulfill our responsibilities with the utmost professionalism.

The main objective of the planning phase is to identify significant areas and design efficient audit procedures. We will accomplish our planning by following the methodology below:

- Conduct an entrance meeting with the City – Chris Rogers and staff will meet with the City personnel to mutually agree on an outline of responsibilities and timeframes.

The agenda will include but not be limited to the following:

- Establish audit approach and timing schedule
  - Assistance to be provided by the City personnel
  - Application of generally accepted accounting principles
  - Concerns of the City's management
  - Establishment of report parameters and timetables
  - Progress reporting process
  - Establish principal contacts
- Gain an understanding of the operations of the City, including any changes in its organization, management style, and internal and external factors influencing the operating environment. We will utilize reference materials such as the budget and related materials, organizational charts, manuals and programs, financial, and other management information systems
  - Identify significant accounts and accounting applications, critical audit areas, significant provisions of laws and regulations, and relevant controls over operations
  - Determine the likelihood of effective Information Systems (IS) - related controls
  - Perform a preliminary overall risk assessment
  - Confirm protocol for meeting with and requesting information from relevant staff
  - Establish a timetable for the fieldwork phase of the audit
  - Determine a protocol for using Interactive Data Extraction and Analysis (IDEA), our data extraction and analysis software, to facilitate timely receipt and analysis of reports from management

- Compile an initial comprehensive list of items to be prepared by the City, and establish mutually agreed upon deadlines

We will document our planning through preparation of the following:

- ✓ **Entity Profile.** This profile will help us gain an understanding of the City activities, organizational structure, services, management, key employees and regulatory requirements.
- ✓ **Preliminary Analytical Procedures.** These procedures will assist in planning the nature, timing and extent of auditing procedures that will be used to obtain evidential matter. They will focus on enhancing our understanding of the financial results, and will be used to identify any significant transactions and events that have occurred since the last audit date, as well as to identify any areas that may represent specific risks relevant to the audit.
- ✓ **General Risk Analysis.** This will contain our overall audit plan, including materiality calculations, fraud risk assessments, overall audit risk assessments, effects of our IS assessment, timing, staffing, client assistance, a listing of significant provisions of laws and regulations and other key planning considerations.
- ✓ **Account Risk Analysis.** This document will contain the audit plan for the financial statements, including risk assessment and the extent and nature of testing by assertion.
- ✓ **Prepared by Client Listing.** This document will contain a listing of schedules and reports to be prepared by the City personnel with due dates for each item.

One of the key elements in the planning of this audit engagement will be the heavy involvement of principals and managers. We will clearly communicate any issues in a timely manner, and will be in constant contact with the City as to what we are finding and where we expect it will lead.

We will develop our audit programs during this phase. Utilizing the information we have gathered and the risks identified we will produce an audit program specifically tailored to the City. This program will detail by major section the nature and types of tests to be performed. We view our programs as living documents, subject to change as conditions warrant.

## *Phase 2: Systems Evaluation*

During the systems evaluation phase, we will gain an understanding of the internal control structure of the City for financial accounting and relevant operations. Next, we will identify control objectives for each type of control that is

material to the financial statements, and then identify and gain an understanding of the relevant control policies and procedures that effectively achieve the control objectives. Finally, we will determine the nature, timing, and extent of our control testing and perform tests of controls. This phase of the audit will include testing of certain key internal controls:

- Electronic data, including general and application controls reviews and various user controls
- Financial reporting and compliance with laws and regulations

We will test controls over certain key cycles. One audit efficiency initiative is to rely heavily on internal controls when appropriate, and to creatively look at internal control testing to make it as efficient as possible. This means not routinely performing detailed tests of transactions using large samples. We first seek to identify key controls, and then identify possible testing through alternative methods, such as observation, interviews, and re-performance. These tests serve not only to gather evidence about the existence and effectiveness of internal control for purposes of assessing control risk, but also to gather evidence about the reasonableness of an account balance.



We will also develop our internal control tests to assess the compliance with certain provisions of laws, regulations, contracts, and grants for which noncompliance could have a direct and material effect on the determination of financial statement amounts. Our use of multi-purpose tests allows us to provide a more efficient audit without sacrificing quality.

Our assessment of internal controls will determine whether the City has established and maintained internal controls to provide reasonable assurance that the following objectives are met:

- Transactions are properly recorded, processed, and summarized to permit the preparation of reliable financial statements and to maintain accountability over assets
- Assets are safeguarded against loss from unauthorized acquisition, use, or disposition
- Transactions are executed in accordance with laws and regulations that could have a direct and material effect on the financial statements

We will finalize our audit programs during this phase. We will also provide an updated Prepared by Client Listing based on our test results and our anticipated substantive testing.

During the internal control phase, we will also perform a review of general and application Information Systems (IS) controls for the applications that are significant to financial statements to conclude whether IS general controls are properly designed and operating effectively, and consider application controls as part of the internal control assessment in the financial statement audit. Our strategy for the IS review of the applications will involve reviewing all of the general control activities, including the computerized and manual processes. We will determine the scope of work by applying the concepts of materiality and risk assessment to effectively reduce examination inefficiencies. When planning this examination, we will gain an understanding of the City's operations by reviewing its current controls and control objectives as documented, and will also review prior years' audit work and the status of corrective actions.

Based on our preliminary review, we will perform an initial risk assessment of each critical element in each general control category, as well as an overall assessment of each control category. We will then proceed to assess the significant computer-related controls.

For IS-related controls that we deem to be ineffectively designed or not operating as intended, we will gather sufficient evidence to support appropriate findings and will provide recommendations to improve internal controls. For those IS controls that we deem to be effectively designed, we will perform testing to determine if they are operating as intended through a combination of procedures, including observation, inquiry, inspection, and re-performance.



### *Phase 3: Testing and Analysis*

The extent of our substantive testing will be based on results of our internal control tests. It has been our experience that governmental entities, like the City, often have a system of internal controls that, with appropriately designed tests and

correlation to account balances, can be used to limit the extent of account balance substantiation testing.

Audit sampling will be used only in those situations where it is the most effective method of testing. Before deciding to sample, we will consider all possible approaches and audit techniques. Items where, in our judgment, acceptance of some sampling risk is not justified will be examined 100 percent. These may include unusual items or items for which potential misstatements could individually equal or exceed tolerable error.

After identifying individually significant or unusual items, we will decide on the audit approach for the remaining balance of items by considering tolerable error and audit risk. This may include (1) testing a sample of the remaining balance; (2) lowering the previously determined threshold for individually significant items to increase the percent of coverage of the account balance; or (3) applying analytical procedures to the remaining balance. When we elect to sample balances, we will use IDEA to efficiently control and select our samples.

Our workpapers during this phase will clearly document our work as outlined in our audit programs. We will also provide the City with status reports during the course of the audit fieldwork. As in all phases of the audit, we will be in communication with the City to determine that all identified issues are resolved in a timely manner. We will also hold a final exit conference with the City to summarize the results of our fieldwork and review significant findings.

### *Phase 4: Reporting and Follow-Up*

Reports to management will include oral and/or written reports regarding:

- Independent Auditors' Report
- Management Letter
- Written Communication to Those Charged with Governance, which includes the following areas:
  - Our responsibility under auditing standards generally accepted in the United States of America
  - Changes in significant accounting policies or their application
  - Unusual transactions
  - Management judgments and accounting estimates
  - Significant audit adjustments
  - Other information in documents containing the audited financial statements
  - Disagreements with the City
  - The City's consultations with other accountants
  - Major issues discussed with management prior to retention
  - Difficulties encountered in performing the audit
  - Fraud or illegal acts

Once the final reviews of working papers and financial statements are completed, which is a process that actually starts while the fieldwork is in process, our opinion, the financial statements and management letter will be issued.



The City will be provided a draft of any comments that we propose to include in the management letter, enabling you to review the comments for accuracy prior to final release. Any items that come to our attention that are not what we consider major items may be discussed verbally with management and not included in the management letter. Our management letter will include items noted during our analysis of your operations.

We will also make a formal presentation of the results of the audit to those charged with governance of the City, if requested.

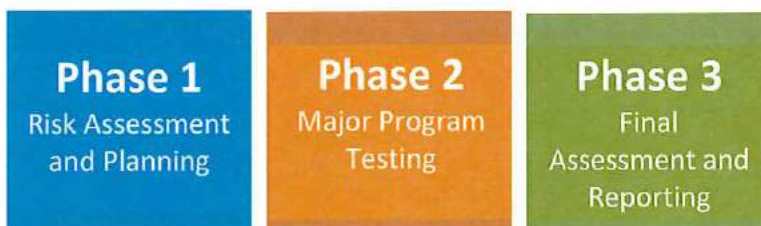
### ***Single audit approach***

In the current environment of increased oversight, it is more important than ever to find qualified auditors who have significant experience with federal grants specific to the City and can enhance the quality of the City's single audit. Therefore, the single audit will be performed by a team of individuals who specialize in single audits in accordance with OMB's *Uniform Guidance* and who will offer both knowledge and quality for the City. As part of our quality control process, the single audit will be reviewed by a firm Designated Single Audit Reviewer.

The OMB's *Uniform Guidance* (2 CFR Part 200) is effective for federal grants made on or after December 26, 2014. This affects how federal grants are managed and audited and impacts every organization that receives federal assistance. Grant compliance can be a confusing topic and many of our clients rely on their federal funding as a major revenue source, so it is important that they understand what these changes mean to their organization. As a leader in the industry, CLA was out in front of these changes and informed our clients of how to be proactive about these changes could impact their entity. CLA professionals are available to provide guidance and tools tailored to the City's needs, and to assist in compliance with the new rules.

The AICPA clarified auditing standard, AU-C 801 "Compliance Audits" requires risk-based concepts to be used in all compliance audits including those performed in accordance with 2 CFR Part 200. Our risk-based approach incorporates this guidance.

We will conduct our single audit in three primary phases, as shown, below:



#### ***Phase 1: Risk Assessment and Planning***

The risk assessment and planning phase will encompass the overall planning stage of the single audit engagement. During this phase, we will work closely with the City's management to determine that programs and all clusters of programs are properly identified and risk-rated for determination of the major programs for testing. We will also review the forms and programs utilized in the prior year to determine the extent of any changes which are required.

We will accomplish this by following the methodology below:

- Determine the threshold to distinguish between Type A and B programs, including the effect of any loans and loan programs
- Utilizing the preliminary Schedule of Expenditure of Federal Awards, we will identify the Type A and significant Type B programs (25% of Type A threshold) in accordance with the *Uniform Guidance (UG)*
- Identify the programs tested and the findings reported for the past two fiscal years. Determine and document the program risk based on the past two single audits
- Prepare and distribute Type B program questionnaires to determine risk associated with Type B programs
- Determine the major programs to be tested for the current fiscal year based on the previous steps
- Based on our determination of the major programs, we will obtain the current year compliance supplement to aid in the determination of Direct and Material Compliance requirements, and customize the audit program accordingly
- Determine the preferred methods of communication during the audit

### Phase 2: Major Program Testing

We will determine the programs to be audited based on the risk assessment performed in the planning phase. We will perform the audit of the programs in accordance with UG.

To accomplish this, we will perform the following:

- Schedule an introductory meeting and notify the City's management of the major programs for the current fiscal year
- Plan and execute the testing of the expenditures reported on the Schedule of Expenditures of Federal Awards
- Perform tests of compliance and internal controls over compliance for each major program identified
- Schedule periodic progress meetings to determine that schedules are adhered to and identify issues as they arise
- Conduct entrance and exit conference meetings with each grant manager

### Phase 3: Final Assessment and Reporting

We will re-perform the steps noted in the preliminary assessment and planning stage once the final Schedule of Expenditures of Federal Awards is received to determine if additional major programs were identified.

Based on the final determination of the programs we will perform the following:

- Identify Type A and significant Type B programs which were not previously identified.
- Re-assess the risk and determine if we are required to audit additional programs.
- Perform compliance testing at the entity wide level related to procurement and cash management requirements.
- Perform testing to validate the status of prior year findings for those programs not selected for audit.
- Prepare the Schedule of Findings and Questioned Costs.
- Conduct exit conference with the City's management to review drafts of required reports:
  - Independent Auditors' Report on Internal Control over financial reporting and on compliance and other matters based on an audit of Financial Statements Performed in Accordance with *Government Auditing Standards*



- Independent Auditor's Report on Compliance for Each Major Federal Program, Report on Internal Control Over Compliance, and Report on the Schedule of Expenditures of Federal Awards Required by the *Uniform Guidance*

Throughout the single audit, we will maintain communication through periodic progress meetings with those designated by the City. These meetings will be on a set schedule, but as frequently as the City determines. During these meetings, we will discuss progress impediments and findings as they arise.

### ***Agreed-upon procedures approach***

Throughout the engagement, the CLA team will maintain regular, ongoing communication with the City, affording ample opportunities to benefit from our insights and observations. At each step of the engagement, the City is kept abreast of our progress to help in the timely completion of the AUP engagement.

We will conduct the scope of work in three primary phases.



#### **Phase 1: Planning phase**

The planning stage is critical to in creating a smooth and efficient engagement. The outcomes of this stage will form the basis for our approach to the AUP. During this stage, the engagement team will:

- Discuss the procedures to be applied
- Consider whether the requested procedures are appropriate to meet the stated objectives
- Establish and document an understanding of the procedures to be performed
- Obtain an understanding of the objectives, the informational needs, and the nature of the documents to be reviewed
- Confirm our understanding of the City's requirements

While planning is a continuous process, we are committed to developing a work plan that outlines our approach and can meet your required timeline.

#### **Phase 2: Fieldwork phase**

While conducting our fieldwork, we will utilize our understanding of the City's organization. During all phases of fieldwork, the engagement team will be in constant communication with the City's designee. If necessary, we will also advise the City of any unusual circumstances requiring attention.

During the fieldwork phase, we will use statistical and non-statistical sampling when deemed appropriate.

#### **Phase 3: Reporting phase**

The results of our fieldwork provide the basis for the issuance of our reports. All fieldwork will first be reviewed by the manager/signing director, Jennifer Cook, before being reviewed by the engagement principal, Chris Rogers. Each report will then be reviewed by a quality control principal. After the independent review, we will then circulate a draft to the City for their approval, after which we will issue the report.



### Time and date estimates

Our team concept is the basis for our allocation of hours and timing of our audits. Total hours are allocated between the financial audit team, the single audit team, and the agreed upon procedures team.

The following charts provide a breakdown of the estimated hours team members will spend on each segment of the engagement:

Summary of Hours					
<u>Financial and Single Audit</u>	<u>Principals</u>	<u>Managers</u>	<u>Seniors</u>	<u>Staff</u>	<u>Total</u>
Planning and Strategy	10	10	30	15	65
System Evaluations/Risk Assessment and Planning	10	20	40	30	100
Testing and Analysis/Major Program Testing*	20	70	170	150	410
Reporting and Follow Up	30	40	40	15	125
Sub-total	70	140	280	210	700
<u>End of Year Report (Agreed Upon Procedures)</u>	<u>Principals</u>	<u>Managers</u>	<u>Seniors</u>	<u>Staff</u>	<u>Total</u>
Planning	5	5	5	-	15
Fieldwork	-	5	10	25	40
Reporting	5	5	5	-	15
Sub-total	10	15	20	25	70
<u>Student Activity Fund** (Agreed Upon Procedures)</u>	<u>Principals</u>	<u>Managers</u>	<u>Seniors</u>	<u>Staff</u>	<u>Total</u>
Planning	2	2	2	-	6
Fieldwork	-	-	2	8	10
Reporting	2	2	5	-	9
Sub-total	4	4	9	8	25
<u>Retirement System</u>	<u>Principals</u>	<u>Managers</u>	<u>Seniors</u>	<u>Staff</u>	<u>Total</u>
Planning and Strategy	2	3	5	-	10
System Evaluation	3	3	5	4	15
Testing and Analysis	5	14	20	31	70
Reporting and Follow Up	10	10	5	-	25
Sub-total	20	30	35	35	120
Grand-total	104	189	344	278	915

\* Based on the assumption of auditing four (4) major programs (consistent with the fiscal year 2018 audit)

\*\*Fee/Hour Quote is on a per-school basis



The following charts provide a breakdown of the estimated timeframe for each major component, with the exception of the Student Activity Fund Agreed Upon Procedures, which will be conducted at a timeframe mutually agreed to with the City. The estimated timeframes below will be modified as needed to suit the City's need.

Financial Audit Including Single Audit							
Phases	Jul	Aug	Sep	Oct	Nov	Dec	Jan
<b>Financial Audit</b>							
Audit Planning Conference	X						
Planning and Strategy	X						
System Evaluations	X	X					
Testing and Analysis			X	X		X	
Reporting and Follow Up					X	X	
Exit Conference with Management and Board, if requested						X	X
<b>Single Audit</b>							
Risk Assessment and Planning	X	X					
Major Program Testing			X	X			
Final Assessment and Reporting					X	X	

End of Year Report			
Phases	Dec	Jan	Feb
Planning	X		
Fieldwork		X	
Reporting			X

Retirement System Audit			
Phases	Jul	Aug	Sep
Planning and Strategy	X		
System Evaluations	X		
Testing and Analysis	X	X	
Reporting and Follow Up			X



## Data analytics

### *Risk Assessment, Data Analytics and Review*

CLA has created a distinctive data analytics approach and platform that puts our clients' needs first. Our Risk Assessment, Data Analytics and Review ("RADAR") is a specific application of general ledger data analytics that has been implemented on audit engagements. RADAR is an innovative approach created and used only by CLA that aims to improve and replace the preliminary analytics that are currently being performed. Our RADAR application generally entails the following procedures:

- Expectations are captured through inquiry
- Electronic transaction level data of the general ledger is obtained; if an electronic format does not exist, transaction level detail should be obtain in hard copy format
- Completeness of the general ledger is tied out to the beginning and ending trial balances
- Analytics are performed to understand overall financial activity, gain insights around trends, identify activity of significance such as significant changes in account balances, etc.
- Insights gained from analytics are utilized during the preliminary risk assessment
- Data obtained for RADAR, along with an understanding of the internal control system, are used to design the substantive test work of significant accounts.

The CLA Data Analytics Methodology outlines general data analytic planning and development of expectations; these should always be considered by the practitioner. Below, is guidance for application of RADAR provided in the context of the six steps of the CLA Data Analytics Methodology including:

1. Planning,
2. Expectations,
3. Data Acquisition,
4. Technical Data Analysis,
5. Interpret Results and Risk Assessment, and
6. Response and Document.



## Use of computer assisted audit techniques

One of CLA's advantages is access to advanced audit tools and technology. Throughout the audit we may employ the use of Computer Assisted Audit Techniques (CAATs) to increase efficiency and effectiveness. The key CAATs that we will use include:

- **Interactive Data Extraction and Analysis (IDEA)** – IDEA is a statistical data analysis tool that has the ability to import data from virtually any data source or file type, with no limitations on the size of the data files that can be examined. IDEA utilizes powerful, built-in tools designed for the performance of audits and fraud investigations, providing the ability to:
  - Statistically sample, summarize, stratify and/or perform an aging of large data sets
  - Compare, join, append or otherwise manipulate multiple, related populations of data
  - Identify gaps or duplicates in record sequences
  - Extract subsets of data using a variety of criteria or filters
  - Build reports and graphs to summarize testing results
- **FX Engagement** – FX Engagement is our “paperless” audit product. This product allows us to file and save all of our audit workpapers in an electronic storage capacity; allowing our firm to save time and resources associated with maintaining and storing paper files. FX Engagement also boasts a trial balance software program, which is utilized to produce financial statements, lead schedules, and allows us to perform trend analysis utilizing our clients’ trial balances.
- **A Program Generator (APG)** – In order to provide a uniform approach to all engagements, the firm requires the use of APG, a software program custom-written for CLA. This software package allows the tailoring of procedures, based on the requirements of your engagement. We have developed a customized CLA audit program, which effectively makes our audit processes paperless and will enhance our present electronic practices.



In an audit engagement, the primary use of APG is to take a standard audit program and modify, add, and delete procedures to create a program that has been specifically tailored to meet the needs of your engagement. Once tailored, the document can be completed electronically. Specific reports in addition to the basic program are generated to accommodate planning and review of your engagement. APG is an example of a technology tool that is designed to promote audit efficiencies. This software produces an industry-specific base program that is intended to encourage more thoughtful and specific tailoring. For an engagement to be effective in dealing with the risk of errors and efficient in avoiding riskless work, the engagement team will create a plan – the program – that contains the steps necessary to accomplish the goals of your engagement. Using APG is viewed as a thinking process, not just a documentation process.

- **Assurance Information Exchange** – CLA utilizes a secure web-based application to request and obtain documents necessary to complete client engagements. This application allows clients to view detailed information, including due dates for all of the items CLA is requesting. Additionally, clients have the ability to attach electronic files and add commentary related to the document requests directly on the application.



## Additional services provided to the City at no cost

"Provide a description of the additional services that your firm would be willing to provide to the City, in connection with the audit, but at no additional cost, including a description of the process that will be used to provide City staff with continuing education and training on new financial reporting requirements of the Governmental Accountings Standards Board."

Due to our wealth of professional and industry resources, CLA is capable of providing a wide variety of professional services to our clients, such as assurance services, general business consulting services, valuation and forensic services and IT auditing services. In addition, we also provide many "non-traditional" services, such as accounting system and internal control design and assistance, cost segregation studies, budgeting and forecasting.

We are excited about the opportunity to continue working with the City in building a long-lasting, mutually beneficial working relationship. We can provide the following services to the City at **no additional cost**:

### **Telecom Cost Savings Assessment**

In an effort to help our clients eliminate waste by evaluating recurring operating expenses, CLA offers cost saving services such as telecommunications assessments. CLA can provide a detailed assessment of the City's telecommunications-related expenses and offer recommendations to reduce the costs on future bills from its carriers. In fact, we can perform a **complimentary preliminary assessment** to determine whether a deeper investigation makes sense for the City. Our professionals can dissect phone and internet bills to identify discrepancies and optimization strategies, preparing a comprehensive report outlining precisely how cost savings and refunds might be achieved.

### **GASB Implementation Assistance**

Our significant knowledge of technical issues and GASB pronouncements will continue to be especially beneficial to the City. CLA has an established track-record with the City in implementing difficult new pronouncements, such as GASB Statement No. 67, 68, 74 and 75 related to pension and OPEB.

CLA is committed to our continued process of educating the City on new standards and pronouncements.

## Key Personnel / Consultants

*"The audit approach should also identify all key personnel assigned to the project and include resume (s) for each. This section should also identify any consultants, subcontractors, to be utilized in performing the work and provide similar information i.e. resume(s) with respect to their prior experience and a listing for all certifications."*

While we are not a small or minority-owned business, we are committed to utilizing the services of such firms whenever possible. This includes using small and/or minority-owned businesses as subcontractors, as well as vendors. For this engagement, however, we do not foresee using any subcontractors.

CLA strives to fill its professional positions with among the best and most experienced accountants regardless of race or gender.

Please refer to proposal section D) *Professional Experience* for a listing of key personnel assigned to the engagement.



## F) Compensation

Our fees are based on the timely delivery of services provided, the experience of personnel assigned to the engagement, and our commitment to meeting your deadlines.

CLA understands the importance of providing our clients with value-added strategies. We propose to provide routine meetings with management — as part of our fee — that will allow us to review and discuss with you the impact of new accounting issues, as well as any other business issues you are facing and how they should be handled. This level and frequency of interaction will no doubt enable CLA to help you tackle challenges as they come up, and take full advantage of every opportunity that presents itself.

### Estimated number of hours by staff level

“State the estimated number of hours, which you expect to commit, by staff level, for each component of the engagement, by year.”

The below table outlines our estimated hours, by staff level, for each component of the engagement for all years.

Staff Level	Financial Audit Including Single Audit*	End of Year Report	Student Activity Report **	Retirement Reports	Total
Principal	70	10	4	20	104
Manager/ Signing Director	140	15	4	30	189
Senior Associate	280	20	9	35	344
Staff	210	25	8	35	278
Total	700	70	25	120	915

\* Based on the assumption of auditing four (4) major programs (consistent with the fiscal year 2018 audit)

\*\*Fee/Hour Quote is on a per-school basis

### Annual, all-inclusive fixed fee

“The quote must include the annual, all-inclusive fixed fee for each engagement year in the form Price Quote for Financial Audit Services, attached.”

Please see the following page for our *Price Quote for Financial Audit Services*.

Our last word on fees — we are committed to serving you. Therefore, if fees are a deciding factor in your selection of an accounting firm, we would appreciate the opportunity to discuss our audit plan.

***At CLA, it's more than just getting the job done.***



**CITY OF FALL RIVER  
PRICE QUOTE FOR FINANCIAL AUDIT SERVICES  
AND AGREED UPON PROCEDURE SERVICES**

The undersigned proposes to furnish all services and perform all work in accordance with the Request for Competitive Quotes prepared by the City entitled:

**INDEPENDENT FINANCIAL AUDIT SERVICES AND  
AGREED UPON PROCEDURE SERVICES**

<b>Fiscal Year Ended</b>	<b>Financial Audit Including Single Audit*</b>	<b>End of Year Report</b>	<b>Student Activity Report **</b>	<b>Retirement Reports</b>	<b>Total</b>
<b>June 30, 2019</b>	\$125,000	\$8,000	\$2,000	\$21,000	\$156,000
<b>June 30, 2020</b>	\$128,000	\$8,200	\$2,000	\$21,750	\$159,950
<b>June 30, 2021</b>	\$131,000	\$8,400	\$2,000	\$22,500	\$163,900
<b>Less: Amount to be billed to FR Housing Authority &amp; Diman Regional Vocational HS</b>				(\$43,500)	(\$43,500)
<b>Total</b>	<b>\$384,000</b>	<b>\$24,600</b>	<b>\$6,000</b>	<b>\$21,750</b>	<b>\$436,350</b>

The undersigned agrees that, if selected, s/he will within seven business days (Saturdays, Sundays and legal holidays excluded) after presentation thereof by the City, execute a contract in accordance with the terms of this bid.

\* Based on the assumption of auditing four (4) major programs (consistent with the fiscal year 2018 audit)

\*\*Fee/Hour Quote is on a per-school basis

City of Fall River  
Audit Services & AUP Services Request for Quotes  
Page 11 of 12



The undersigned further certifies under the penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this section the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

Date: June 24, 2019

CLA (CliftonLarsonAllen LLP)

Audit Firm Name

By: 

131 Hartwell Avenue, Suite 300

Street Address

Christian J. Rogers, CPA, Managing Principal

Lexington, MA 02421

Print Name and Title of Signatory

City, State Zip

chris.rogers@CLAconnect.com

www.CLAconnect.com

Email

Website

City of Fall River  
Audit Services & AUP Services Request for Quotes  
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## G) Additional Information

*"Please provide any additional information, not specifically requested, but which you believe would be useful to the City in evaluating your quote. We would appreciate any comments or observations that you might have about specific improvements which you would recommend in the City's budgetary basis and/or external financial reporting."*

### No transition issues

**Familiarity** —As a current beneficiary of CLA's services, your organization will benefit from the high caliber and consistent services provided by CLA. By working alongside some of the familiar faces from past services, CLA will continue to strive to help increase your organizations productivity and meet your goals.

**We tailor the audit just for you.** We begin the audit with a thorough planning and preparation phase and culminate with the timely delivery of our reports. We will work with you immediately to coordinate and schedule the engagement to minimize any potential disruptions to your business. We would envision that we immediately begin our planning process upon receipt of a signed engagement letter. We will then work with you to finalize dates that accommodate your schedules. While our audit programs provide typical approaches for given audit areas, CLA tailors and designs a client-specific, risk-based audit approach. We don't follow a "cookie cutter" approach. We use custom, industry-tailored programs, procedures, and other tools that are designed specifically to focus on the issues that are applicable to public sector.

We explain exactly what we're doing and what we've found in plain, everyday language. We translate our findings into ideas on how you can address them. We believe our services are a contributing factor to better business and administrative practices. We gain a better understanding of your organization by working closely with your staff. This involvement enables us to offer you recommendations or suggestions for improvement in your systems and procedures that are more comprehensive, better understood, and more frequently implemented.

When performing an audit, we are sensitive and understanding of the fact that we report to those charged with governance. We maintain objectivity and independence in order to be able to issue our audit opinions. We will act within our philosophy of total client service, maintain the professional relationship refined with management, and fulfill our responsibilities with the utmost professionalism.

**Year-long support.** We encourage your staff to take advantage of our accessibility throughout the year for questions that may arise. Our people, working with you and your staff, can provide proactive advice on new accounting or GAAP pronouncements and their potential impact; help with immediate problems including answers to brief routine questions; and share insights and best practices to assist you in planning for your future success.



## Single audit resource center (SARC) award

CLA received the [Single Audit Resource Center \(SARC\) Award](#) for Excellence in Knowledge, Value, and Overall Client Satisfaction. SARC's award recognizes audit firms that provide an outstanding service to their clients based on feedback received from an independent survey in June 2018.



The survey queried 10,762 nonprofit and government entities about the knowledge of their auditors, the value of their service, and overall satisfaction with their 2017 fiscal year-end audit. The SARC award demonstrates CLA's dedication to serving the government and nonprofit industry and maintaining the most stringent regulatory requirements in those sectors.

## GASB insight potentially affecting current and future audits

Our significant knowledge of technical issues and GASB pronouncements will be especially beneficial to the City. The below are recent issues and pronouncements which may have a future impact on the audits and financial statement of the City. We will proactively work with the City to address the reporting and auditing impact of each pronouncement or issue in advance of the implementation date.

### GASB Pronouncements

GASB – Recent and Pending	
Description of Statement	Potential Impact on the City
<b>GASB Statement No. 83, Certain Asset Retirement Obligations</b> – The objective of this statement is to provide guidance in recording and disclosing liabilities related to retirement obligations for certain tangible capital assets which have been permanently removed from service.	The Requirements of this statement are effective for reporting periods beginning after June 15, 2018. This statement will impact disclosures in the City's financial statements to the extent of the occurrence of these types of capital asset retirement obligations.
<b>GASB Statement No. 84, Fiduciary Activities</b> – The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. It provides criteria for identifying fiduciary activities, identifies four types of fiduciary funds and provides reporting guidance. The four fiduciary fund types are pension (and other employee benefit) trusts, investment trust funds, private-purpose trust funds and custodial funds.	The Requirements of this statement are effective for reporting periods beginning after December 15, 2018. Implementation of this statement will require a change in terminology from agency funds to custodial funds, along with other potential changes.
<b>GASB Statement No. 87, Leases</b> – The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease	The Requirements of this statement are effective for reporting periods beginning after December 15, 2019. Based on our preliminary review of this Statement, the standard would require the City to record a liability and an intangible right-to-use lease asset for all non-current (greater than 12 months) leases. There would be little or no change in existing capital leases. The impact of recording the new liabilities on the City's legal debt margins and coverage calculations



## GASB – Recent and Pending

Description of Statement	Potential Impact on the City
<p>receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.</p>	<p>would require review and discussion with the City legal, accounting and financial advisors.</p>
<p><b>GASB Statement 88, Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements</b> - The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. This Statement defines debt for purposes of disclosure in notes to financial statements as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established. This Statement requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses.</p>	<p>The Requirements of this statement are effective for reporting periods beginning after June 15, 2018, and may impact the City's debt footnotes.</p>
<p><b>GASB Statement No. 89, Accounting For Interest Cost Incurred before the End of a Construction Period</b> – The primary objective of this Statement is to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and to simplify accounting for interest cost incurred before the end of a construction period. This Statement also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles.</p>	<p>The Requirements of this statement are effective for reporting periods beginning after December 15, 2019. Interest costs during construction will be expensed as opposed to capitalized.</p>
<p><b>GASB Statement 90 - Equity Interest Ownership Issues</b> - The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special-purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment (including permanent and term endowments) or permanent fund. Those governments and funds should measure the majority equity interest at fair value.</p>	<p>The requirements of this Statement are effective for reporting periods beginning after December 15, 2018. Earlier application is encouraged. The City should prepare an inventory of its equity holdings to determine if further evaluation is required.</p>



## GASB – Recent and Pending

Description of Statement	Potential Impact on the City
<b>GASB Statement 91 – Conduit Debt Obligations</b> - The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures.	The Requirements of this statement are effective for reporting periods beginning after December 15, 2020. This statement will impact the City's financial statements to the extent of the occurrence of conduit debt obligations.



The following are some of the current projects being conducted by GASB that may impact the City in the future:

Future Pronouncements and Projects	
Description of Project	Current Status
<b>Revenue and Expense Recognition</b> - The objective of this project is to develop a comprehensive application model for the recognition of revenues and expenses that arise from nonexchange, exchange, and exchange-like transactions, including guidance for exchange transactions that has not been specifically addressed in the current literature.	Currently in the invitation to comment redeliberations stage.
<b>Conceptual Framework – Recognition</b> – This project may affect financial statements in the future. The objective of this project is to develop recognition criteria for whether information should be reported in state and local government financial statements and when that information should be reported.	Currently in the 2 <sup>nd</sup> preliminary views redeliberations stage.
<b>Conceptual Framework – Disclosure</b> – This project may affect financial statements in the future. The concepts being discussed include development and evaluation of notes to financial statements for the purpose of improving the effectiveness of note disclosures in government financial reports.	Currently in initial deliberations.
<b>Financial Reporting Model</b> - The objective of the project is to make improvements to the financial reporting model including GASB Nos. 34, 35, 37, 41, 46 and Interpretation No. 6. The improvements would be to enhance the effectiveness of the model in providing information essential for decision-making, enhance the ability to assess a government's accounting and address certain application issues.	Currently in the preliminary views redeliberations stage.
<b>Public-Private Partnerships, including Reexamination of Statement 60</b> – The objective of this project is to address accounting and financial reporting for public-private partnerships (P3s). The project will consider (1) potential amendments to Statement No. 60, Accounting and Financial Reporting for Service Concession Arrangements, and potential amended or new implementation guidance to better address accounting and financial reporting for service concession arrangements (SCAs) within its scope, and (2) potential additional accounting and financial reporting guidance for other types of public-private partnerships not within the scope of Statement 60 or subject to the provisions of Statement No. 87, Leases.	Currently in the initial deliberations stage.
<b>Subscription-Based Information Technology Arrangements</b> – The objective of this project is to address accounting and financial reporting for subscription-based information technology arrangements (SBITAs). The project will consider (1) potential accounting and financial reporting guidance for cloud computing arrangements that are not addressed in current guidance and (2) potential amendments to Statement No. 51, Accounting and Financial Reporting for Intangible Assets, and related questions and answers in the Comprehensive Implementation Guide.	Currently in the exposure draft stage. Estimated completion is Q3 2019.
<b>Omnibus</b> – This project will address various technical corrections and other practice issues that have been identified. Those issues include: the effective date of the leases standards; the definition of “collections;” pension and other postemployment benefit (OPEB) plan reporting of	Currently in the initial deliberations stage.

## Future Pronouncements and Projects

Description of Project	Current Status
<p>intra-entity transfers of assets; effects of the fiduciary activities standards on pension and OPEB reporting; the “available to be issued” concept; exceptions to the use of acquisition value in a government acquisition; a technical correction to a paragraph reference in the standards on fair value; and a technical correction to references associated with accounting for reinsurance recoveries.</p>	
<p><b>Secured Overnight Financing Rate – London Interbank Offered Rate Replacement</b> – The objective of this project is to consider replacing citations of the London Interbank Offered Rate (LIBOR) in GASB standards with one or more acceptable benchmark reference rates or, alternatively, developing criteria for an acceptable reference rate in lieu of identifying specific rates. The project also will address whether the requirement to cease hedge accounting due to a termination event should be amended to exclude terminations that result from amending an existing derivative instrument or entering into a new derivative instrument for the purpose of replacing LIBOR as the reference rate.</p>	<p>Currently in the initial deliberations stage.</p>
<p><b>Deferred Compensation Plans – Reexamination of Statement 32</b>– The objective of this project is to consider amending Statement No. 32, Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans, and related implementation guidance, to reflect changes in the characteristics of some Section 457 plans since the issuance of Statement 32. In particular, this project will reconsider existing guidance stating that governments should not report a Section 457 plan under the existing pension plan standards, even if the plan meets the definition of a pension plan.</p>	<p>Currently in the initial deliberations stage.</p>



## Appendix

### A. Engagement team resumes



## Christian J. Rogers, CPA

CLA (CliftonLarsonAllen LLP)

Managing Principal, State and Local Government  
Lexington, MA

781-402-6314  
chris.rogers@CLAconnect.com



### Profile

Chris has more than 20 years of experience providing auditing, financial reporting and consulting services to local governments and public agencies in the Commonwealth of Massachusetts. He has served as the principal-in-charge on hundreds of government audit engagements. Prior to joining CLA in 2012, Chris served as the co-founder of Sullivan, Rogers & Company LLC, whose sole focus was providing exemplary services to governmental units. During this time, his partners and staff provided assurance and consulting services to more than 80 government entities and earned a trustworthy reputation as a premier governmental assurance and consulting firm.

Chris co-authored the Massachusetts Department of Revenue's (Division of Local Services, Bureau of Accounts) publication titled, A Practical Guide for Implementation of Governmental Accounting Standards Board statement 34 for Massachusetts Local Governments.

In addition, Chris has provided various seminars on a number of topics within the accounting industry, which include:

- GASB Statement No. 54
- GASB Statement No. 40
- Government Auditing Standards
- Risk Assessment Auditing Standards
- Audit Committees
- Management Letters and Other Audit Issues
- Capitalization Policies and Procedures
- Management Letters and Other Audit Issues

### Education and professional involvement

- Bachelor's of science in accounting from Quinnipiac University
- American Institute of Certified Public Accountants, Member
- Massachusetts Society of Certified Public Accountants, Member
- Massachusetts Society of Certified Public Accountants Governmental Accounting and Auditing Committee, Member
- Association of Government Accountants, Member
- Government Finance Officers Association, Member
- Government Finance Officers Certificate Program Special Review Committee, Volunteer
- Massachusetts Government Finance Officers Association, Member
- Massachusetts Municipal Association via the Partnership Program, Member

#### CLAconnect.com

WEALTH ADVISORY | OUTSOURCING | AUDIT, TAX, AND CONSULTING

Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.



# Jennifer Cook, CPA

CLA (CliftonLarsonAllen LLP)

Signing Director  
Lexington, MA

617-984-8187  
jennifer.cook@CLAconnect.com



## Profile

Jennifer has over 10 years of auditing experience. She specializes in governmental auditing and accounting with an emphasis on state and local governments. She manages, plans, and performs her engagements with an astute knowledge of the governmental accounting and auditing standards. Jenn also has extensive experience with the standards required by the federal single audit, including with for-profit and non-profit health care agencies.

## Technical experience

- Governmental GAAP (GASB)
- Non-Profit/For Profit GAAP (FASB)
- U.S. General Accepted Auditing Standards (GAAS)
- *Government Auditing Standards*
- Uniform Guidance
- Financial Reporting

## Education and professional involvement

- Bachelor's of science in accounting from Bryant University
- Certified Public Accountant
- American Institute of Certified Public Accountants, Member
- Massachusetts Society of Certified Public Accountants, Member

## Key relevant experience

- *City of Fall River*
- City of Brockton
- City of Waltham
- Town of Mashpee
- Town of Natick
- Town of Provincetown
- Boston Public Health Commission
- Cambridge Housing Authority
- Whitman-Hanson Regional School District

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# Kayla Larsen, CPA

CLA (CliftonLarsonAllen LLP)

Senior Associate  
Lexington, Massachusetts

781-402-6439  
kayla.larsen@CLAconnect.com

## Profile

Kayla has 3 years of experience providing auditing and assurance services, specializing in governmental entities throughout the Commonwealth of Massachusetts.

## Technical experience

- Governmental GAAP
- U.S. Generally Accepted Auditing Standards (GAAS)
- Governmental Auditing Standards
- Financial Reporting
- Uniform Guidance

## Education and professional involvement

- Bachelor's of science in business administration with a concentration in Accounting
- Master of science in accountancy
- American Institute of Certified Public Accountants, Member
- Massachusetts Society of Certified Public Accountants, Member
- Certified Public Accountant in the state of Massachusetts

## Key Relevant Clients

- *City of Fall River*
- City of Brockton
- City of Brockton Retirement System
- City of Fall River Retirement System
- City of Worcester
- City of Worcester Retirement System
- City of Newton
- City of Waltham
- City of Chelsea
- State of Vermont
- Town of Norfolk
- Town of Bedford
- Town of Swansea
- Town of Winchester
- Massachusetts Water Resource Authority
- Town of Essex

CLAconnect.com

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Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC,  
an SEC-registered investment advisor.



## B. Signing authority



## DECLARATION

State of Massachusetts)  
County of Middlesex)

I, JOHN A. SHUTKIN, declare as follows:

That I am the General Counsel of CliftonLarsonAllen LLP ("CLA"). In my role as General Counsel, I have overall responsibility for legal compliance for CLA.

That CLA is a duly formed limited liability partnership under the laws of the State of Minnesota and has been since January 2, 2012. According to the Minnesota Professional Firm Act, any partner or principal of a partnership is permitted to sign on behalf of and legally bind the partnership. As such, any partner or principal of CLA is authorized to sign on behalf of and legally bind CLA.

That Chris Rogers is a Principal of CLA. By virtue of Mr. Rogers being a Principal of CLA, he has signing authority on behalf of and can legally bind CLA by signing contractual documents on its behalf, including, without limitation, the subject contract.



---

JOHN A. SHUTKIN

June 20, 2019





# CITY OF FALL RIVER, MASSACHUSETTS

## Proposal for Audit Services

### Years Ending June 30, 2019 – 2021

Submission Date:

June 24, 2019

Contact:

Scott C. McIntire, CPA

Principal

Melanson Heath

10 New England Business Center Drive, Suite 107

Andover, Massachusetts 01810

1.800.282.2440 ext. 2529

[melansonheath.com](http://melansonheath.com)

MELANSONHEATH  
ACCOUNTANTS • AUDITORS

Proposal for Financial Auditing Services  
City of Fall River, Massachusetts

**MELANSONHEATH**  
ACCOUNTANTS • AUDITORS

June 24, 2019

Ms. Mary Sahady  
Director of Financial Services  
Office of the Director of Financial Services  
City of Fall River  
One Government Center  
Fall River, Massachusetts 02720

10 New England Business  
Center Dr. • Suite 107  
Andover, MA 01810  
(978) 749-005  
Melansonheath.com

Additional Offices:  
Nashua, NH  
Manchester, NH  
Greenfield, MA  
Ellsworth, ME

Dear Ms. Sahady:

We are pleased to present this proposal to perform audit services for the City of Fall River, Massachusetts. We are prepared to complete all work and deliver all written reports within the time frames specified in the City's RFQ.

Melanson Heath specializes in performing audit and consulting services for Massachusetts cities, towns, districts, and counties. We currently perform audit services to over 200 local governments, many similar in size and complexity to the City of Fall River.

We offer our 40-year working knowledge of governmental organizations to the City of Fall River. As your auditors, you will have access to unparalleled professional services and responsiveness. We take pride in being on the cutting-edge of the accounting and auditing profession, and will keep you apprised of the ever-changing accounting and reporting guidelines that affect governmental organizations.

#### **Municipal Audit Experience and Audit Firm Transition**

We have been auditing Massachusetts municipalities for over 40 years and currently perform audit services to over 100 Massachusetts governments annually. All firm governmental audit principals have more than 10 years of governmental audit experience. We will provide the City of Fall River with a "fresh set of eyes". We will dedicate a substantial amount of time to the planning and preliminary phases of the audit to enable a smooth transition in audit firms and to make certain that appropriate City management personnel are involved in the process.

#### **Principal Participation/Experienced Staff**

A major advantage of hiring our Firm is the high level of Principal participation. Scott C. McIntire, CPA, be the engagement principal for the City of Fall River. Mr. McIntire has more than 30 years of Massachusetts governmental audit experience.

The team of Edward Boyd, CPA, Principal, and Zackary Fentross, CPA, Audit Manager, will assist Mr. McIntire in servicing the City of Fall River. Resumes, professional experience, qualifications, education and individual roles can be found starting on page 21.

#### Availability

We are always available on a year-round basis by phone or e-mail to answer your questions, and will do our best to return phone calls/e-mails within 24 hours.

We look forward to establishing a professional relationship with the City of Fall River. This proposal remains firm for 90 days from submission deadline. If you have any questions regarding this proposal, please call.

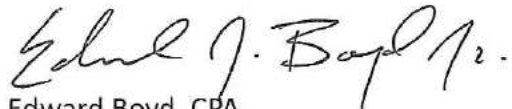
Sincerely,

Melanson Heath  
Accountants • Auditors



Scott C. McIntire, CPA  
Principal

[smcintire@melansonheath.com](mailto:smcintire@melansonheath.com)



Edward Boyd, CPA  
Principal

[eboyd@melansonheath.com](mailto:eboyd@melansonheath.com)

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## PROFESSIONAL EXPERIENCE

### Resources

Melanson Heath is a regional CPA firm that specializes in governmental auditing and consulting and has been rated one of the top firms in New England every year since 2015 in *Accounting Today* publication. We are currently the 13<sup>th</sup> largest non-national CPA firm in New England. In addition to audit, we also provide accounting, tax, and advisory services. We currently have 16 principals, 15 managers, and over 70 staff. Our offices are located in Greenfield and Andover, Massachusetts, Manchester and Nashua, New Hampshire, and Ellsworth, Maine. We have built our Firm over the last 40 years by providing attentive and proactive service to our clients, and by delivering those services in an effective and efficient manner. We provide a team of dedicated professionals and strategic alliances focused on client service. Our goal is to become your business partner and provide timely and helpful services to you.

### Governmental Services Department

Our Governmental Services Department includes 5 principals, a professional staff of 35, and 5 administrative employees that work exclusively on governmental audits, providing us with the capacity and depth not only to audit your organization, but also to lend our expertise as a resource. The majority of the governmental principals each have 30 years of auditing experience and all have their own particular area of expertise including: preparation of Comprehensive Annual Financial Reports (CAFRs), risk assessment, Governmental Accounting Standards Board (GASB) pronouncements, and Office of Management and Budget (OMB) single audit compliance. Our expertise in these various disciplines means that we are uniquely qualified to perform the services that you need.

The Firm's continued success and growth in the governmental services area is the result of closely monitoring the following specific goals and objectives that have been implemented by our Governmental Services Department over the last 40 years:

- Provide a high level of officer participation and supervision in all audits.
- Provide for principal and staff availability to our clients throughout the year.
- Provide technical expertise unsurpassed in the industry.
- Provide highly experienced staff that thoroughly understands the uniqueness of governmental accounting and auditing.
- Develop procedures to provide quality audit services in an efficient and cost-effective manner.
- Provide quality recommendations and training to our clients to simplify and improve their accounting records and internal controls.
- Provide a timely service and minimize disruptions to clients' staff.

- Implement internal quality control steps to ensure our work product meets the highest standards of quality and accuracy.

We have stayed focused on implementing these goals over the years, which has resulted in our current leadership role in the governmental arena.

### **Project Management**

We stress proper planning in all of our engagements. Once awarded the engagement, we will immediately begin to work with you on the audit plan to specifically determine goals and objectives that will ensure a successful and timely audit. Together we will prioritize and develop a timeline with clear and concise milestones and deadlines. We will obtain an in-depth understanding of audit risks specific to your organization. With proper planning, issues will be identified early in the audit process which will contribute to the efficiency and timeliness of the audit.

During interim fieldwork, we will assess your entity-level controls and control activities, we will test the effectiveness of controls, and perform walk-throughs of important transactional cycles as part of the risk assessment process in accordance with the most recent auditing standards. We will pay particular attention to areas that we consider high audit risks in controls over financial reporting. We will identify issues that need clarification or additional research as early in the process as possible to facilitate the organized and timely performance of the audit and reporting processes.

### **Experienced Staff**

The members of our team have extensive governmental experience in financial audit, accounting, and federal compliance issues. Principals and managers in our Firm have between 10 – 30 years of audit, accounting, and compliance experience. Our audit staff averages over 5 years of full-time audit and consulting experience. We have very low turnover of personnel, which means that you will generally be assigned the same audit personnel each year, without having to “re-train” new auditors. The principals and senior management of your audit team will be closely involved in your audit to ensure that you get the answers you need, when you need them, and to facilitate continuity of service.

### **Risk-Based Audit Approach**

At Melanson Heath, we utilize the Knowledge Based Audit (KBA) methodology. The KBA methodology is a risk-based audit process, developed from the latest risk assessment standards. The KBA methodology was created by auditors, for auditors, and has passed AICPA Peer Review. This methodology helps our auditors plan and produce higher-quality audits that both minimize compliance risk and maximize effectiveness and efficiency. The KBA methodology focuses on changes in risk from the prior year, to help ensure that we are neither under-auditing nor over-auditing.



Although the risk assessment standards have been published for several years, peer reviewers still find that many auditing professionals have not truly implemented a risk-based auditing approach. If these firms are also using older audit programs and methodologies that do not adequately address risk, or if they are using new technology to generate the audit programs similar to what they have used in the past, deficiencies are more common.

#### Quality Control System

We have developed a very detailed quality control system within the Firm to deliver our services at the highest level. All work is closely supervised. For more than 30 years, the Firm has undergone rigorous peer reviews that have resulted in the highest level of compliance. All of our peer reviews, including our most recent (see page 11), concluded with our receiving the best rating possible. This process furthers our efforts to provide the highest level of quality to our audits.

#### Management Letters

We view management letters as not only a requirement of auditing standards, but also as a mechanism to communicate ways to improve controls and efficiencies over financial systems and reporting. We encourage management to include responses to our comments in the final management letter document.

During the course of our audit, if we identify weaknesses in internal controls, or areas that are not operating efficiently, we will immediately offer recommendations for improvement to the

affected department's management. All proposed audit adjustments and recommendations will be discussed and explained with appropriate management personnel. We will also provide you with examples of the "best of the best" accounting and administrative policies and procedures that we have accumulated from other municipalities, in an effort to help you upgrade your controls and procedures wherever necessary.

### Technical Resources

Our Firm has been a leader in the accounting and auditing profession for over 40 years. We are proactive when new accounting and auditing standards are published as we implement many standards in advance of the required date. When new accounting and audit pronouncements are introduced, our Firm leads the way in working with clients by guiding them through their implementation of the sometimes-complex issues.

The Firm also provides governmental accounting training programs free of charge to our clients, including our 3-day UMAS course. The course has been offered annually for over 25 years and has been attended by hundreds of government employees. Topics of the course include: Fund Accounting, Reporting Requirements and Financial Statements, Chart of Accounts, Statutory Responsibilities, Recording Transactions, and Budget Process, Forms, Entries.

### Involvement in Professional Organizations

In order to keep abreast with the ever-changing accounting and auditing pronouncements, and other timely issues, we maintain an active role in the following professional organizations:

- American Institute of CPAs (AICPA)
- AICPA Government Audit Quality Center
- AICPA G400 Group (largest 500 CPA firms in USA)
- AICPA Private Companies Practice Section (PCPS)
- Massachusetts Society of Certified Public Accountants (MSCPA)
- Massachusetts Auditors and Accountants Association
- Massachusetts Government Finance Officers Association
- Government Finance Officers Association

### Paperless Technology

Melanson Heath employs advanced technology to organize, store, protect, and communicate data to and from our clients. We employ accounting-specific applications that allow us to organize and track all audit data in an electronic (i.e., "paperless") environment. All of the data we store and utilize is backed up on a specific schedule that includes additional "offsite" secure storage for disaster recovery purposes.

Our audit staff utilizes laptop computers and paperless audit engagement software to maximize engagement efficiencies. Much of the information we request from you will be transmitted to us electronically through our secure portal. If we are provided with a virtual private network (VPN) connection to the City's MUNIS software, we will be able to access much of the information needed directly, further streamlining the audit process and reducing the time required by City staff to facilitate the audit process.

#### **Data Security**

All computers that are utilized outside our offices have encrypted hard drives to prevent unauthorized access in case of theft. Additionally, encrypted USB drives are available to all employees to allow for the secure transfer and temporary storage of data while at the client location.

All remote connectivity used by Melanson Heath employees is encrypted. Furthermore, Melanson Heath also has the ability to send e-mails that contain sensitive data in an encrypted format. Finally, Melanson Heath employs a secure web-based portal that allows for the secure transfer of data between our offices and our clients.

#### **References**

Listed below are the names of individuals from cities we have audited and provided consulting services for. We are proud of our reputation and invite you to discuss our qualifications with them.

##### **City of Holyoke, Massachusetts**

Mr. Alex Morse, Mayor  
413-322-5510/morsea@holyoke.org

##### **Town of Lexington, Massachusetts**

Ms. Carolyn Kosnoff, Assistant Town Manager  
for Finance  
791-698-4622/ckosnoff@lexingtonma.gov

##### **Town of Watertown, Massachusetts**

Mr. Michael Driscoll, Town Manager  
617-972-6565/mdriscoll@watertown-ma.gov

##### **City of Lynn, Massachusetts**

Mr. Stephen Spencer, Comptroller  
781-598-4000, sspencer@lynnma.gov

##### **City of Manchester, New Hampshire**

Mr. William Sanders, Finance Officer  
603-624-6460/wsanders@manchesternh.gov

## Peer Review

During the last three years, the Firm has not had any federal or state desk or field reviews of its audits.

The Firm has never been subject to any disciplinary action by federal or state regulatory agency or professional organization.

Every three years Melanson Heath undergoes an in-depth peer review process, which includes an evaluation of our audit quality control system and review of sample governmental audit work papers and financial statements. The results of our peer reviews have always resulted in a "clean opinion" with no exceptions. This is the best result possible from a peer review.

Our most recent peer review report is presented on the following page.

## TELLING & HILLMAN, P.C.

ACCOUNTANTS • AUDITORS  
5 PARK STREET – MIDDLEBURY, VT 05753

PHONE: (802) 389-3311  
WEB: WWW.TELLING.INFO

### Report on the Firm's System of Quality Control

July 13, 2018

To the Owners of Melanson Heath  
and the Peer Review Committee of New England Peer Review Inc.

We have reviewed the system of quality control for the accounting and auditing practice of Melanson Heath (the firm) in effect for the year ended March 31, 2018. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Governmental Auditing Standards*, including compliance audit under the Single Audit Act; and audits of employee benefit plans.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Melanson Heath in effect for the year ended March 31, 2018, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Melanson Heath has received a peer review rating of *pass*.

Telling & Hillman, P.C.

Telling & Hillman, P.C.



## Make It Here

### APPROACH AND PLAN

#### Responsibilities to the City of Fall River

The objective of the audit is to obtain reasonable, but not absolute, assurance whether your financial statements as a whole are free from material misstatement, whether due to fraud or error. Reasonable assurance is a high level of assurance and requires us to plan and perform the audit so that audit risk will be limited to an appropriately low level.

Our audit will include examining, on a test basis, evidence supporting the amounts and disclosures in your financial statements, and therefore, will involve judgement about the number of transactions to be examined and the areas to be tested. We then will plan and perform the audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement.

#### Audit Approach

We will utilize a risk-based audit methodology that emphasizes using knowledge of the City of Fall River to make risk assessments required in connection with the financial statement audit. All audits are risk-based to some extent because an auditor does not test 100% of the transactions of an entity. The more accurately an auditor assesses an entity's risks of material misstatement, the more likely the auditor will be to direct audit effort to those areas expected to contain risks of material misstatement, whether due to error or fraud, and the more assurance the auditor has that the procedures performed in response to the risk assessments will detect material misstatements.

Our risk-based service plan for the audit of your financial statements includes the following eight steps:



The understanding obtained in each process affects the decisions made in the next step. Although most steps in the methodology are performed sequentially, an audit is not a linear process. We will reconsider decisions made in an earlier process based on evidence obtained in later stages of the audit.

#### City of Fall River - Specific Audit Approach

The following is a brief overview of tasks that will be performed in each major segment of the audit. This summary is not meant to be all-inclusive.

##### 1. Planning Phase

Much emphasis is placed in the planning phase of our audit engagements. With the proper planning, we can ensure the audit fieldwork will be performed in a timely manner and with few interruptions to the City's staff.

During this phase of the engagement, we will meet with key City and School officials to discuss our specific audit plan, timing, and the schedules and other documentation that will be needed during fieldwork.

We will also discuss any areas of concern or emphasis desired by management and cooperatively determine the degree to which they will be addressed through the audit process.

2. Study and Evaluation of Internal Controls

Our study and evaluation of the internal controls concentrates on controls related to the City's assets and major transactional cycles, and compliance with local, State and Federal laws and regulations.

The following summarizes major internal control areas that we will review:

Revenue Cycle:

- Assessor tax billings and abatements
- Tax Collector collections and remittances
- Treasurer deposits
- Finance reporting
- Specific departments with decentralized collections

Expenditure Cycle:

- Payroll processing and reporting
- Vendor purchase ordering and bidding
- Vendor invoice and warrant approval
- Check preparation and signing

Budget Cycle:

- Budget preparation
- Budget amendments
- Budget monitoring
- Budget vs. actual reporting

Cash Management:

- Security of cash
- Investment policies
- Bank reconciliation procedures
- Cash forecasting

Accounting Department:

- General ledger maintenance
- Reconciliation procedures
- Computer access and controls

We will study and evaluate the City's (including the School Department) internal controls by interviewing key officials. Responses will be documented into our permanent work-papers using a combination of internal control questionnaires, narratives, and flowcharts. We will evaluate the strengths and weaknesses in the City's controls and, whenever deemed necessary, will test to ensure compliance with the controls.

Weaknesses and recommendations for improvements will be discussed immediately with the City in the entrance conference and as issues arise. At the conclusion of fieldwork, we will again meet with key management employees to discuss all issues before they are summarized in a formal management letter.

3. Substantive Testing

We will use available technology to the greatest extent possible in our substantive testing. We anticipate using the network connected computers provided by the City (or other mechanism) to download the City's trial balance and general ledger data into our paperless audit software.

Our substantive testing begins with preliminary analytical review procedures. We will review the City's trial balance and budget vs. actual reports to identify potential inaccuracies and problem areas. We will then calculate materiality levels for each of the City's fund types to be used to determine the amount of substantive testing that will be necessary.

The major phase of the audit involves account balance testing. We will test account balances on a fund-by-fund basis. For each fund, we will obtain supporting documentation for each material balance sheet account and test for accuracy and completeness. For certain accounts, such as cash, receivables and short-term notes, we may confirm balances directly with third parties.

Our testing of revenues and expenditures will be primarily on an analytical basis. We will perform a trend analysis (comparing current year balances with the prior year), and we will compare actual revenues and expenditures to the budget. All large, unusual, or unfavorable variances will be identified and tested further through inquiry and supporting documentation.

Because the substantive testing a large segment of the audit, we will segregate this phase into several logical areas, and assign key staff to each. In all cases, the work will be supervised by Edward Boyd, CPA and/or Zack Fentross, CPA.

4. Supervision and Review

All detailed workpapers will be reviewed by the audit manager. During all phases of fieldwork staff will be supervised by at least one senior level person or a principal. Audit principals will review all workpaper files, financial statements and all other related compliance, internal control and management recommendation reports.

5. Comprehensive Annual Financial Report and Other Report Preparation

If necessary, we will assist the City in the preparation of the Comprehensive Annual Financial Report (CAFR). We will provide the Independent Auditors Report for the City to include in the CAFR for submission to the GFOA.

We will summarize other issues and/or problems identified during the audit and suggest recommendations for improvements in a formal management letter. We will review draft copies of all statements and reports with the City before finalizing. The City may incorporate responses to the comments and findings within the reports.

**Deliverables to You**

We will provide the following deliverables to the City of Fall River:

**Financial Audit**

- Independent auditors' report and Basic Financial Statements.
- Single audit reports (independent auditors' reports on internal control and compliance).
- A management letter of comments and recommendations related to the financial statements, internal controls, accounting, accounting systems, legality of actions, other instances of noncompliance with regulatory requirements, and other matters coming to our attention during the financial audit.
- Agreed-Upon Procedures for the School End of Year report.
- Agreed-Upon Procedures for the School Student Activities Funds.
- Fall River Contributory Retirement System Audit Report.
- Fall River Contributory Retirement System Pension Plan Schedules.

**Communications**

- Two meetings with City's senior financial management team.
- Annual audit planning conference with the Director of Financial Services and City Auditor month prior to the start of each audit.
- Progress reports to Director of Financial Services during the course of preliminary and final audit field work.
- Formal presentations of the results of the audit to City Council and City's Finance Team, if necessary.

- Two random departmental examinations of internal controls annually.

#### Timing

We are prepared to meet all deadlines included in the City's RFP and propose the following timeline to perform audit and related services:

Project	Timing
Planning/preliminary work	August 2019
Audit fieldwork	December 2019
Draft Reports	February 1, 2020
Final reports	By February 28, 2020
Presentation of the audit	Upon request
Consultation and answers to technical questions, as requested	Ongoing

#### Additional Services to be Provided at No Cost

- The Principals in charge of the audit will be available for questions and meetings throughout the year as issues arise. Firm-wide, we respond to inquiries within 24 hours.
- Any City employee may attend our annual UMAS course at no charge.
- We will keep you informed of current topics and proposed changes in governmental generally accepted accounting principle (GAAP) pronouncements.

## APPENDIX A

### City of Fall River Price Quote: Financial Audit Services and Agreed Upon Procedure Services

The undersigned proposes to furnish all services and perform all work in accordance with the Request for Competitive Quotes prepared by the City entitled:

#### INDEPENDENT FINANCIAL AUDIT SERVICES AND AGREED UPON PROCEDURE SERVICES

Fiscal Year Ended	Financial Audit Including Single Audit	End of Year Report	Student Activity Report	Retirement Reports	Total
June 30, 2019	\$150,000	\$8,500	\$12,000	\$21,000	\$191,500
June 30, 2020	\$150,000	\$8,500	\$12,000	\$21,000	\$191,500
June 30, 2021	\$150,000	\$8,500	\$12,000	\$21,000	\$191,500
Less: Amount to be billed to FR Housing Authority & Diman Regional Vocational HS					
<b>Total</b>					


The undersigned agrees that, if selected, s/he will within seven business days (Saturdays, Sundays and legal holidays excluded) after presentation thereof by the City, execute a contract in accordance with the terms of this bid.

## APPENDIX B

### Certificate of Non-Collusion

The undersigned certifies under the penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this section the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Date: June 24, 2019 Melanson Heath  
Audit Firm Name

By:  10 New England Business Ctr. Dr., Ste. 107  
Street Address

Scott C. McIntire, Principal Andover, Massachusetts 01810  
Print Name and Title of Signatory City. State Zip

[smcintire@melansonheath.com](mailto:smcintire@melansonheath.com) melansonheath.com  
Email Website

## APPENDIX C

### Statement of Corporate Authority


At a duly authorized meeting of the Board of Directors of Melanson Heath held on May 29, 2019 at which time all voted that Scott C. McIntire, Principal

Name                      Officer

of this Company, be and hereby is authorized to execute contracts and bonds in the name and behalf of said Company, and affix its Corporate Seal thereto, and such execution of any contract of obligation in this Company's name on its behalf by such person under seal of the Company, shall be valid and binding upon this company.

A TRUE COPY,

ATTEST:

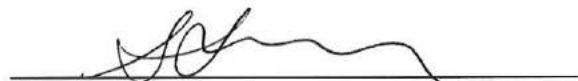
  
Clerk

PLACE OF BUSINESS: 10 New England Business Center Drive, Suite 107, Andover, MA 01810

DATE OF THIS BID: June 5, 2019

I hereby certify that I am the Clerk of Melanson Heath  
and that Scott C. McIntire is duly elected Principal of said Company, and that the above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.



  
(Clerk's Signature)

On this day of June 5, 2019, before me, the undersigned notary public, personally appeared Scott C. McIntire, proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document in my presence.



Notary Public - My Commission Expires: January 24, 2023



## **APPENDIX D**

### **Resumes of Your Audit Team**



**Scott C. McIntire, CPA**  
**Principal**

Mr. McIntire is an Officer of Melanson Heath's Governmental Services Department and has been with the Firm since 1988. He is a Certified Public Accountant.

Mr. McIntire has nearly 30 years of governmental accounting and auditing experience and manages over 40 audits annually, including several municipal and international airports. He prepares 11 Comprehensive Annual Financial Reports (CAFRs) annually and evaluates CAFRs throughout the country as a member of the Government Finance Officers Association's Special Review Committee.

**Participation in the City of Fall River Audit**

Mr. McIntire will be the Principal in charge of the City of Fall River audit.

**Education:**

Bachelor of Science, Accounting  
Plymouth State University

**Professional Memberships:**

- American Institute of Certified Public Accountants (AICPA)
- MA Government Finance Officers Association
- MA Municipal Accountants and Auditors Association
- NESGFOA Special review Committee for CAFRs
- NH Government Finance Officers Association

**Community Involvement:**

- Volunteer coach of girls' youth and high school lacrosse for 15 years

**Speaking Engagements & Seminars:**

- Attends AICPA Governmental Auditing Conference
- Speaker at various Governmental Accounting organizations and municipal consulting services



**Edward Boyd, CPA  
Principal**

Edward Boyd is a Certified Public Accountant and Principal in the Governmental Services Department at Melanson Heath and has been with the Firm since 2007.

Since joining the Firm, Mr. Boyd's experience has focused on governmental financial statement audits, OMB A-133/Uniform Guidance single audits, as well as forensic audits and other special projects. Mr. Boyd's audit experience includes over 20 Massachusetts cities and towns, as well as audits of Comprehensive Annual Financial Reports (CAFRs) submitted to the Government Finance Officers Association. Mr. Boyd also evaluates several CAFRs throughout the country annually as a member of the Government Finance Officers Association's Special Review Committee.

**Education:**

Bachelor of Science,  
Accounting  
Southern NH University  
Graduating Cum Laude

**Professional Memberships:**

- American Institute of Certified Public Accountants (AICPA)
- MA Society of CPAs, Chair
- NH Society of CPAs
- Governmental Accounting and Auditing Committee
- Connecticut Government Finance Officer Association

**Speaking Engagements & Seminars:**

- Presented on recently issued/implemented Governmental Accounting Standards Board (GASB) pronouncements at the Massachusetts Auditors and Accountants' Association (MMAAA) Spring 2017 Education Program
- Previously presented on GASB 63/65 updates

**Participation in the City of Fall River Audit**

Mr. Boyd will be the fieldwork Principal in the City of Fall River audit. In this role he will, in conjunction with Zackary Fentross, be a key contact person and will be responsible for planning, scheduling, coordinating and managing the audit.



**Zackary Fentross, CPA  
Manager**

Zackary Fentross is Certified Public Accountant and an Audit Manager in the Governmental Services Department of Melanson Heath and has been with the Firm since 2011. His experience is concentrated in the areas of governmental accounting and auditing; he has supervised financial statement audits, Uniform Guidance single audits, end of year report audits, contributory retirement system audits, and other special projects.

**Education:**

Bachelor of Science,  
Accountancy  
Master of Science,  
Accountancy  
University of Rhode Island

**Professional Memberships:**

- American Institute of  
Certified Public Accountants  
(AICPA)

**Speaking Engagements &  
Seminars:**

- Presented on recently  
issued/implemented  
Governmental Accounting  
Standards Board (GASB)  
pronouncements at the  
Massachusetts Auditors and  
Accountants' Association  
(MMAAA) Spring 2017  
Education Program.

**Participation in the City of Fall River Audit**

Mr. Fentross will serve as an Audit Manager in the City of Fall River audit. With the assistance of Edward Boyd, Zack will be a key contact person and will be responsible for planning, scheduling, coordinating, and managing the audit.



**Frank R. Biron, CPA  
Principal**

Frank R. Biron, CPA, is the Quality Control Principal at Melanson Heath and a Certified Public Accountant licensed in New Hampshire, Massachusetts, and Vermont.

Mr. Biron has over 38 years of governmental accounting and auditing experience. He is officer-in-charge of over 40 of our 150 government audits and is responsible for our Governmental Services quality control. He received the AICPA Certificate of Educational Achievement in Governmental Accounting and Auditing.

**Participation in the City of Fall River Audit**

Mr. Biron will serve as the Quality Control Principal. In this role, he will be responsible for reviewing all statements and reports.

**Education:**

Bachelor of Science,  
Accounting  
Southern NH University

**Professional Memberships:**

- American Institute of Certified Public Accountants (AICPA)
- MA Society of CPAs
- NH Society of CPAs
- New England Government Finance Officers Association

**Speaking Engagements & Seminars:**

- Instructs the firm's annual governmental (UMAS) accounting course
- Speaker at various governmental organizations
- Only CPA providing GASB 67/68 implementation consulting assistance to PERAC



**Amanda Walengewicz**  
**Audit Supervisor**

Amanda Walengewicz is a Supervisor in the Governmental Services Department of Melanson Heath and has been with the Firm since 2012. Since joining the Firm, Ms. Walengewicz has worked on governmental financial statement audits, Uniform Guidance single audits, school system end-of-year reports, and student activity fund audits. Her experience has focused on audit services for numerous municipalities, and is currently participating in over 15 government audits annually.

**Education:**

Bachelor of Science in  
Accounting  
Plymouth State University

**Professional Memberships:**

- New England Government  
Finance Officers Association

**Participation in the City of Fall River Audit**

Ms. Walengewicz will serve as a Supervisor in the School and Component Units portions of the City of Fall River audit.



**Andrew Gordon, CPA**  
**Audit Supervisor**

Andrew Gordon is a Supervisor in the Governmental Services Department of Melanson Heath. He is a Certified Public Accountant and has concentrated on governmental financial statement audits, Uniform Guidance single audits, and school system end-of-year reports. He is a supervisor in over 15 Massachusetts government audits annually.

**Participation in the City of Fall River Audit**

Mr. Gordon will serve as a Supervisor in the City portion of the Fall River audit.

**Education:**

Bachelor of Science in  
Accounting  
Washington & Jefferson  
College



**Nicole Duncan**  
**Senior Staff Accountant**

Nicole Duncan is a Senior Staff Accountant in the Governmental Services Department of Melanson Heath and has been with the Firm since 2016. Since joining the Firm, Ms. Duncan has worked on governmental financial statement audits and school system end-of-year reports. Her experience has focused on audit services for numerous municipalities, and is currently participating in over 15 government audits annually.

**Education:**

Masters degree in Accounting  
Southern New Hampshire  
University

**Professional Memberships:**

- New Hampshire Society of  
Certified Public Accountants

**Participation in the City of Fall River Audit**

Ms. Duncan will serve as a Senior Staff Accountant in the City of Fall River audit.



**Jeff Dickson**  
**Senior Staff Accountant**

Jeff Dickson is a Senior Staff Accountant in the Governmental Services Department at Melanson Heath. His experience is concentrated in the areas of governmental accounting and auditing; he has worked on financial statement audits, single audits, and other special projects.

**Participation in the City of Fall River Audit**

Mr. Dickson will serve as a Senior Staff Accountant in the City of Fall River audit.

**Education:**

Bachelor of Science in  
Accounting  
University of New Hampshire

**Professional Memberships:**

- New Hampshire Society of  
Certified Public Accountants

### Resumes of Other Key Staff Members – “Our Bench”

To demonstrate our capacity to service Fall River and all of our clients we offer the following additional resumes of our Firm’s leadership team.



**Patrice Squillante, CPA**  
**Principal**

Ms. Squillante is a Principal of Melanson Heath’s Governmental Services Department and has been with the Firm since 1988. She is a Certified Public Accountant licensed in Massachusetts.

Ms. Squillante has 30 years of governmental accounting and auditing experience and manages over 20 of the Firm’s government audits. She is also responsible for the Firm’s OMB Uniform Guidance (Single Audit) protocol and compliance. She received the AICPA Certificate of Educational Achievement in Governmental Accounting and Auditing and the AICPA Advanced Single Audit Certificate.



**Tanya Campbell, CPA**  
**Principal**

Tanya Campbell is a Principal in the Governmental Services Department of Melanson Heath and has been with the Firm since 2006. She is a Certified Public Accountant licensed in New Hampshire. Since joining the Firm, Ms. Campbell has managed governmental financial statement audits and OMB Uniform Guidance (Single Audits). Her experience has focused on audit services for numerous municipalities and currently directs over 20 government audits annually.



**Alina Korsak, CPA**  
**Audit Manager**

Alina Korsak is an Audit Manager in the Governmental Services Department at Melanson Heath and has been with the Firm since 2000. Ms. Korsak is a Certified Public Accountant, licensed in Massachusetts and New Hampshire.

Ms. Korsak has over 18 years of governmental accounting and auditing experience. She is currently responsible for managing several government audit engagements annually, including financial statement audits of cities, towns, pension plans, utilities, and airports. She also evaluates several Comprehensive Annual Financial Reports throughout the country annually as a member of the Government Finance Officers Association's Special Review Committee.



**Erica Lussier, CPA**  
**Audit Manager**

Ms. Lussier is an Audit Manager in the Governmental Services Department of Melanson Heath and has been with the Firm since 2001. She is a Certified Public Accountant licensed in New Hampshire. Her experience has focused on audit services for numerous municipalities, and is currently responsible for managing over 20 government audits annually. She has also provided consulting services to government clients, including cash and receivable reconciliations, and capital asset maintenance.



**Jennifer Reddington, CPA**  
**Audit Manager**

Jennifer Reddington, is a Certified Public Accountant and is an Audit Manager in the Governmental Services Department of Melanson Heath and has been with the Firm since 2005. Since joining the Firm, Ms. Reddington has worked on governmental financial statement audits, Uniform Guidance single audits, forensic audits and other special projects. Her experience has focused on audit services for numerous municipalities, and is currently responsible for supervising over 15 government audits annually. Ms. Reddington is an instructor in the annual Firm-sponsored UMAS government accounting training class provided to municipal accounting professionals.



**Sara Corduck**  
**Audit Supervisor**

Ms. Corduck is an Audit Supervisor in the Governmental Services Department of Melanson Heath and has been with the Firm since 2002. Since joining the Firm, she has worked on governmental financial statement audits, Uniform Guidance single audits, student activity fund audits, as well as forensic audits, and other special projects, including Massachusetts School Building Authority compliance audits and school operational audits. Ms. Corduck currently manages all of the Massachusetts Department of Elementary and Secondary Education Compliance Supplement for Massachusetts School District End-of-Year Pupil and Financial Report engagements for the Firm. She has also worked on special projects, including the preparation and analysis of governmental budget analysis, and assisted in various fraud investigations.

## APPENDIX E

### Summary of Recent Government Audit Experience

	Years Audited	Other Services*
<b>Massachusetts</b>		
City of Amesbury	1999-2018	CRS, EOY, SA, SAF, AUP
City of Everett	2004-2012	CRS, EOY, SA
City of Fitchburg	1993-2018	CRS, EOY, Forensic, SA
City of Gardner	2014-2018	AUP, EOY, SA
Town of Greenfield (City Government)	1985-2017	AUP, CRS, EOY, SA, SAF
City of Holyoke	1989-2018	AUP, CRS, EOY, Forensic, SA, SAF
City of Lawrence	2000-2008	CRS, SA
City of Leominster	1993-2018	CRS, EOY, SA, SAF
City of Lynn	2005-2018	AUP, CRS, EOY, SA
City of Medford	1988-2016	AUP, CRS, EOY, Forensic, SA
City of Methuen	1989-2018	AUP, CRS, EOY, SA, SAF
City of Newburyport	2004-2018	AUP, CRS, EOY, SA, SAF
City of Quincy	2002-2007	CRS, EOYR
City of Revere	1999-2011	CRS, EOY, SA, SAF
City of Springfield	1995-2004	CRS, EOY, SA
Town of Watertown (City Government)	1993-2018	CRS, EOY, SA, SAF
Town of West Springfield (City Government)	1989-2018	CRS, EOY, SA
Town of Weymouth (City Government)	2010-2018	EOY, SA
<b>Towns:</b>		
Town of Acushnet	2017-2018	
Town of Amherst	1994-1996, 1998-2018	EOY, SA
Town of Ashby	2000-2018	
Town of Ashland	2006-2018	EOY, SA, SAF
Town of Athol	1989-2018	CRS, SA
Town of Becket	2005, 2010, 2012-2018	AUP, SA
Town of Belmont	2001-2012	EOY, SAF
Town of Bernardston	2008, 2011, 2016	AUP
Town of Blackstone	2009-2017	AUP
Town of Blandford	1996-1997, 1999, 2003-2011	
Town of Bolton	2017-2018	

	Years Audited	Other Services*
Town of Bourne	1994-2007	
Town of Boxford	2005-2018	
Town of Boylston	2002-2007, 2013-2018	
Town of Chelmsford	2011-2013	EOY, SA
Town of Cheshire	1992-1993, 1999-2002	
Town of Chester	2003-2007	SA
Town of Concord (CAFR)	1998-2018	CRS, EOY, SA
Town of Danvers (CAFR)	1995-2018	CRS, EOY, SA
Town of Dartmouth	2012-2018	EOY, SA
Town of Douglas	2007-2018	EOY, SA, SAF
Town of Dover	1993-2018	
Town of Dracut (CAFR)	1987-2018	EOY, SA
Town of Easton	2000-2018	EOY, SA
Town of Egremont	2013	AUP
Town of Fairhaven	2012-2018	CRS, AUP, EOY, SA, SAF
Town of Framingham	1992-2017	CRS, EOY, SA
Town of Franklin	2005-2018	AUP, EOY, SA, SAF
Town of Great Barrington	1993-2018	
Town of Hadley	2011-2018	EOY
Town of Hanover (CAFR)	2010-2018	EOY, Forensic, SA
Town of Hardwick	2012-2017	AUP
Town of Hinsdale	2004-2013	
Town of Holbrook	1995-2006, 2008-2016	EOY, SA, SAF
Town of Hudson	1989-1991, 1995-2018	EOY, SA, SAF
Town of Ipswich	1991-2005	
Town of Kingston	1995-2018	AUP
Town of Lee	1989-2012	EOY, SA
Town of Lexington	1999-2018	CRS, EOY, Forensic, SAF
Town of Longmeadow (CAFR)	2017-2018	SA
Town of Ludlow	1993-1996, 1998-2018	EOY, SA, SAF
Town of Lunenburg	1985-2004	
Town of Lynnfield	1997-2018	EOY, SA, SAF
Town of Manchester-by-the Sea	2005-2008	
Town of Maynard	2006-2012	CRS, EOY, SA
Town of Medfield	2001-2008	SA
Town of Medway	1994-2018	SA
Town of Millis	2005-2018	AUP, EOY, SA, SAF

	Years Audited	Other Services*
Town of Middleborough	2005	SA
Town of Millbury	2004-2009, 2016-2018	AUP, EOY, SA
Town of Montague	1986-2018	CRS, SA
Town of Monterey	2005, 2009, 2012	
Town of Montgomery	2007, 2009, 2011	
Town of Needham	1994-2018	CRS, EOY, SA, SAF
Town of North Attleborough	2008-2014	CRS, SA
Town of Norwell (CAFR)	2007-2018	AUP, EOY, SA, SAF
Town of Norwood	2004-2018	CRS, EOY, SA
Town of Oak Bluffs	2014	AUP
Town of Randolph	2012-2018	SA
Town of Reading	2003-2018	CRS, EOY, SA, SAF
Town of Royalston	2015-2018	SA
Town of Rowe	2012	
Town of Rutland	1998-2012, 2014-2018	AUP
Town of Saugus	2003-2011	AUP, CRS, EOY, SA
Town of Sharon	2001-2018	EOY, SA, SAF
Town of Sheffield	2001-2018	SA
Town of Shelburne	2014-2018	SA
Town of Sherborn	2002-2018	SAF
Town of Southampton	1998-2000, 2009-2018	AUP, SA
Town of Southbridge	2002-2008, 2016-2018	AUP, CRS, EOY, SA
Town of Stoneham	1997-2008	CRS, EOY, SA, SAF
Town of Sutton	2000-2005, 2009-2018	AUP, EOY, Forensic, SA
Town of Swansea	2001-2003	
Town of Templeton	2002-2012	SA
Town of Townsend	2011-2018	
Town of Uxbridge	2005-2016	EOY, SA
Town of Wayland (CAFR)	2011-2018	EOY, SA, SAF
Town of Webster	2000-2003	
Town of West Boylston	2000-2016	EOY, SA
Town of West Bridgewater	1989-2002	
Town of Westford	1988-2018	AUP, EOY, Forensic, SA, SAF
Town of Weston	2002-2013	EOY, SA, SAF
Town of Whitman	2007-2018	Forensic
Town of Wilbraham	1994-2018	AUP, SA
Town of Williamsburg	2005-2018	

	Years Audited	Other Services*
<b>School Districts:</b>		
Adams-Cheshire Regional School District	2008-2018	EOY, SA
Amherst-Pelham Regional School District	2016-2018	EOY, SA, SAF
Ashburnham-Westminster Regional School District	1992-2018	EOY, SA, SAF
Athol-Royalston Regional School District	1986-2018	EOY, SA, SAF
Ayer-Shirley Regional School District	2011-2018	EOY, SA, SAF
Berkshire Hills Regional School District	2016-2018	EOY, SA, SAF
Cape Cod Regional Vocational Technical District	2014-2018	EOY, SA, SAF
Concord-Carlisle Regional School District	1998-2018	EOY, SAF
Dighton-Rehoboth Regional School District	2015-2018	EOY, SA
Erving Regional School District	1995-2011	EOY
Farmington River Regional School District	2016-2018	EOY
Franklin County Technical School District	1986-2018	EOY, SA
Gateway Regional School District	2016-2018	EOY, SA, SAF
Gill-Montague Regional School District	1987-2018	EOY, SA, SAF
Greater Lawrence Technical School	1992-2018	EOY, SA, SAF
Greater Lowell Regional Vocational Technical School District	1994-2018	EOY, SA, SAF
Groton-Dunstable Regional School District	1997-2018	EOY, Forensic, SA, SAF
Hamilton-Wenham Regional School District	1987-2010	EOY, SA
Hampden-Wilbraham Regional School District	2016-2018	EOY, SA, SAF
Hawlemont Regional School District	1999-2018	EOY
Mahar Regional School District	2015-2018	EOY, SA
Minuteman Regional Vocational Technical High School	2008-2018	CRS, EOY, SA, SAF
Mohawk Trail Regional School District	1999-2004, 2009-2018	EOY, SA, SAF
Montachusett Regional School District	1997-2018	EOY, SA
Nashoba Regional School District	2017-2018	EOY, SA, SAF
New Salem-Wendell Union School District	1994-2017	EOY
North Middlesex Regional School District	1988-1993, 2000-2010	EOY, SA
Old Rochester Regional School District	2013-2018	EOY, SA
Pathfinder Regional School District	1989-2018	EOY, SA, SAF
Pioneer Valley Regional School District	2015-2018	EOY, SA, SAF
Quaboag Regional School District	2016-2018	EOY, SA
Southeastern Regional Vocational School District	2000-2002, 2014-2018	EOY, SA, SAF
Spencer-East Brookfield Regional School District	2015-2018	EOY, SA
Wachusett Regional School District	1989-1996, 2006	EOY, SA

	Years Audited	Other Services*
Whittier Regional Vocational Technical School District	2005-2011	EOY, SA
<b>Electric Enterprise Divisions:</b>		
Cohasset Water & Sewer	2008-2010	
Concord Municipal Light Plant	2013-2018	
Danvers Electric Division	1995-2018	
Littleton Electric & Water Department	2005-2009	
Norwood Electric Department	2004-2018	
Peabody Municipal Light Plant	1994-2018	
Reading Municipal Light Plant	2003-2018	Special Projects
South Hadley Electric Department	2015-2017	
Templeton Electric Department	2017-2018	
Wakefield Municipal Gas and Light Department	2000-2018	SA
Wakefield Municipal Cooperative Corporation	2013-2018	
<b>Other Governmental Organizations:</b>		
Bondsville Fire and Water District	1993-2018	
Bourne, MA Landfill	1999-2007	
Berkshire County Retirement System	2014-2016	
CASE Collaborative	2002-2018	
Dedham-Westwood Water District	2008-2018	
Franklin-Hampshire Employment and Training Consortium	1986-2018	SA
Franklin Regional Retirement System	2010-2011, 2013-2017	
Lanesboro Village Fire & Water	2011-2012	
Lexington Housing Assistance Board	2012-2018	
Lynn Water & Sewer	2012-2014	
Martha's Vineyard Municipal Airport	2001-2002	
Merrimack Valley Nutrition Project	2005-2014	SA
Natick Water & Sewer	2003-2005	
Pioneer Valley Planning Commission	1990-2018	SA
Salem-Beverly Water Supply Board	2000-2018	
Southeastern Regional Planning/Economic Dev. District	2016-2018	SA
Springfield Redevelopment Authority	1996-2018	SA
Springfield Water and Sewer Commission (CAFR)	1998-2018	
Templeton Water Department	2017-2018	
Turners Falls Fire and Water District	1988-1992, 1994-2018	

	Years Audited	Other Services*
Wayland-Sudbury Septage Treatment Facility	2002-2009	
<b>Counties:</b>		
Franklin Regional Council of Governments	1998-2018	SA
Hampshire Council of Governments	2000-2018	
Plymouth County	2006-2018	
<b>New Hampshire</b>		
City of Claremont	2007-2014	SA
City of Concord (CAFR)	1992-2018	SA
City of Dover (CAFR)	1990-2008	SA
City of Keene (CAFR)	2009-2018	SA
City of Laconia	2008-2018	SA
City of Laconia Water Works	2008-2018	
City of Manchester (CAFR)	2015-2018	SA
City of Nashua (CAFR)	2002-2018	AUP, SA, Special Projects
City of Portsmouth (CAFR)	1994-2018	SA, AUP
City of Rochester	2014-2018	SA
City of Somersworth	1984-2009	AUP, Forensic, SA
<b>Towns:</b>		
Town of Amherst	2014-2018	
Town of Ashland	2015-2018	
Town of Bedford (CAFR)	2005-2018	SA
Town of Bristol	2007-2018	SA
Town of Canterbury	2007-2018	
Town of Carroll	2008-2018	
Town of Chester	2011-2018	
Town of Danville	2008-2018	
Town of Deerfield	2008-2018	
Town of Deering	2007-2018	
Town of Derry (CAFR)	2010-2018	SA
Town of Dunbarton	2009-2018	
Town of Durham	2012-2018	SA
Town of Enfield	2007-2009	
Town of Exeter	2007-2016	AUP, SA
Town of Gilmanton	2016	
Town of Goffstown	1999-2018	SA
Town of Greenland	2007-2009	

	Years Audited	Other Services*
Town of Greenville	1983-2009	
Town of Groton	2016-2017	AUP
Town of Hanover	2008-2018	SA
Town of Holderness	2016-2018	
Town of Hollis	1980-2018	
Town of Hopkinton	2006-2007	
Town of Jaffrey	2012-2018	SA
Town of Litchfield	2008-2018	
Town of Londonderry	2003-2014, 2016-2018	AUP, SA
Town of Madison	2008-2009	
Town of Merrimack	2008-2013	SA
Town of Milton	2016-2018	
Town of Newfields	2007-2018	
Town of New Ipswich	2010-2015	
Town of Newmarket	2007-2012	SA
Town of Northfield	2007-2016	
Town of North Hampton	2011-2018	
Town of Pelham	2010-2018	
Town of Piermont	2008-2018	AUP
Town of Plaistow	2007-2009	
Town of Raymond	2007-2018	Forensic, SA
Town of Sandown	2007-2018	
Town of Salem	2008-2013	SA
Town of Stoddard	2014-2018	
Town of Sullivan	2008-2018	
Town of Sunapee	2007-2018	
Town of Temple	2000-2005, 2007-2018	
Town of Westmoreland	2016-2018	
<b>Counties/Districts:</b>		
Ashland Electric Department	2015-2018	
Ashland Water & Sewer Department	2016-2018	
Berlin Water Works	2009-2018	SA
Contoocook Water District	2007-2010	
County of Belknap	2010-2018	SA
County of Carroll	2015-2018	SA
County of Coos	2013-2018	SA
County of Grafton	2011-2018	SA

	Years Audited	Other Services*
County of Rockingham	2009-2018	SA
Emerald Lake Village District	2007-2018	SA
Grasmere Village District	2008-2018	
Ossipee Corner Light & Power	2007-2018	
Sullivan County	2004-2018	SA
Tilton-Northfield Fire District	2008-2018	
Tilton-Northfield Water District	2008-2018	
<b>School Districts:</b>		
Allentown School District (SAU 53)	2016-2018	
Amherst School District (SAU 39)	2003-2009	SA
Chichester School District (SAU 53)	2016-2018	
Concord School District (SAU 8)	2006-2018	AUP, SA
Deerfield School District (SAU 53)	2016-2018	
Derry Cooperative School District (SAU 10)	2008-2018	SA
Dunbarton School District (SAU 19)	2002-2013	
Epsom School District (SAU 53)	2016-2018	
Farmington School District (SAU 61)	2008-2016	SA
Franklin School Department (SAU 18)	2008-2010	
Goffstown School District (SAU 19)	2002-2013	SA
Grantham School District (SAU 75)	2013-2018	
Hill School District (SAU 18)	2008-2010	
Mascenic Regional School District (SAU 87)	2010-2018	SA, Special Projects
Merrimack School District (SAU 26)	2009-2018	SA
Middleton School District (SAU 61)	2008-2016	
Mont Vernon School District	2005-2009	
New Boston School District (SAU 19)	2002-2013	SA
Newfound Area School District	2017-2018	SA
Northwood School District (SAU 44)	2009-2018	
Nottingham School District (SAU 44)	2009-2018	
Oyster River School District	2007-2018	SA
Pembroke School District (SAU 53)	2016-2018	
Prospect Mountain High School	2008-2011	
Sanborn Regional School District	2009-2013	SA
School Administrative Unit 18	2008-2010	SA
School Administrative Unit 53	2016-2018	SA
Strafford School District (SAU 44)	2009-2018	SA
Souhegan Cooperative School District	2005-2009	

	Years Audited	Other Services*
Windham School District (SAU 19)	2016-2018	SA, Special Projects
<b>Other Governmental Organizations:</b>		
Central New Hampshire Regional Planning Commission	2008-2018	SA
Nashua Regional Planning Commission	2008-2018	SA
Nashua Region Solid Waste Management District	2008-2018	
New Hampshire/Vermont Solid Waste Project	2005-2007	
North Country Council	2010-2011	SA
Rockingham Planning Commission	2006-2018	SA
Strafford Regional Planning Commission	2006-2018	SA
Upper Valley Lake Sunapee Planning Commission	2009-2018	SA
<b>Vermont</b>		
City of Burlington (CAFR)	2011-2018	SA, Special Projects, AUP
St. Albans (CAFR)	2016-2018	SA, AUP
<b>School Districts:</b>		
Burlington School District	2011-2013	SA
<b>State of Vermont:</b>		
Census Data Testing on 17 Cities/Town/School Districts for compliance with GASB 67	2014-2018	
<b>Other Governmental Organizations:</b>		
Vermont Housing & Conservation Board	2017-2018	SA
<b>Maine</b>		
Town of Lebanon	2014-2017	

**Other Services\***

CRS = Contributory retirement system audit

EOY = Agreed upon procedures for school department end-of-year report

SA = Single audit

SAF = Agreed upon procedures for school student activity funds

AUP = Other agreed upon procedures

## Environmental Notification Form

### For Office Use Only

EEA#: \_\_\_\_\_

MEPA Analyst: \_\_\_\_\_

*The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.*

Project Name: <b>Fall River Downtown Urban Renewal Plan</b>		
Street Address: <b>Not applicable</b>		
Municipality: <b>City of Fall River</b>		Watershed: <b>Taunton; Mount Hope Bay</b>
<b>Point furthest North:</b> <b>Pine &amp; N. Main Street</b> UTM: 320702.15 E; 4619229.86 N  <b>Point furthest East:</b> <b>Plymouth Avenue &amp; 13th Street</b> UTM: 321455.22 E; 4618563.53 N  <b>Point furthest South:</b> <b>Plymouth Avenue &amp; Rodman Street</b> UTM: 320900.15 E; 4618201.25 N  <b>Point furthest West:</b> <b>Union &amp; Hope Streets</b> UTM: 320229.20 E; 4618493.02 N		<b>Point furthest North:</b> <b>Pine &amp; N. Main Street</b> Latitude: <b>41° 42' 17" N</b> Longitude: <b>71° 9' 18" W</b>  <b>Point furthest East:</b> <b>Plymouth Avenue &amp; 13th Street</b> Latitude: <b>41° 41' 56" N</b> Longitude: <b>71° 8' 47" W</b>  <b>Point furthest South:</b> <b>Plymouth Avenue &amp; Rodman Street</b> Latitude: <b>41° 41' 44" N</b> Longitude: <b>71° 9' 8" W</b>  <b>Point furthest West:</b> <b>Union &amp; Hope Streets</b> Latitude: <b>41° 41' 53" N</b> Longitude: <b>71° 9' 38" W</b>
Estimated commencement date: <b>2018</b>		Estimated completion date: <b>2038</b>
Project Type: <b>New Urban Renewal Plan</b>		Status of project design (% complete): <b>Not applicable</b>
Proponent: <b>Fall River Redevelopment Authority</b>		
Street Address: <b>One Government Center, Room 535</b>		
Municipality: <b>Fall River</b>	State: <b>MA</b>	Zip Code: <b>02722</b>
Name of Contact Person: <b>William Roth, Director of Planning/City Planner</b>		
Firm/Agency: <b>Fall River Redevelopment Authority</b>	Street Address: <b>One Government Center, Room 535</b>	
Municipality: <b>Fall River</b>	State: <b>MA</b>	Zip Code: <b>02722</b>
Phone: <b>(508) 324-2561</b>	Fax: -	E-mail: <b>wroth@fallriverma.org</b>
Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

a Single EIR? (see 301 CMR 11.06(8))

☐ Yes ☒ No

a Special Review Procedure? (see 301CMR 11.09)

☐ Yes ☒ No

a Waiver of mandatory EIR? (see 301 CMR 11.11)

☐ Yes ☒ No

a Phase I Waiver? (see 301 CMR 11.11)

☐ Yes ☒ No

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

**301 CMR 11.03 (1)(b) 7. Approval in accordance with M.G.L. c. 121B of a New urban renewal plan.**

Which State Agency Permits will the project require?

**The Department of Housing and Community Development (DHCD) must review and approve the *Fall River Downtown Urban Renewal Plan*. No other State Agency Permits are required at this time.**

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

**The *Fall River Downtown Urban Renewal Plan* assumes that the Fall River Redevelopment Authority will apply for state grants and other funding programs throughout the 20-year life of the Plan in order to implement the actions proposed in the Plan.**

Summary of Project Size & Environmental Impacts	Existing	Change	Total	
<b>LAND</b>				
Total site acreage	Approx. 200 acres			
New acres of land altered		No change		
Acres of impervious area	Approx. 145 acres	No change		
Square feet of new bordering vegetated wetlands alteration		No change		
Square feet of new other wetland alteration		No change		
Acres of new non-water dependent use of tidelands or waterways		No change		
<b>STRUCTURES</b>				
Gross square footage	Approx. 5.7 million	No change	Approx. 5.7 million	
Number of housing units	Approx. 190	No change	Approx. 190	
Maximum height (feet)	7 stories (~75 F)	No change	7 stories (~75 F)	
<b>TRANSPORTATION</b>				
Vehicle trips per day	Unknown	No change	Unknown	
Parking spaces	Unknown	No change	Unknown	
<b>WASTEWATER</b>				
Water Use (Gallons per day)	Unknown	No change	Unknown	
Water withdrawal (GPD)	Unknown	No change	Unknown	
Wastewater generation/treatment (GPD)	Unknown	No change	Unknown	
Length of water mains (miles)	Unknown	No change	Unknown	
Length of sewer mains (miles)	Unknown	No change	Unknown	
Has this project been filed with MEPA before? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Has any project on this site been filed with MEPA before? <input checked="" type="checkbox"/> Yes (See below) <input type="checkbox"/> No				
EEA # 9096	EEA # 14917	EEA # 10494	EEA # 6217	EEA # 6160
EEA # 4843	EEA # 3539	EEA # 3534	EEA # 3181	EEA # 2493
EEA # 2150	EEA # 394	EEA # 389	EEA # 250	EEA # 231

## **GENERAL PROJECT INFORMATION – all proponents must fill out this section**

### **PROJECT DESCRIPTION:**

Describe the existing conditions and land uses on the project site:

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

Fall River is located in southeastern Massachusetts, just north of Rhode Island, and next to the Massachusetts towns of Westport, Dartmouth, Freetown, and Somerset. It is accessible by several major roadways: I-195, which connects Fall River to Providence, RI; US Route 6, which runs from Providence, RI to Cape Cod; and State Routes 79 and 24, which run north to Boston.

This urban renewal area is located in the city's downtown, which is close to, but not touching, the banks of the Taunton River. Cherry Street delineates the Area's northern boundary; Morgan Street, generally, delineates its southern boundary. The eastern edge of the Area is defined by Plymouth Avenue and 13th Street; Pearl Street marks the western edge south of I-195, while Green Street marks the western edge north of I-195. The project area sits above the waterfront with grades rising steeply from the waterfront to North and South Main Streets. Most of the downtown is 100 feet or more above sea level and the waterfront, and many of the streets are noticeably sloped, with the exception of the area around City Hall and between Bedford and Pleasant Streets.

The urban renewal area exhibits a diversity of land uses: residential, commercial, industrial, and institutional. In general, residential uses are clustered along the northern edge of the urban renewal area and in a grouping within the southern quadrant. Commercial parcels, in contrast, are located everywhere but these zones. These parcels do appear with increased density along South and North Main Streets, where they loosely form a commercial corridor. Mixed-use parcels are uncommon; those that do exist border residential and commercial parcels, producing a gradient of use.

Around 22 of the 238 parcels in the urban renewal area (10%) are classified as industrial. For the most part, these parcels lie in the eastern portion of the area, concentrated along Bedford Avenue and Pleasant Street. Institutional uses are almost entirely located in the western portion of the urban renewal area. The project area also has approximately 0.2 acres of open space.

Describe the proposed project and its programmatic and physical elements:

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The general purpose of this Urban Renewal Plan is to identify current conditions that have been obstacles to investment, determine the needs of the downtown and the goals for its redevelopment, and define those actions that will create incentives for the private market, over time, to address the existing conditions.

The primary purpose of this plan is to create a catalyst for the revitalization of Fall River's historic downtown. Despite anchor uses, such as the Fall River Justice Center and City Hall, this urban renewal area has significant vacancies. Both the Bristol County Superior Court and the Fall River District Court close at 4:30 pm, while the isolation of City Hall from North and South Main Streets make it an ineffective single anchor for the area.

The FRRA has identified a number of properties that could be redeveloped as mixed-use buildings, including residential and retail or other commercial uses. Adding more residents to the downtown would create incentives for businesses to remain open into the evening hours, increasing the activity and vitality downtown.

However, a parking analysis of the downtown suggests that if the existing buildings downtown were fully occupied, the available parking might not be sufficient for all uses. The conditions under which cars are parked, or stored, during the day is in flux as the advent of ride-sharing services and the early promise of autonomous vehicles are projected to have significant impact on the need to store vehicles for long periods of time downtown. These potential benefits have not yet materialized, and the FRRA understands that additional public parking may be needed during the life of this urban renewal plan to support increased activity downtown.

The goals for this urban renewal area are as follows:

- Attract residents downtown to support existing and future businesses and services that will also serve adjacent neighborhoods
- Support the rehabilitation and redevelopment of vacant buildings along the Main Street "spine"; expand into other areas of the downtown as needed
- Establish design guidelines within this plan to control the physical characteristics of future development to support the goals of this plan
- Provide public parking, landscaped and lit, to support downtown businesses as vacant or partially vacant buildings are rehabilitated

The actions the FRRA will take to support the redevelopment of parcels in strategic locations within the downtown are as follows:

- Acquire underperforming buildings and/or vacant land
- Reparcelsation, as necessary, into developable parcels
- Disposition of the parcels to one or more private developers who will undertake the activities necessary to add buildings, landscaping, and public/private open space

- Control over the development by the use of a Land Disposition Agreement (LDA) and the design guidelines found in this urban renewal plan
- Use of design guidelines to control the physical form of private future development within the urban renewal area

During the course of the planning process for this Urban Renewal Plan, opportunities to address other conditions within the downtown became evident based on public feedback and research into previous planning processes. Key actions include the following:

- Establish critical links between the waterfront and the downtown; those links should be physical (along Columbia Street, Anawan/Pocasset Streets and Central Street/Bedford Street), cultural, and economic.
- Undertake additional studies to examine the parking and circulation needs within the downtown
- Install public infrastructure improvements such as public parking or open space to enhance the urban renewal area and attract additional private investment

Additional information about the goals for the downtown is in the *Implementation Plan* of the attached *Fall River Downtown Urban Renewal Plan*.

This Urban Renewal Plan is a result of building upon the initial vision of the Fall River Redevelopment Authority with research into current physical and economic conditions; feedback from participants in public meetings; online and physical surveys; and input from meetings of the Citizen's Advisory Group (CAG).

*NOTE: The project description should summarize both the project's direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.*

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

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There is no specific construction project associated with the *Fall River Downtown Urban Renewal Plan*.

**NOTE:** *The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.*

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

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***There is no specific construction project associated with the Fall River Downtown Urban Renewal Plan.***

If the project is proposed to be constructed in phases, please describe each phase:

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The activities described in the Implementation Plan in the *Executive Summary, Section 4. Objectives* and Sections 8-12 of the attached *Fall River Downtown Urban Renewal Plan* are anticipated to take place over a period of twenty or more years. Some of the proposed activities are dependent upon market conditions and/or the actions of other entities, including City boards, committees, and departments and state agencies. This phasing schedule, therefore, is an estimate of when certain actions are likely and may shift depending on these factors. Phase I activities should be completed within the first 2-5 years. Phase II activities should be completed within 5-10 years. Phase III activities should be completed within 10-20 years.

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:**

Is the project within or adjacent to an Area of Critical Environmental Concern?

☐ Yes ☒ No; if yes, please specify:

If yes, does the ACEC have an approved Resource Management Plan?

☐ Yes ☐ No; if yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC?

☐ Yes ☐ No; if yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

**RARE SPECIES:**

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? See

<http://www.mass.gov/dfwele/dfw/nhesp/regulatoryreview/priorityhabitat/priorityhabitatathome.htm>

☐ Yes ☒ No; if yes, please specify:

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:**

Does the project site include any structure, site or district listed in the State Register of Historic Places or the inventory of Historic and Archaeological Assets of the Commonwealth?

☒ Yes ☐ No; if yes, please specify:

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There are eight properties within the project area listed on the National Register of Historic Places:

- Belmont Club/John Young House
- Cataract Engine Company #3/GAR Building
- James D. Hathaway House
- Andrew Borden Building/JJ Newberry
- Central Congregational Church
- St. Mary's Roman Catholic Church
- Academy Building/Nathaniel Briggs Block Borden
- Church of Ascension/First Congregational Church

There are also six national historic districts located within the project area: American Printing – Metacomet Mill, Corky Row, Downtown Fall River, the Lower Highlands Historic, the South Main Street Area, Union Mills and Durfee Mills districts.

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐ Yes ☒ No; if yes, please specify:

**WATER RESOURCES:**

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site?

☐ Yes ☒ No; if yes, identify the ORW and its location.

*(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)*

Are there any impaired water bodies on or within a half-mile radius of the project site?

☒ Yes ☐ No; if yes, identify the water body and pollutant(s) causing the impairment:

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The Quequechan River, which runs through the project site, is identified as Category 4C. The Category 4C designation identified bodies of water which are impaired, but this impairment is not caused by a pollutant.

The Taunton River, which is located within a half-mile radius of the project site, is identified as Category 5. The Category 5 designation identifies bodies of water which are impaired by a pollutant for one or more designated uses and requires the development of a Total Maximum Daily Load (TMDL).

This information was obtained from the Massachusetts GIS data layers (site visited on July 19, 2017).

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission?

☐ Yes ☒ No

**STORMWATER MANAGEMENT:**

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

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Fall River's downtown is overwhelmingly covered by built surfaces: buildings, parking lots, driveways,

sidewalks, and roadways. This results in very little vegetated open space to capture stormwater runoff.

Fall River has an older constructed sewer system that combines wastewater and stormwater. Some of Fall River's early sewers date back to the mid-19th century. Today, Falls River's combined sewer system is managed by the City's Department of Community Utilities. This type of combined sewer system can overflow during storm events if the system cannot handle both stormwater and wastewater. Other backups can occur when the sewage system is clogged by grease or debris, or when a pipe collapses. Combined sewer overflow (CSO) controls, including wet-weather expansion of the City's Waste Water Treatment Facility (WWTF) and a 3-mile tunnel storage and conveyance system, have been constructed to provide better management of wet-weather flows.

The wastewater collection system is generally divided into three parts; namely the North System, South System, and Central System. The North System is generally comprised of sewers north of Interstate 1-95, with CSOs to the Taunton River. The Central System is generally comprised of inland sewers, with CSOs along the Quequechan River. The South System is generally comprised of sewers south of Interstate 1-95, with CSOs to Mount Hope Bay. Wastewater flows from the North and Central Systems through the South System to the WWTF for treatment.

Fall River's combined sewer system includes 19 CSO outfalls; 17 of which are active. These outfalls provide relief to the combined sewer system when wet-weather flows exceed the system's capacity. The South Plymouth Avenue CSO outfall was recently closed permanently. Additionally, the Heritage Park CSO outfall has been blocked, but not permanently closed.

The City has 15 pump stations located throughout the City. These pump stations are located at key areas throughout the collection system to convey wastewater flows from low-lying areas to the WWTF for treatment. Most of the City's pump stations were constructed in the 1960s or earlier.

In 1987, the Conservation Law Foundation (CLF) filed suit against the City of Fall River (Civil Action No. 87-3067-RWZ) to control its CSO discharges. Similarly, in 1989, the United States Environmental Protection Agency (EPA) issued an administrative order requiring the City to abate its CSO discharges and bring the system into compliance with the federal Clean Water Act and the City's National Pollutant Discharge Elimination System (NPDES) permit. As a result of the CLF's lawsuit and the EPA's 1989 Administrative Order, a federal court order was issued in 1992 which mandated the Fall River CSO Abatement Program. Over the last 15+ years, the City has implemented a series of projects to mitigate the impact of its CSOs on Mount Hope Bay, the Taunton River and the Quequechan River including the following CSO controls:

- Wet-weather expansion of the WWTF to treat up to 106 million gallons per day,
- A 3-mile, 20-foot diameter, 38-million-gallon CSO storage tunnel system that diverts, stores, and conveys storm flows directly to the WWTF.

Separate drainage facilities have also been installed by the Massachusetts Department of Transportation (MassDOT) along Interstate 195, Route 79, North Main Street and Plymouth Avenue. A portion of this stormwater infrastructure is intended to intercept storm flows, which would otherwise

be tributary to the City's drinking water supplies, for source water protection.

**MASSACHUSETTS CONTINGENCY PLAN:**

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan?

☒ Yes ☐ No; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification):

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There are no properties within the Project Area with *Tier I* status under the M.G.L. Chapter 21E according to the Massachusetts GIS data layers.

The following addresses within the Project Area have a *Tier II* status under the M.G.L. Chapter 21E according to the Massachusetts GIS data layers:

Name	Address	RTN	Response Action Type	As of Date	Status	RAO
N/A	240 Hartwell Street	4-0015882	RAO-P Partial RAO for this RTN	7/28/2014	PSNRCD (Open Site)	PN
Mid-Town Motor Mart	17 Bank Street	4-0025655	TCLASS Tier Classification	11/29/2016	Legal Notice Published (Open Site)	none

**Definitions:**

RTN=Release Tracking Number

RAO=Response Action Outcome

PSNRCD=Permanent Solution with No Conditions

PN=Permanent Solution with No Conditions

Is there an Activity and Use Limitation (AUL) on any portion of the project site?

☒ Yes ☐ No; if yes, describe which portion of the site and how the project will be consistent with the AUL:

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The following addresses have an associated AUL according to the Massachusetts GIS data layers:

- Fire Department Headquarters, 165 Bedford Street

- New England Gas Company, 66 5<sup>th</sup> Street

There is also a site with conditions placed on its use at 38 Corneau/31 Seventh Street.

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN?

☐ Yes ☒ No; if yes, please describe:

**SOLID AND HAZARDOUS WASTE:**

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:

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(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)

Will your project disturb asbestos containing materials?

☐ Yes ☒ No;

If yes, please consult state asbestos requirements at

<http://mass.gov/MassDEP/air/asbhom01.htm>

Describe anti-idling and other measures to limit emissions from construction equipment:

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**DESIGNATED WILD AND SCENIC RIVER:**

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River?

☒ Yes ☐ No; if yes, specify name of river and designation:

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Taunton River – State of Massachusetts Wild & Scenic River (to Braga Bridge)

If yes, does the project have the potential to impact any of the “outstandingly remarkable” resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River?

☐ Yes ☒ No; if yes, specify name of river and designation:

If yes, will the project will result in any impacts to any of the designated “outstandingly remarkable” resources of the Wild and Scenic River or the stated purposes of a Scenic River.

☐ Yes ☒ No;

If yes, describe the potential impacts to one or more of the “outstandingly remarkable” resources or stated purposes and mitigation measures proposed.

**ATTACHMENTS:**

1. List of all attachments to this document.
2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.
3. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.
4. Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts.
5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).
6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).
7. List of municipal and federal permits and reviews required by the project, as applicable.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)

☒ Yes ☐ No; if yes, specify each threshold:

**301 CMR 11.03 (1)(b) 7. Approval in accordance with M.G.L. c. 121B of a New urban renewal plan.**

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

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	Existing	Change	Total
Footprint of buildings	Approx. 50	<b>No change</b>	Approx. 50
Internal roadways	Approx. 42	<b>No change</b>	Approx. 42
Parking and other paved areas	Approx. 54	<b>No change</b>	Approx. 54
Other altered areas	Unknown	<b>No change</b>	Unknown
Undeveloped areas	Unknown	<b>No change</b>	Unknown
<b>Total: Project Site Acreage</b>	Approx. 200	<b>No change</b>	Approx. 200

B. Has any part of the project site been in active agricultural use in the last five years?

☐ Yes ☒ No; if yes, how many acres of land in agricultural use (with prime state or locally important agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?

☐ Yes ☒ No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?

☐ Yes ☒ No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?

☒ Yes ☐ No; if yes, does the project involve the release or modification of such restriction?  
☐ Yes ☒ No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A?

☐ Yes ☒ No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B?

☒ Yes ☐ No; if yes, describe:

**The attached *Fall River Downtown Urban Renewal Plan* is a new urban renewal plan.**

### III. Consistency

Identify the current municipal comprehensive land use plan

Title: ***City of Fall River Master Plan***

Date **2009**

Describe the project's consistency with that plan with regard to:

- |    |                                       |                   |
|----|---------------------------------------|-------------------|
| 1. | economic development                  | <b>Consistent</b> |
| 2. | adequacy of infrastructure            | <b>Consistent</b> |
| 3. | open space impacts                    | <b>Consistent</b> |
| 4. | compatibility with adjacent land uses | <b>Consistent</b> |

***The City of Fall River Master Plan* establishes a 15-point Vision for the city for the year 2030.**

**This Urban Renewal Plan advances several components of this Vision:**

**Have actively preserved all that is good about the city including its waterfront, historic buildings, churches, unique parks, natural resources, ethnic diversity, arts, and cultural venues.**

- **Have an economy that attracts a wide variety of jobs and provides job training opportunities for its residents.**
- **Be an active site for tourism based on its historic and cultural resources, its waterfronts, and its ethnic diversity.**
- **Have a vibrant downtown that serves as an active center for commerce.**
- **Have many attractive mill buildings and other historic structures that have been rehabilitated to provide for retail, artists' live/work space, tourism, and residential uses.**
- **Have a renewed and well maintained park system that is knitted together by tree-lined boulevards and a system of multi-use trails, sidewalks, and greenways.**
- **Be a safe and clean place to live and raise a family. Public safety will be a priority.**

Residents will take pride in the city's appearance, and public spaces and private buildings will be well-maintained.

- Have a wide-variety of housing options for individuals and families of all means.
- Have a convenient and safe circulation system with adequate and affordable public transportation that includes a commuter rail connection to Boston, safe intersections, provisions for pedestrians and bicyclists, and an easy to follow sign system.

The Vision also includes points on day-lighting the Quequechan River, a topic that is discussed in *Section 9. Public Improvement* of the attached *Fall River Downtown Urban Renewal Plan*.

In addition to the Vision, which applies to the entire city, the *Master Plan* makes twelve recommendations specifically pertaining to the development of Fall River's downtown. They are:

1. Reestablish the downtown as an important commercial and activity center.
2. Improve parking and circulation in downtown.
3. Develop linkages between the waterfront and downtown.
4. Improve the appearance of downtown through a façade and sign improvement initiative.
5. Improve the downtown streetscape through a historically sensitive and lively palette of paving materials, lighting, and site amenities.
6. Continue to explore artist's live/work space as a way to create housing and utilize low-use mill space.
7. Continue to explore the desirability of waterfront lofts for residences for both artists and non-artists, and the possibilities of mixed use buildings on the waterfront combining commercial and residential activities, with higher income units.
8. Restore the Quequechan River and its falls as a key element of the City's revitalization and serve as a focal point for community gathering and pride.
9. Develop greenways along the Quequechan River corridor as linkages between areas.
10. Continue to support the Fall River Energy Enterprise (FREE) proposal to once again use the Quequechan River as a source of hydro-power.
11. Encourage the reuse of the historic mill buildings along the Quequechan River corridor for a mixture of uses –residential, commercial, and industrial.
12. Include provisions governing mill conversion in the modernized zoning ordinance.

As with the points in the Vision, the *Fall River Downtown Urban Renewal Plan*, the subject of this ENF-form, is consistent with, or builds upon, these ideas as they apply to present-day Fall River, and to the scope and geography of this planning effort.

Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)  
RPA: **Southeastern Regional Planning and Economic Development District (SRPEDD)**

Title: ***Regional Land Use: Roles, Policies, and Plan Outline for Southeastern Massachusetts***  
Date **1996**

Describe the project's consistency with that plan with regard to:

- |    |                            |                   |
|----|----------------------------|-------------------|
| 1. | economic development       | <b>Consistent</b> |
| 2. | adequacy of infrastructure | <b>Consistent</b> |
| 3. | open space impacts         | <b>Consistent</b> |

**SRPEDD Policies:**

- Prefers development in areas supported by underutilized infrastructure including land and buildings; transportation facilities; water, sewer and drainage facilities; etc.
- Enhances the quality of life in the region including economic opportunity and environmental quality. "Quality of life" refers to both pastoral open land and a low unemployment rate. With proper planning of our land, we believe that these concepts are compatible.
- Supports housing diversity throughout the region including a broad range of housing types for households of all income levels.
- Encourages land uses that will enable the region to optimize its natural, cultural and historic resources, such as its coast, cranberry bogs, golf courses and village centers. It is these resources that distinguish southeastern Massachusetts from other regions and make us unique.
- Encourage all municipalities to plan for their future. Land use planning defines our vision of the future use of land in southeastern Massachusetts and provides a blueprint for achieving it. However, zoning must be compatible with planning to provide a useful blueprint for achieving that future. Planning done at the local level best reflects the vision and desires of our citizens.

This Plan is supplemented by the *Comprehensive Economic Development Strategy, 2015* and *Regional Transportation Plan, 2016*.

The *Fall River Downtown Urban Renewal Plan* is consistent with the *2015 Comprehensive Economic Development Strategy*, which establishes six goals:

1. Support the development of small business and new startups in the region
2. Support the development of infrastructure for economic development
3. Pursue sustainable development and enhance the region's quality of life
4. Broaden the region's economic profile; promote employment opportunities in emerging sectors such as marine science, biotech, and the creative economy

5. Provide institutional support for economic development

6. Broadband infrastructure, adoption, and digital inclusion in Massachusetts

**The *Fall River Downtown Urban Renewal Plan* is consistent with the 2016 *Regional Transportation Plan*, which generally aims to use the region's transit system to enable Smart Growth development. The *Plan* establishes a number of goals towards this end, which are distributed across seven categories: Safety, System Preservation, Congestion Reduction, System Reliability, Environmental Sustainability, Economic Vitality and Freight Movement, Project Development and Implementation. Many of the goals listed in these sections will both advance, and be supported by, the work of this Urban Renewal Plan.**

**The 2016 *Regional Transportation Plan* identifies Fall River as the municipality in Southeastern Massachusetts with the "highest un-met transportation need."**

## **RARE SPECIES SECTION**

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### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to rare species or habitat (see 301 CMR 11.03(2))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)

B. Does the project require any state permits related to rare species or habitat?

☐ Yes ☒ No

C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)?

☐ Yes ☒ No

D. If you answered "No" to all questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

### **II. Impacts and Permits**

A. Does the project site fall within Priority or Estimated Habitat in the current Massachusetts Natural Heritage Atlas (attach relevant page)?

☐ Yes ☐ No. If yes,

1. Have you consulted with the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP)?

☐ Yes ☐ No; if yes, have you received a determination as to whether the project will result in the "take" of a rare species?

☐ Yes ☐ No; if yes, attach the letter of determination to this submission.

2. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)?

☐ Yes ☐ No; if yes, provide a summary of proposed measures to minimize and mitigate rare species impacts

3. Which rare species are known to occur within the Priority or Estimated Habitat?

4. Has the site been surveyed for rare species in accordance with the Massachusetts Endangered Species Act? ☐Yes ☐No

5. If your project is within Estimated Habitat, have you filed a Notice of Intent or received an Order of Conditions for this project?

☐Yes ☐No; if yes, did you send a copy of the Notice of Intent to the Natural Heritage and Endangered Species Program, in accordance with the Wetlands Protection Act regulations?

☐Yes ☐No

B. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)?

☐Yes ☐No; if yes, provide a summary of proposed measures to minimize and mitigate impacts to significant habitat:

## **WETLANDS, WATERWAYS, AND TIDELANDS SECTION**

*Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.*

### **Waterways**

The Quequechan River is the only water body within the downtown urban renewal area. The river flows in a northwesterly direction from South Watuppa Pond through the downtown and into to the end of the Taunton River at Mount Hope Bay at Heritage State Park/Battleship Cove. The river is almost entirely underground throughout the urban renewal area, having been placed in a series of culverts when I-195 was constructed. (See Figure 2-4.) The falls are exposed in two locations: east of Ironworks Mill No. 6 and 7 and in the Courtyard of that complex.

### **Floodplains**

Despite the urban renewal area's proximity to North and South Watuppa Ponds and the Taunton River, the elevation and topography of the area provides protection from most flooding. As shown in Figure 2-5, just the western-most portion of the urban renewal area falls within the High-Risk Coastal Area (VE) zone.

This, and other areas within the study area, are currently prone to incidents of flash flooding. In urban areas dominated by impervious cover like Fall River, stormwater is unable to infiltrate the ground surface and consequently collects and begins moving rapidly downhill. The *Fall River Downtown Urban Renewal Plan* proposes to reduce the overall impervious surface area by installing planters and other landscape treatments suitable for an urban environment and create more pocket parks. These improvements will benefit the community by helping to manage stormwater runoff and reduce incidents of flash flooding.

### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands,

Waterways, and Tidelands Section below.

**The area surrounding the Quequechan River is likely exempt from regulation by Massachusetts Title 5 (The Massachusetts Rivers Protection Act Chapter 258 off the Acts of 1996) because the river is in a culvert throughout the study area. The statute which provides guidance on the definition of a river, and therefore applicability of the Rivers Act states:**

**“Where a river runs through a culvert more than 200 feet in length, the riverfront area stops at a perpendicular line at the upstream end of the culvert and resumes at the downstream end.” - Massachusetts 310 CMR 10.58(2)(a)3**

## **II. Wetlands Impacts and Permits**

A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)?

☐ Yes ☐ No; if yes, has a Notice of Intent been filed?

☐ Yes ☐ No; if yes, list the date and MassDEP file number: \_\_\_\_\_;

If yes, has a local Order of Conditions been issued? ☐ Yes ☐ No

Was the Order of Conditions appealed? ☐ Yes ☐ No

Will the project require a Variance from the Wetlands regulations? ☐ Yes ☐ No

B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site:

C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

<u>Coastal Wetlands</u>	<u>Area (square feet) or Length (linear feet)</u>	<u>Temporary or Permanent Impact?</u>
Land Under the Ocean	_____	_____
Designated Port Areas	_____	_____
Coastal Beaches	_____	_____
Coastal Dunes	_____	_____
Barrier Beaches	_____	_____
Coastal Banks	_____	_____
Rocky Intertidal Shores	_____	_____

Salt Marshes	_____	_____
Land Under Salt Ponds	_____	_____
Land Containing Shellfish	_____	_____
Fish Runs	_____	_____
Land Subject to Coastal Storm Flowage	_____	_____
<u>Inland Wetlands</u>		
Bank (If)	_____	_____
Bordering Vegetated Wetlands	_____	_____
Isolated Vegetated Wetlands	_____	_____
Land under Water	_____	_____
Isolated Land Subject to Flooding	_____	_____
Bordering Land Subject to Flooding	_____	_____
Riverfront Area	_____	_____

D. Is any part of the project:

1. proposed as a **limited project**?

☐Yes ☐No; if yes, what is the area (in sf)? \_\_\_\_\_

2. the construction or alteration of a **dam**?

☐Yes ☐No; if yes, describe:

3. fill or structure in a **velocity zone** or **regulatory floodway**? ☐Yes ☐No

4. dredging or disposal of dredged material?

☐Yes ☐No; if yes, describe the volume of dredged material and the proposed disposal site:

5. a discharge to an **Outstanding Resource Water (ORW)** or an **Area of Critical Environmental Concern (ACEC)**? ☐Yes ☐No

6. subject to a wetlands restriction order?

☐Yes ☐No; if yes, identify the area (in sf):

7. located in buffer zones?

☐Yes ☐No; if yes, how much (in sf) \_\_\_\_\_

E. Will the project:

1. be subject to a local wetlands ordinance or bylaw? ☐Yes ☐No
2. alter any federally-protected wetlands not regulated under state law?  
☐Yes ☐No; if yes, what is the area (sf)?

### III. Waterways and Tidelands Impacts and Permits

A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91?

☐Yes ☐No; if yes, is there a current Chapter 91 License or Permit affecting the project site?

☐Yes ☐No; if yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands:

B. Does the project require a new or modified license or permit under M.G.L.c.91?

☐Yes ☐No; if yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use? Current \_\_\_\_ Change \_\_\_\_ Total \_\_\_\_

If yes, how many square feet of solid fill or pile-supported structures (in sf)?

C. For non-water-dependent use projects, indicate the following:

Area of filled tidelands on the site: \_\_\_\_\_

Area of filled tidelands covered by buildings: \_\_\_\_\_

For portions of site on filled tidelands, list ground floor uses and area of each use:

\_\_\_\_\_

Does the project include new non-water-dependent uses located over flowed tidelands?

☐Yes ☐No

Height of building on filled tidelands \_\_\_\_\_

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks.

D. Is the project located on landlocked tidelands?

☐Yes ☐No; if yes, describe the project's impact on the public's right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

E. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations?

☐Yes ☐No; if yes, describe the project's impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

F. Is the project non-water-dependent **and** located on landlocked tidelands **or** waterways or tidelands subject to the Waterways Act **and** subject to a mandatory EIR?

☐ Yes ☐ No;

*(NOTE: If yes, then the project will be subject to Public Benefit Review and Determination.)*

G. Does the project include dredging?

☐ Yes ☐ No; if yes, answer the following questions:

What type of dredging? Improvement \_\_\_\_ Maintenance \_\_\_\_ Both \_\_\_\_

What is the proposed dredge volume, in cubic yards (cys) \_\_\_\_\_

What is the proposed dredge footprint \_\_\_\_length (ft) \_\_\_\_width (ft)\_\_\_\_depth (ft);

Will dredging impact the following resource areas?

Intertidal ☐ Yes ☐ No if yes, \_\_\_\_ sq ft

Outstanding Resource Waters ☐ Yes ☐ No; if yes, \_\_\_\_ sq ft

Other resource area (i.e. shellfish beds, eel grass beds)

☐ Yes ☐ No; if yes \_\_\_\_ sq ft

If yes to any of the above, have you evaluated appropriate and practicable steps to: 1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?

If no to any of the above, what information or documentation was used to support this determination?

Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

Sediment Characterization

Existing gradation analysis results? ☐ Yes ☐ No; if yes, provide results.

Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6?

☐ Yes ☐ No; if yes, provide results.

Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment?

☐ Yes ☐ No; if yes, check the appropriate option.

☐ Beach Nourishment

☐ Unconfined Ocean Disposal

☐ Confined Disposal:

☐ Confined Aquatic Disposal (CAD)

☐ Confined Disposal Facility (CDF)

☐ Landfill Reuse in accordance with COMM-97-001

☐ Shoreline Placement

☐ Upland Material Reuse

☐ In-State landfill disposal

☐ Out-of-state landfill disposal

*(NOTE: This information is required for a 401 Water Quality Certification.)*

**IV. Consistency:**

A. Does the project have effects on the coastal resources or uses, and/or is the project located within the Coastal Zone?

☐ Yes ☐ No; if yes, describe these effects and the projects consistency with the policies of the Office of Coastal Zone Management:

B. Is the project located within an area subject to a Municipal Harbor Plan?

☐ Yes ☐ No; if yes, identify the Municipal Harbor Plan and describe the project's consistency with that plan:

## **WATER SUPPLY SECTION**

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### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **water supply**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

### **II. Impacts and Permits**

A. Describe, in gallons per day (gpd), the volume and source of water use for existing and proposed activities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Municipal or regional water supply	_____	_____	_____
Withdrawal from groundwater	_____	_____	_____
Withdrawal from surface water	_____	_____	_____
Interbasin transfer	_____	_____	_____

*(NOTE: Interbasin Transfer approval will be required if the basin and community where the proposed water supply source is located is different from the basin and community where the wastewater from the source will be discharged.)*

B. If the source is a municipal or regional supply, has the municipality or region indicated that there is adequate capacity in the system to accommodate the project?

☐ Yes ☐ No

C. If the project involves a new or expanded withdrawal from a groundwater or surface water source, has a pumping test been conducted?

☐ Yes ☐ No; if yes, attach a map of the drilling sites and a summary of the alternatives considered and the results.

D. What is the currently permitted withdrawal at the proposed water supply source (in gallons per day)? \_\_\_\_\_ Will the project require an increase in that withdrawal?

☐ Yes ☐ No; if yes, then how much of an increase (gpd)? \_\_\_\_\_

E. Does the project site currently contain a water supply well, a drinking water treatment facility, water main, or other water supply facility, or will the project involve construction of a new facility?

☐ Yes ☐ No; if yes, describe existing and proposed water supply facilities at the project site:

	<u>Permitted Flow</u>	<u>Existing Avg Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Capacity of water supply well(s) (gpd)	_____	_____	_____	_____
Capacity of water treatment plant (gpd)	_____	_____	_____	_____

F. If the project involves a new interbasin transfer of water, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or proposed?

G. Does the project involve:

1. new water service by the Massachusetts Water Resources Authority or other agency of the Commonwealth to a municipality or water district?

☐ Yes ☐ No

2. a Watershed Protection Act variance?

☐ Yes ☐ No; if yes, how many acres of alteration?

3. a non-bridged stream crossing 1,000 or fewer feet upstream of a public surface drinking water supply for purpose of forest harvesting activities?

☐ Yes ☐ No

### III. Consistency

Describe the project's consistency with water conservation plans or other plans to enhance water resources, quality, facilities and services:

## WASTEWATER SECTION

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **wastewater** (see 301 CMR 11.03(5))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **wastewater**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Transportation – Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

### **II. Impacts and Permits**

A. Describe the volume (in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge of sanitary wastewater	_____	_____	_____
Discharge of industrial wastewater	_____	_____	_____
TOTAL	_____	_____	_____
	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge to groundwater	_____	_____	_____
Discharge to outstanding resource water	_____	_____	_____
Discharge to surface water	_____	_____	_____
Discharge to municipal or regional wastewater facility	_____	_____	_____
TOTAL	_____	_____	_____

B. Is the existing collection system at or near its capacity?

☐ Yes ☐ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

C. Is the existing wastewater disposal facility at or near its permitted capacity?

☐ Yes ☐ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

D. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility?

☐ Yes ☐ No; if yes, describe as follows:

	<u>Permitted</u>	<u>Existing Avg</u> <u>Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Wastewater treatment plant capacity (in gallons per day)	_____	_____	_____	_____

E. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

*(NOTE: Interbasin Transfer approval may be needed if the basin and community where wastewater will be discharged is different from the basin and community where the source of water supply is located.)*

F. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district?

☐ Yes ☐ No

G. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials?

☐ Yes ☐ No; if yes, what is the capacity (tons per day):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Treatment	_____	_____	_____
Processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

H. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal.

### III. Consistency

A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:

B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan?

☐ Yes ☐ No; if yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:

## **TRANSPORTATION SECTION (TRAFFIC GENERATION)**

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

### **I. Thresholds / Permit**

A. Will the project meet or exceed any review thresholds related to **traffic generation** (see 301 CMR 11.03(6))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **state-controlled roadways**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Roadways and Other Transportation Facilities Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

### **II. Traffic Impacts and Permits**

A. Describe existing and proposed vehicular traffic generated by activities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Number of parking spaces	_____	_____	_____
Number of vehicle trips per day	_____	_____	_____
ITE Land Use Code(s):	_____	_____	_____

B. What is the estimated average daily traffic on roadways serving the site?

<u>Roadway</u>	<u>Existing</u>	<u>Change</u>	<u>Total</u>
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

C. If applicable, describe proposed mitigation measures on state-controlled roadways that the project proponent will implement:

D. How will the project implement and/or promote the use of transit, pedestrian and bicycle facilities and services to provide access to and from the project site?

E. Is there a Transportation Management Association (TMA) that provides transportation

demand management (TDM) services in the area of the project site?

☐ Yes ☐ No; if yes, describe if and how will the project will participate in the TMA:

F. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation facilities?

☐ Yes ☐ No; if yes, generally describe:

G. If the project will penetrate approach airspace of a nearby airport, has the proponent filed a Massachusetts Aeronautics Commission Airspace Review Form (780 CMR 111.7) and a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) (CFR Title 14 Part 77.13, forms 7460-1 and 7460-2)?

### **III. Consistency**

Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services:

## **TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)**

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### **I. Thresholds**

A. Will the project meet or exceed any review thresholds related to **roadways or other transportation facilities** (see 301 CMR 11.03(6))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **roadways or other transportation facilities**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Energy Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

### **II. Transportation Facility Impacts**

A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:

B. Will the project involve any

1. Alteration of bank or terrain (in linear feet)? \_\_\_\_\_
2. Cutting of living public shade trees (number)? \_\_\_\_\_
3. Elimination of stone wall (in linear feet)? \_\_\_\_\_

### **III. Consistency**

Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

## **ENERGY SECTION**

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **energy**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

### **II. Impacts and Permits**

A. Describe existing and proposed energy generation and transmission facilities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Capacity of electric generating facility (megawatts)	_____	_____	_____
Length of fuel line (in miles)	_____	_____	_____
Length of transmission lines (in miles)	_____	_____	_____
Capacity of transmission lines (in kilovolts)	_____	_____	_____

B. If the project involves construction or expansion of an electric generating facility, what are:

1. the facility's current and proposed fuel source(s)?

2. the facility's current and proposed cooling source(s)?

C. If the project involves construction of an electrical transmission line, will it be located on a new, unused, or abandoned right of way?

☐ Yes ☐ No; if yes, please describe:

D. Describe the project's other impacts on energy facilities and services:

### III. Consistency

Describe the project's consistency with state, municipal, regional, and federal plans and policies for enhancing energy facilities and services:

#### AIR QUALITY SECTION

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

#### I. Thresholds

A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **air quality**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

#### II. Impacts and Permits

A. Does the project involve construction or modification of a major stationary source (see 310 CMR 7.00, Appendix A)?

☐ Yes ☐ No; if yes, describe existing and proposed emissions (in tons per day) of:

	Existing	Change	Total
Particulate matter	_____	_____	_____
Carbon monoxide	_____	_____	_____
Sulfur dioxide	_____	_____	_____
Volatile organic compounds	_____	_____	_____
Oxides of nitrogen	_____	_____	_____
Lead	_____	_____	_____
Any hazardous air pollutant	_____	_____	_____
Carbon dioxide	_____	_____	_____

B. Describe the project's other impacts on air resources and air quality, including noise impacts:

#### III. Consistency

A. Describe the project's consistency with the State Implementation Plan:

B. Describe measures that the proponent will take to comply with other federal, state, regional, and local plans and policies related to air resources and air quality:

## **SOLID AND HAZARDOUS WASTE SECTION**

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **solid and hazardous waste**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

### **II. Impacts and Permits**

A. Is there any current or proposed facility at the project site for the storage, treatment, processing, combustion or disposal of solid waste?

☐ Yes ☐ No; if yes, what is the volume (in tons per day) of the capacity:

	Existing	Change	Total
Storage	_____	_____	_____
Treatment, processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

B. Is there any current or proposed facility at the project site for the storage, recycling, treatment or disposal of hazardous waste?

☐ Yes ☐ No; if yes, what is the volume (in tons or gallons per day) of the capacity:

	Existing	Change	Total
Storage	_____	_____	_____
Recycling	_____	_____	_____
Treatment	_____	_____	_____

Disposal \_\_\_\_\_

C. If the project will generate solid waste (for example, during demolition or construction), describe alternatives considered for re-use, recycling, and disposal:

D. If the project involves demolition, do any buildings to be demolished contain asbestos?

☐ Yes ☐ No

E. Describe the project's other solid and hazardous waste impacts (including indirect impacts):

### **III. Consistency**

Describe measures that the proponent will take to comply with the State Solid Waste Master Plan:

## **HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION**

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

### **I. Thresholds / Impacts**

A. Have you consulted with the Massachusetts Historical Commission?

☒ Yes ☐ No; if yes, attach correspondence.

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources?

☐ Yes ☒ No; if yes, attach correspondence

B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth?

☒ Yes ☐ No;

**Please see attached *Fall River Downtown Urban Renewal Plan* for the location of National and local historic districts and for a list of buildings that are on the National Register of Historic Places, or that are eligible to be on that list.**

If yes, does the project involve the demolition of all or any exterior part of such historic structure?

☐ Yes ☒ No; if yes, please describe:

C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth?

☒ Yes ☐ No

***Please note that the Fall River Downtown Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

The following information is provided by the Massachusetts Historic Commission in their Massachusetts Cultural Resource Information System (MACRIS). This information was last accessed on March 5, 2018.

Inv. No	Property Name	Street	Year
FLR.1547	Manchester Building	272-290 South Main St	1916
FLR.1708		164 Elm St	1880
FLR.140	Tecumseh Mill Housing	233 Hartwell St	1866
FLR.527	Davis, James Tenement House	142 High St	1875
FLR.560	Young, Lucas C. House	228 Purchase St	1843
FLR.571	Brayton, John House	222 Rock St	1815
FLR.570	Winslow, Albert Tenement House	201-203 Rock St	1861
FLR.1764	Union Mills - Mill #2	Pleasant St	1865
FLR.1542	Russell, Besse Company Store	221-229 South Main St	1925
FLR.730		18 John St	1896
FLR.711	Tecumseh Mill #1	164 Hartwell St	1866
FLR.652		211 Fourth St	1894
FLR.651		210 Fourth St	1877
FLR.105	Borden, Cook House - Minden, The	158 Fourth St	1875
FLR.248		44-46 North Main St	1915
FLR.112	Belmont Club - Young, John House	34 Franklin St	1845
FLR.544	Wood - Munroe House	289 Pine St	1835
FLR.1522	Cataract Engine Company #3	116 Rock St	1843
FLR.492	Smith, Iram House	270 Bank St	1850
FLR.1502		237 Purchase St	1930
FLR.572	Buffinton, Henry S. House	223 Rock St	1845
FLR.1763	Union Mills - Engine House #1	Pleasant St	
FLR.480	Durfee Mills - Mill #1	359-479 Pleasant St	1866
FLR.3	Bank Street Armory	72 Bank St	1895
FLR.1546	Lessard Building	264-270 South Main St	1920
FLR.1004		166-172 Rodman St	1948
FLR.1949	Davol, George H. Furniture Warehouse	Third St	1882
FLR.1122	Seabury, Cornelius House	298 Third St	1848
FLR.96		123-129 Fifth St	1883
FLR.726	Brow, Joseph House	9 John St	1860
FLR.605		115 Fifth St	1888
FLR.102	Wilson - James - Milne House	153 Fourth St	1835
FLR.594	Brow, Charles P. House	28 Brow St	1845
FLR.1935	Robeson - Luther Mill	Hartwell St	1866
FLR.247	Fall River National Bank Building	49-59 North Main St	1890
FLR.63	Buffinton, Daniel House	267 Cherry St	1828
FLR.1509		229 Rock St	1884
FLR.411		308-318 South Main St	1892
FLR.1544	Eagan Building	248-260 South Main St	1916
FLR.1115	Baillie, Robert House	237 Third St	1900
FLR.405		160 South Main St	1850
FLR.908	Central Street Bridge over CSX Railroad	Central St	1904

FLR.1573		107 Green St	1889
FLR.308	Williams, J. W. House	117-121 Pine St	1855
FLR.58		121 Cherry St	1870
FLR.1728	Newhall, James House	186 Rodman St	1874
FLR.599	Tecumseh Mill Worker Housing	73 Brow St	1864
FLR.1104		511 Spring St	1865
FLR.1192	Borden East Apartments	111 Borden St	1980
FLR.95		73 Fifth St	1870
FLR.244	Union Savings Bank Building	20 South Main St	1928
FLR.243	Burke Building	7-17 South Main St	1928
FLR.246	Globe Building, The	39-45 North Main St	1906
FLR.252	Mount Hope Block	91-105 North Main St	1845
FLR.1193		21-23 Franklin St	1908
FLR.336		57-59 Purchase St	1845
FLR.1615	Erik Building	260 North Main St	1961
FLR.539	Chace, Caleb House	276 Pine St	1850
FLR.558	Battelle - Warner House	173 Purchase St	1839
FLR.1483	Bowen, J. A. Carriage House	371 Pine St	1892
FLR.568	Millerd - Bowen House	187 Rock St	1825
FLR.1766	Union Mills - Boiler House #2	Pleasant St	1890
FLR.1757	Durfee Mills - Picker House #2	359-479 Pleasant St	1880
FLR.1752	Durfee Mills - Mill #2	359-479 Pleasant St	1871
FLR.1730	Center Theater Building	212-224 South Main St	1939
FLR.2	Y. M. I. A. C. T. A. B. S. Building	403 Anawan St	1895
FLR.1007		206-208 Rodman St	1875
FLR.97	McKevitt, James T. House	136 Fifth St	1868
FLR.646		159 Fourth St	1884
FLR.443	Sweeney, M. Moving Company Warehouse	171 Third St	1913
FLR.562		121 Rock St	1855
FLR.559	Ashley, Leonard House	199 Purchase St	1845
FLR.528		152 High St	1850
FLR.901	South Main Street Clock	South Main St	1915
FLR.304	Chapel of the Congregation Adas Israel	46 Pearl St	1889
FLR.1733	Hudner Building	24-34 Borden St	1899
FLR.307	Williams, J. W. House	105 Pine St	1850
FLR.1016	Daley, Thomas House	262-268 Rodman St	1874
FLR.712	Tecumseh Mill Worker Housing	221 Hartwell St	1866
FLR.728		14 John St	1889
FLR.106	Brownell Double House	202-204 Fourth St	1852
FLR.643		142-146 Fourth St	1840
FLR.595	Brow Tenement	30 Brow St	1865
FLR.596		44 Brow St	1896
FLR.1202	Fall River Cooperative Bank	26-30 Bedford St	1929
FLR.24	U. S. Custom House and Post Office	2 Government Center	1931
FLR.111	Fall River Masonic Hall	31-37 Franklin St	1884
FLR.541	Hawkins, William H. House	279 Pine St	1845
FLR.561		239 Purchase St	1845
FLR.529		162 High St	1850

FLR.141	Gibbs, George W. House	214 High St	1860
FLR.1754	Durfee Mills - Mill #3	359-479 Pleasant St	1880
FLR.917	Hiker, The	Pleasant St	1938
FLR.1548	Cherry and Webb Building	277-281 South Main St	1917
FLR.1545	Steiger Building	251-259 South Main St	1917
FLR.446	Davol, George H. House	310 Third St	1859
FLR.406	Baptist Temple	195-213 South Main St	1926
FLR.1731	Borden Place West	181 South Main St	1979
FLR.402	Waldorf - Nobby Building	120 South Main St	1922
FLR.727		10 John St	1885
FLR.249	Bennett Building	52-64 North Main St	1900
FLR.250	Fall River Five Cents Savings Bank Building	79 North Main St	1914
FLR.253	Fall River Public Library	94 North Main St	1896
FLR.555		140 Purchase St	1845
FLR.537		266-270 Pine St	1850
FLR.64	Wood, Leonard - Buffington, Oliver House	281-287 Cherry St	1830
FLR.313	Hathaway, James D. House	311 Pine St	1843
FLR.551	Stillwell, David Tenement House	381 Pine St	1872
FLR.548	Ramsey, Reuben H. W. House	372 Pine St	1876
FLR.574	White, Benjamin F. House	242 Rock St	1843
FLR.1762	Union Mills - Picker House #1	Pleasant St	
FLR.1760	Durfee Mills - Weave Shed	359-479 Pleasant St	1895
FLR.23		Bedford St	1870
FLR.1759	Durfee Mills - Weave Shed	359-479 Pleasant St	1893
FLR.1753	Durfee Mills - Business Office	359-479 Pleasant St	1872
FLR.1125		320 Third St	1848
FLR.1746	American Printing Company - Mill #7	192 Anawan St	1906
FLR.597		51 Brow St	1905
FLR.647		165 Fourth St	1895
FLR.1119		258 Third St	1850
FLR.592	Smith, William T. House	15 Brow St	1868
FLR.603		86 Fifth St	1889
FLR.591	Kellogg, Benjamin F. House	14-20 Brow St	1874
FLR.600	Eastern Edison Company Garage	23-31 Fifth St	1923
FLR.709	Edison Service Building	82 Hartwell St	1926
FLR.242	First Federal Building	1 North Main St	1928
FLR.245	Fall River Trust Company Building	25-35 North Main St	1929
FLR.256	Red Bank, Old	141 North Main St	1869
FLR.350	Bristol County Second District Courthouse	37-43 Rock St	1908
FLR.1464	Lincoln, Leontine House	289 Bank St	1874
FLR.1472		136 Franklin St	1868
FLR.525	Davis, James F. House	118 High St	1874
FLR.526	Davis, James Tenement House	130 High St	1870
FLR.512	Haskins, G. Albert House	333 Cherry St	1890
FLR.575	Hathaway, John B. House	254 Rock St	1844
FLR.1511		253-255 Rock St	1923
FLR.1479	Deane, Annie B. House	232 High St	1882
FLR.532	Davol, William C. Jr. Barn	244 High St	1871

FLR.477	American Printing Company - Metacomet Mill	192 Anawan St	1847
FLR.1732	Clorite Building	364-368 South Main St	1906
FLR.1101		462 Spring St	1885
FLR.401	Borden, Andrew J. Building	91-111 South Main St	1889
FLR.1590	Chace, Isaac B. Tenement House	102 Pine St	1863
FLR.1012	Murphy, Timothy House	236 Rodman St	1865
FLR.1013		238 Rodman St	1894
FLR.734		41 John St	1864
FLR.732		32 John St	1895
FLR.642	Borden Apartments	58 Fourth St	1897
FLR.51	Borden Tenement House	54 Brow St	1880
FLR.1199	Buffington Building	10-18 Purchase St	1916
FLR.259	First Baptist Church	200-228 North Main St	1850
FLR.513	Batt, William Tenement House and Store	135-139 Franklin St	1899
FLR.1499		214-216 Purchase St	1911
FLR.511	Law, George H. House	295 Cherry St	1902
FLR.1508	Gee Building	202-212 Rock St	1910
FLR.566	Truesdale Clinic	151 Rock St	1913
FLR.1510	Waring House	247 Rock St	1895
FLR.1769	Union Mills - Business Office	Pleasant St	
FLR.1761	Durfee Mills - Engine Room	359-479 Pleasant St	1904
FLR.1755	Durfee Mills - Boiler House #1	359-479 Pleasant St	1880
FLR.413	Cascade Engine Company #1	384 South Main St	1897
FLR.1550		303-307 South Main St	1922
FLR.410	Lewis Building	296 South Main St	1909
FLR.1543	Robinson Building	228-238 South Main St	1921
FLR.1102	Miller, Lorenzo T. House	489 Spring St	1845
FLR.404	Sullivan Building	157 South Main St	1916
FLR.735		43 John St	1877
FLR.1018		280-284 Rodman St	1883
FLR.729		17 John St	1896
FLR.478	Davol Mills	427 Plymouth Ave	1869
FLR.650	Brownell, Fenner House	192 Fourth St	1845
FLR.604		103 Fifth St	1888
FLR.649		178 Fourth St	1898
FLR.445		266 Third St	1848
FLR.1117		252 Third St	1880
FLR.645	Rockett, John House	147 Fourth St	1865
FLR.206	Citizens Savings Bank Building	6-10 South Main St	1928
FLR.61	Gardner, Elisha B. House	257 Cherry St	1881
FLR.351		38 Rock St	1900
FLR.489	Central Congregational Church	100 Rock St	1875
FLR.515	Batt, William M. Tenement House	155 Franklin St	1890
FLR.552	Earle, George W. House	397 Pine St	1856
FLR.1467	Haskins, G. Albert House	381 Cherry St	1923
FLR.479	Union Mills - Mill #1	Pleasant St	1859
FLR.1758	Durfee Mills - Cotton House	359-479 Pleasant St	1887
FLR.260	Copeland, Charles W. House	257 North Main St	1874

FLR.431	Saint Mary's Roman Catholic School	467 Spring St	1906
FLR.1022		240-248 Second St	1848
FLR.1734	South Main Place	186 South Main St	1979
FLR.1588		156 Pine St	1890
FLR.610		137 Fifth St	1871
FLR.608		126 Fifth St	1868
FLR.178	Gormley Building	38-44 John St	1897
FLR.1116	Brown, Joseph D. House	240-242 Third St	1848
FLR.251	Durfee Block	80-84 North Main St	1887
FLR.1195		85 North Main St	1914
FLR.25	Hotel Reo	101-105 Bedford St	1894
FLR.514	Davol, Benjamin D. Tenement House	149 Franklin St	1854
FLR.546	Hathaway, James D. Carpentry Shop	325 Pine St	1845
FLR.1500		219 Purchase St	1850
FLR.1504	Bush, O. H. House	255 Purchase St	1850
FLR.27	Taylor, Joseph - Draper, Orlando Building	241-243 Bedford St	1895
FLR.1587		166 Pine St	1910
FLR.1014		248 Rodman St	1875
FLR.593	Brow Tenement	23-25 Brow St	1882
FLR.713	New Method Laundry	243 Hartwell St	1910
FLR.731		24-30 John St	1895
FLR.1947		63 Brow St	1864
FLR.644		143 Fourth St	1894
FLR.601	Fall River Gas Company	36-66 Fifth St	1899
FLR.708	Edison Lighting Station	20 Hartwell St	1883
FLR.1200	Coughlin Building	16-18 Bedford St	1929
FLR.1586	Herrick House	178 Pine St	1917
FLR.553	Church, Benjamin House	251-255 Pine St	1828
FLR.567	Bowen, Abraham House	175 Rock St	1825
FLR.142	Davol, William C. Jr. House	252 High St	1876
FLR.26	Read Building	209 Bedford St	1874
FLR.415	Moore Building	400 South Main St	1924
FLR.407	Doran, M. J. Company Building	231 South Main St	1920
FLR.1002		156-158 Rodman St	1877
FLR.1709		156 Elm St	1890
FLR.1005		196 Rodman St	1865
FLR.648		171 Fourth St	1896
FLR.50	Brow, Arnold House	46-48 Brow St	1845
FLR.707	Westport Factory	4-12 Hartwell St	1899
FLR.706	Quequechan River Gatehouse	Hartwell St	1967
FLR.4	Fall River Lodge B. P. O. E. Building	200-202 Bank St	1909
FLR.1197	Fall River Gas Company	155 North Main St	1911
FLR.491	Lincoln, Jonathan T. House	259 Bank St	1845
FLR.493		275 Bank St	1850
FLR.1473		146 Franklin St	1850
FLR.565	Buffinton, Israel House	138-140 Rock St	1850
FLR.1507		165-167 Rock St	1872
FLR.107		221 Fourth St	1877

FLR.444		267 Third St	1825
FLR.1021	Borden, Andrew J. House	230-234 Second St	1845
FLR.609		132 Fifth St	1868
FLR.1114	Giesow Building	120-126 Third St	1894
FLR.710	Silvia, Frank N. School	128 Hartwell St	1902
FLR.1203		33 Bedford St	1950
FLR.1196	Horton Building	152-158 North Main St	1897
FLR.554	Fiske, Dr. Isaac - Deane, Gardner T. House	263 Pine St	1833
FLR.550		241 Pine St	1850
FLR.60	Mason, William House	245-251 Cherry St	1845
FLR.354	Fall River Women's Union Building	101 Rock St	1908
FLR.542		286-292 Pine St	1850
FLR.1482		322-326 Pine St	1915
FLR.414	Capitol Theater Building	390-394 South Main St	1926
FLR.412	Goldstein and Horvitz Building	372 South Main St	1925
FLR.432	Saint Mary's Roman Catholic Cathedral and Rectory	407 Spring St	1852
FLR.1000		138-144 Rodman St	1972
FLR.653	Whalon, Nicholas House	225 Fourth St	1862
FLR.403	Hudner Building	124-136 South Main St	1897
FLR.607		116 Fifth St	1877
FLR.654	Newhall, James House	224 Fourth St	1875
FLR.1103		501 Spring St	1889
FLR.104	Dean, Moses House	191 Fourth St	1852
FLR.602		77 Fifth St	1905
FLR.400	Academy Building	102 South Main St	1876
FLR.1201	Wilcox, R. A. Company Stationery Store	22 Bedford St	1951
FLR.257	Fall River Masonic Temple	150 North Main St	1922
FLR.215		40 May St	1845
FLR.1616	Borden, Capt. Thomas House	238-242 North Main St	1850
FLR.1471		58 Franklin St	1850
FLR.556		150 Purchase St	1848
FLR.557	Coggeshall, William House	166 Purchase St	1845
FLR.258	Fall River Y. M. C. A.	199 North Main St	1920
FLR.494		284 Bank St	1830
FLR.338	Church of the Ascension Parish House	147 Purchase St	1910
FLR.353	Church of the Ascension	160 Rock St	1875
FLR.530	Anthony, James S. Tenement House	204 High St	1874
FLR.1765	Union Mills - Picker House #2	Pleasant St	
FLR.1767	Union Mills - Engine House #2	Pleasant St	1890
FLR.409	Adaskin Building	285-299 South Main St	1922
FLR.1118	Neill's Hotel	255 Third St	1899
FLR.1710		142 Elm St	1840
FLR.1589		120 Pine St	1830
FLR.1009		216-218 Rodman St	1855
FLR.733		31 John St	1868
FLR.103	Dean, Moses Double House	201-203 Fourth St	1877
FLR.606		104 Fifth St	1868

FLR.1198	Wood, Ephraim E. Building - Cassino, The	162 North Main St	1895
FLR.352	Willard - Dwelly, Dr. Jerome House	57 Rock St	1845
FLR.564	Buffinton, Israel House	131 Rock St	1850
FLR.563	Buffinton, Israel House	130 Rock St	1850
FLR.569	First Church of Christ Scientist	190 Rock St	1850
FLR.1498	Deane House	213 Purchase St	1892
FLR.1501	Kerns, John A. House	233-235 Purchase St	1908
FLR.573	Brady, Peleg House	232 Rock St	1848
FLR.1768	Union Mills - Waste House #2	Pleasant St	
FLR.1756	Durfee Mills - Picker House #1	359-479 Pleasant St	1880

If yes, does the project involve the destruction of all or any part of such archaeological site?

☐ Yes ☒ No; if yes, please describe:

D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections.

If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

## II. Impacts

Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

**The design guidelines established by the *Fall River Downtown Urban Renewal Plan* require projects to be sensitive to the existing context of historic buildings and development patterns. Please see *Section 4.3 Design Guidelines* in the attached *Fall River Downtown Urban Renewal Plan*.**

## III. Consistency

Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

**Redevelopers within the urban renewal area will be subject to the City's zoning ordinance, as may be revised according to the recommendations of this Plan. Redevelopers of all property within the urban renewal area will also be subject to the urban design guidelines in *Section 4.3 Design Guidelines* of the attached *Fall River Downtown Urban Renewal Plan*.**

**CERTIFICATIONS:**

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

***The Herald News***

**The first publication date after July 8 ,2019**

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

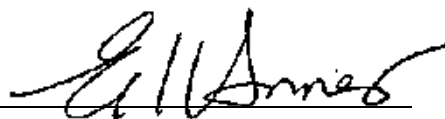
Signatures:

**7/3/2019**

Date      Signature of Responsible Officer  
                 or Proponent

**7/3/2019**

Date



Signature of person preparing  
NPC (if different from above)

**William Roth**

Name (print or type)

**Emily Keys Innes, AICP, LEED AP ND**

Name (print or type)

**City of Fall River**

Firm/Agency

**Harriman**

Firm/Agency

**One Government Center, Room 535**

Street

**19 Kingston Street, Suite 4**

Street

**Fall River, MA 02722**

Municipality/State/Zip

**Boston, MA 02111**

Municipality/State/Zip

**(508) 324-2561**

Phone

**(617) 426-5050**

Phone

# ATTACHMENT 1 LIST OF ATTACHMENTS

## 1. List of Attachments

## 2. U.S.G.S map at a scale of 1:24,000

U.S.G.S. map (good quality color copy, 8 ½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.

## 3. Existing Conditions Plan

Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.

## 4. Environmental Constraints Plan

Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts.

## 5. Plan of Proposed Conditions at Completion

Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).

## 6. Public Notice of Environmental Review and Distribution List

List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).

## 7. List of Municipal and Federal Permits and Reviews

List of municipal and federal permits and reviews required by the project, as applicable.

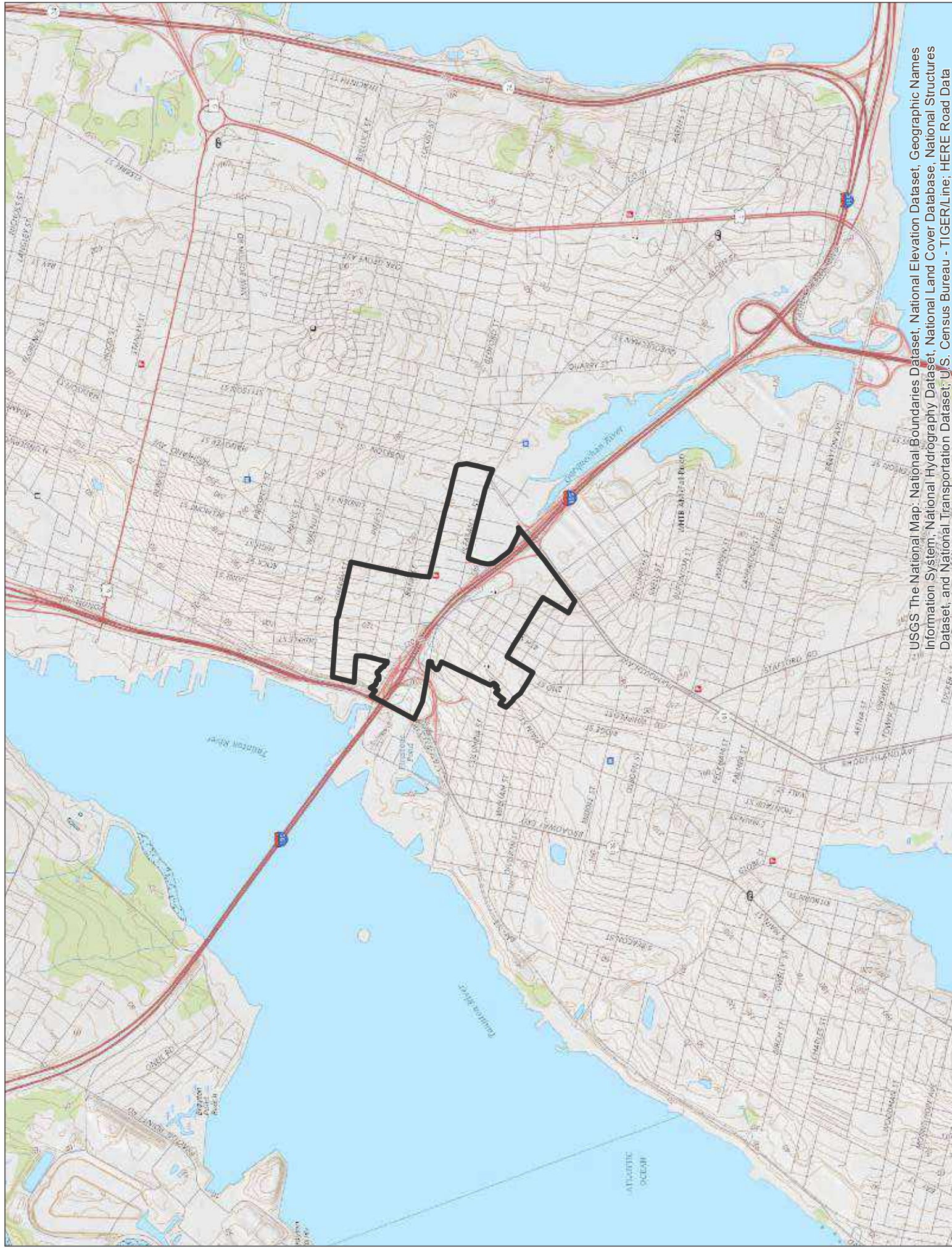
## 8. Notification of Hearing to Massachusetts Historical Commission

The FRRA notified the Massachusetts Historical Commission of the date and time of the City Council's public hearing on the urban renewal plan.

## 9. Fall River Downtown Urban Renewal Plan (Draft submitted to DHCD for Approval)

The submission copy of the Fall River Downtown Urban Renewal Plan and its appendices are attached.

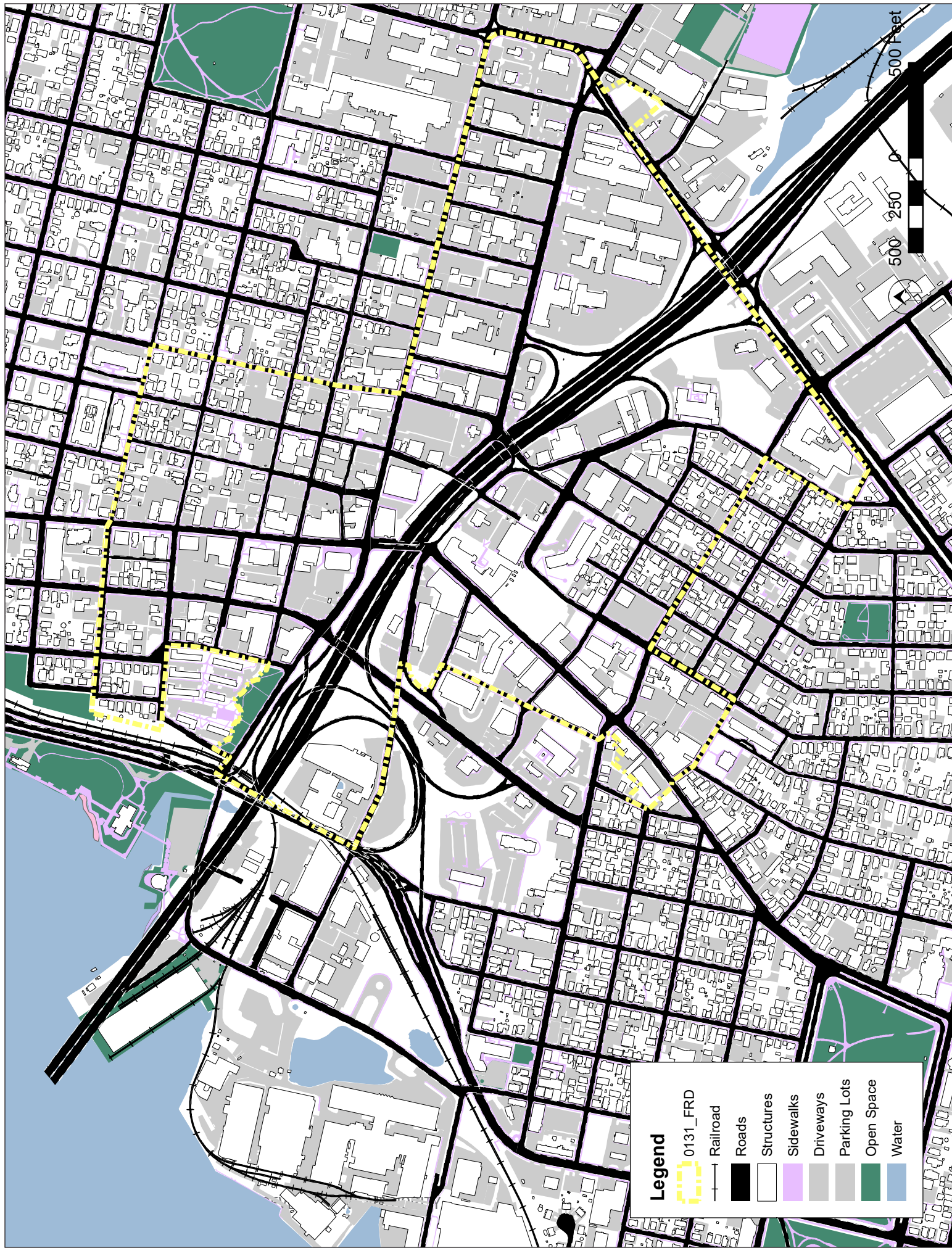
## ATTACHMENT 2: U.S.G.S. MAP AT SCALE OF 1:24,000



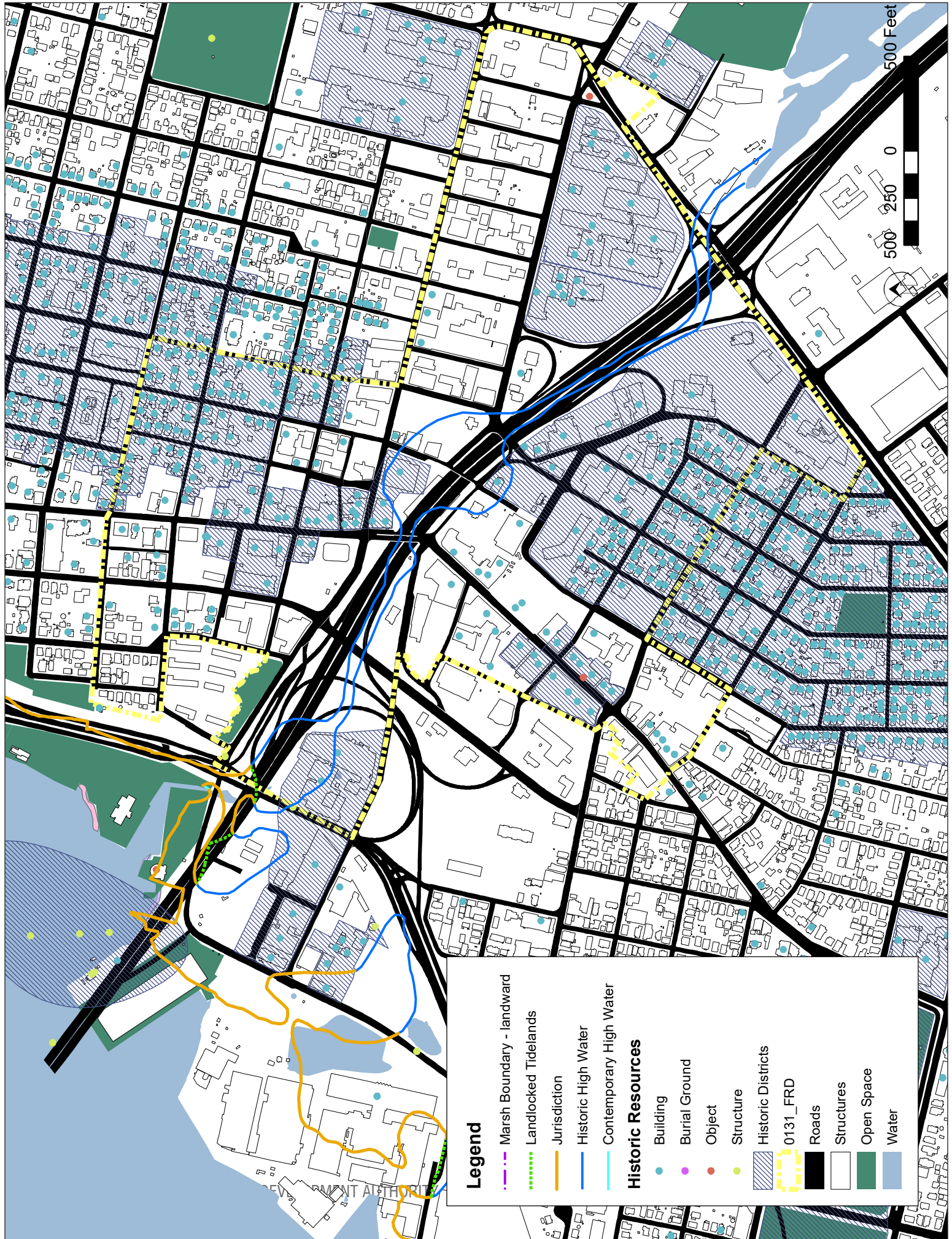
USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data

## ATTACHMENT 3: EXISTING CONDITIONS PLAN





## ATTACHMENT 4: ENVIRONMENTAL CONSTRAINTS PLAN



### Legend

- Marsh Boundary - landward
- Landlocked Tidelands
- Jurisdiction
- Historic High Water
- Contemporary High Water

### Historic Resources

- Building
- Burial Ground
- Object
- Structure
- Historic Districts
- 0131\_FRD
- Roads
- Structures
- Open Space
- Water

## ATTACHMENT 5: PLAN OF PROPOSED CONDITIONS AT COMPLETION

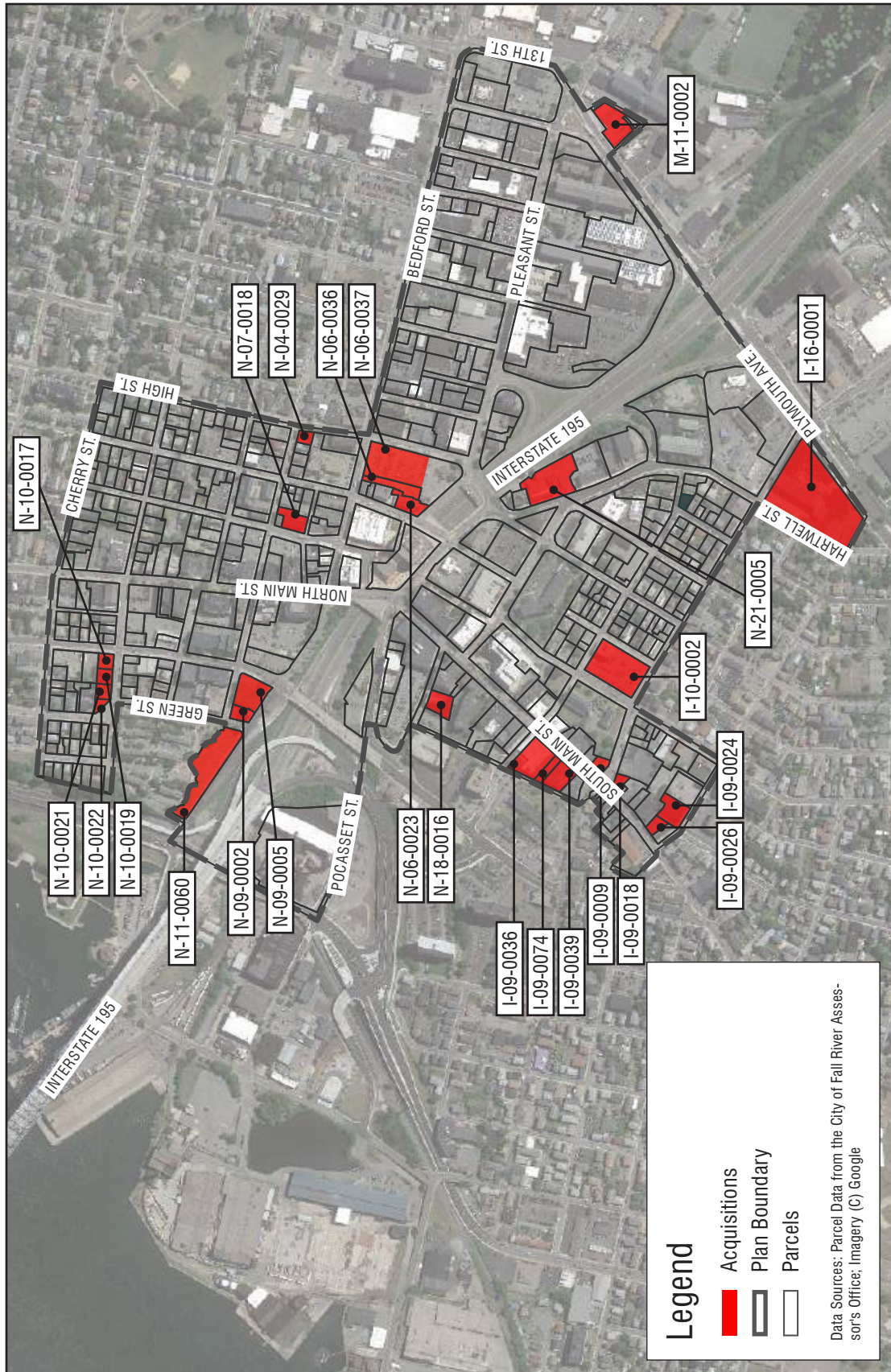


Figure 2-12: Parcels to be Acquired

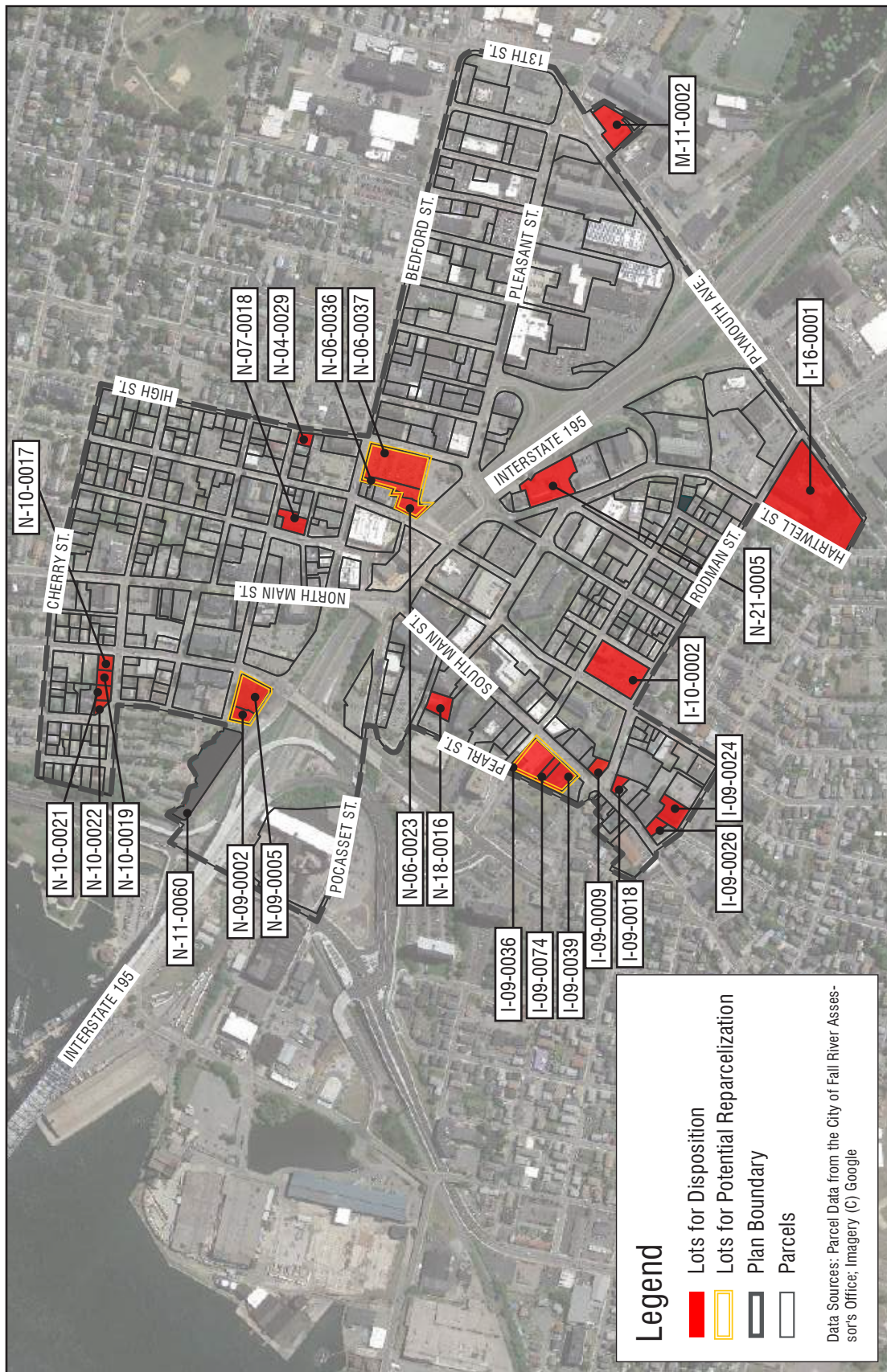


Figure 2-13: Lots to be Created for Disposition

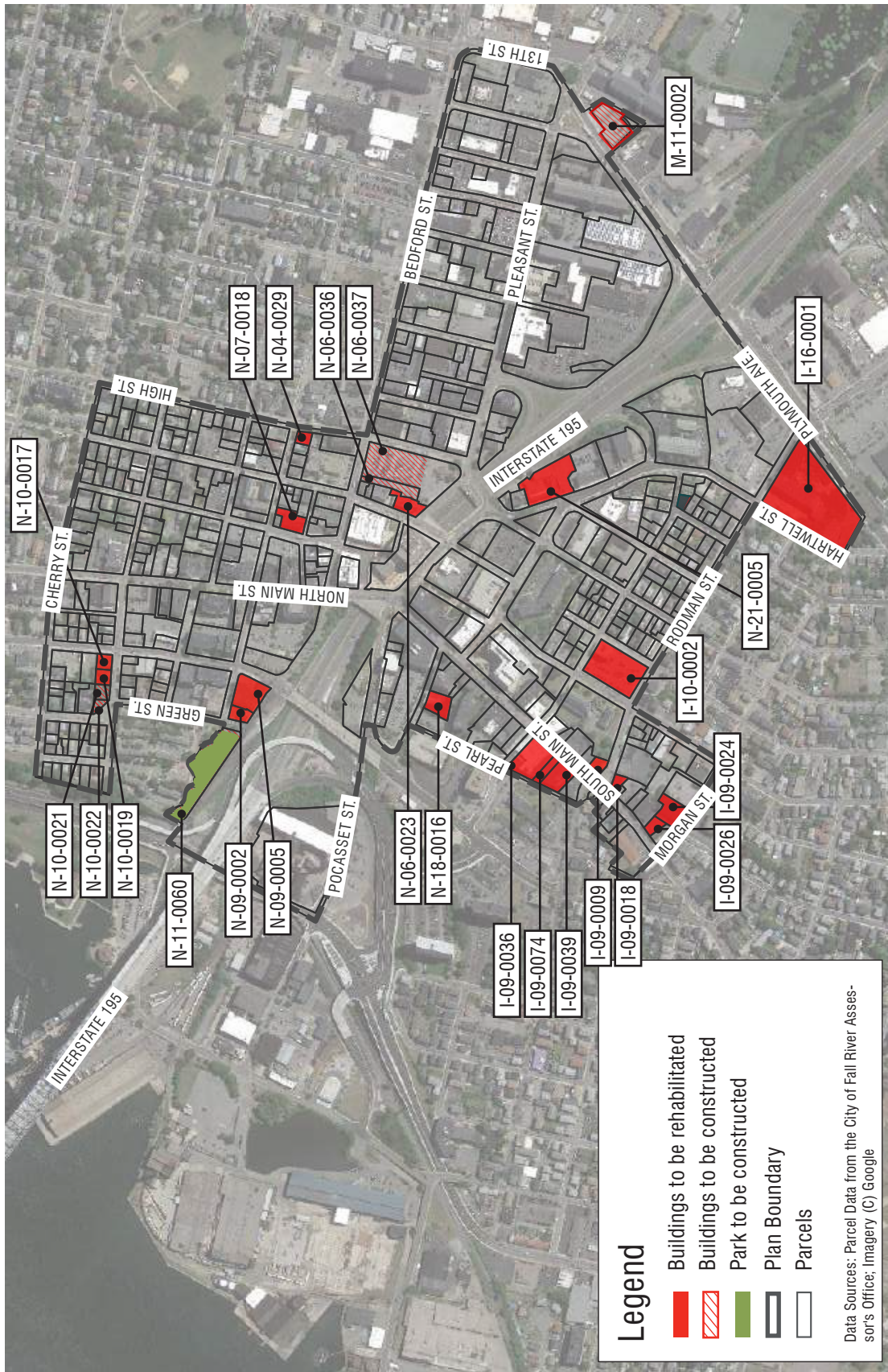


Figure 2-14: Buildings to be Rehabilitated and/or Constructed

# ATTACHMENT 6: PUBLIC NOTICE AND DISTRIBUTION LIST

## PUBLIC NOTICE OF ENVIRONMENTAL REVIEW

PROJECT: *Fall River Downtown Urban Renewal Plan*

LOCATION: Fall River, MA

PROPONENT: City of Fall River

The undersigned is submitting an Environmental Notification Form (“ENF”) to the Secretary of Environmental Affairs on or before: **July 8, 2019**

This will initiate review of the above project pursuant to the Massachusetts Environmental Policy Act (“MEPA”, M.G.L. c. 30, s.s. 61, 62, 62H). Copies of the ENF may be obtained from:

William Roth  
Planning Director/City Planner  
City of Fall River  
One Government Center, Room 535  
Fall River, MA 02722  
(508) 324-2561  
wroth@fallriverma.org

Maria Marasco, Esq.  
Economic Development Director  
Fall River Redevelopment Authority  
One Government Center, Suite 601  
Fall River, MA 02722  
508-324-2662  
mmarasco@fallriverma.org

Copies of the ENF will be sent to the Conservation Commission and Planning Board of Fall River, Massachusetts where they may be inspected.

The Secretary of Environmental Affairs will publish notice of the ENF in the Environmental Monitor, will receive public comments on the project for twenty (20) days, and will then decide, within ten (10) days, if an Environmental Impact Report is needed. A site visit and consultation on the project may also be scheduled. All persons wishing to comment on the project, or to be notified of a site visit or consultation session, should write to the Secretary of Environmental Affairs, 100 Cambridge Street, Suite 900 Boston, MA 02114, Attention: MEPA Office, referencing the above project.

William Roth  
Planning Director/City Planner  
City of Fall River  
One Government Center, Room 535  
Fall River, MA 02722

## ATTACHMENT 6: PUBLIC NOTICE AND DISTRIBUTION LIST (Cont.)

Department of Environmental Protection  
Boston Office  
Attn: MEPA Coordinator  
One Winter Street  
Boston, MA 02108

MassDEP Southeast Region Main Office  
Attn: MEPA Coordinator  
20 Riverside Drive  
Lakeville, MA 02347

Massachusetts Department of Transportation  
Public/Private Development Unit  
10 Park Plaza  
Boston, MA 02116

Massachusetts DOT District Office  
District #5  
Attn: MEPA Coordinator  
1000 County Street  
Taunton, MA 02780

Massachusetts Historical Commission  
The MA Archives Building  
220 Morrissey Boulevard  
Boston, MA 02125

Southeastern Regional Planning  
and Economic Development District (SRPEDD)  
88 Broadway  
Taunton, MA 02780

Fall River City Council  
One Government Center  
Room 221  
Fall River, MA 02722

Planning Department  
One Government Center  
Room 535  
Fall River, MA 02722

Conservation Commission  
One Government Center  
Room 535  
Fall River, MA 02722

Board of Health  
One Government Center  
Room 431  
Fall River, MA 02722

Fall River Public Library  
104 N Main Street  
Fall River, MA 02720

Department of Conservation and Recreation  
Attn: MEPA Coordinator  
251 Causeway Street, Suite 900  
Boston, MA 02114 2104

Massachusetts Bay Transit Authority  
Attn: MEPA Coordinator  
10 Park Plaza, 6th Fl.  
Boston, MA 02216 3966

Natural Heritage and Endangered Species  
Program  
Massachusetts Division of Fisheries & Wildlife  
1 Rabbit Hill Road,  
Westborough, MA 01581

## ATTACHMENT 7: LIST OF MUNICIPAL AND FEDERAL PERMITS AND REVIEWS

The *Fall River Downtown Urban Renewal Plan* has fulfilled the requirements of 760 CMR 12.00 for the municipal approval process.

- Determination by the Fall River Redevelopment Authority that the urban renewal area qualifies as a decadent area under Massachusetts General Laws Chapter 121B.
- Determination by the Planning Board of the City of Fall River that the Fall River Downtown Urban Renewal Plan is in conformance with previous planning efforts.
- Determination by counsel to the Fall River Redevelopment Authority that the Plan is in conformance with known applicable laws and regulations.
- Approval of the Plan by City Council

The Fall River Redevelopment Authority appointed a five member Citizens' Advisory Group to provide information and feedback throughout the process. The Redevelopment Authority sponsored two public workshops and one two-week-long open house in the lobby of Fall River's City Hall where community members could view presentation boards that introduced the planning effort and its proposals and could then submit comment cards with their feedback.

Because there is no specific development project associated with the *Fall River Downtown Urban Renewal Plan*, no municipal or federal permits are required.

## ATTACHMENT 8: NOTIFICATION OF HEARING SENT TO MASSACHUSETTS HISTORICAL COMMISSION



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

**ALISON M. BOUCHARD**  
CITY CLERK

**INÈS LEITE**  
ASSISTANT CITY CLERK

June 15, 2018

**RE: Downtown Urban Renewal Plan**

Dear Massachusetts Historical Commission:

The following is the notice for the Downtown Urban Renewal Plan public hearing:

**NOTICE OF PUBLIC HEARING  
Office of the City Clerk, Fall River, MA**

Notice is hereby given that the Fall River City Council will hold a Public Hearing on Tuesday, June 26, 2018, at 5:45 P.M. in the City Council Chamber, One Government Center, Fall River, MA, to hear all persons wishing to be heard on the following:

**Waterfront and Downtown Urban Renewal Plans** – The City Council will review the Urban Renewal Plans (URPs) proposed by the Fall River Redevelopment Authority. The purpose of the URPs are to identify current conditions that have been obstacles to investment, determine the needs of the Waterfront and Downtown areas and the goals for their redevelopment, and define those actions that will create incentives for the private market, over time, to address the existing conditions. The URPs are available for review at the City Clerk's Office 2<sup>nd</sup> floor and the Planning Department 5<sup>th</sup> floor located at Government Center, at the Public Library located at 104 North Main Street, Fall River, MA, or on the City's Website at: <https://www.fallriverma.org>

Anyone having a question concerning these plans may contact the City Clerk's Office at 508-324-2220 or by writing to the City Clerk's Office, One Government Center, Fall River, MA 02722. Anyone wishing to express favor or opposition to these plans may do so either in person at the hearing, or by letter addressed to the City Council, One Government Center, Fall River, MA 02722. ADA Coordinator: Gary P. Howayock, Esq. 508-324-2650

**Alison M. Bouchard**  
City Clerk

One Government Center • Fall River, MA 02722  
TEL 508-324-2220 • FAX 508-324-2211 • EMAIL [city\\_clerks@fallriverma.org](mailto:city_clerks@fallriverma.org)

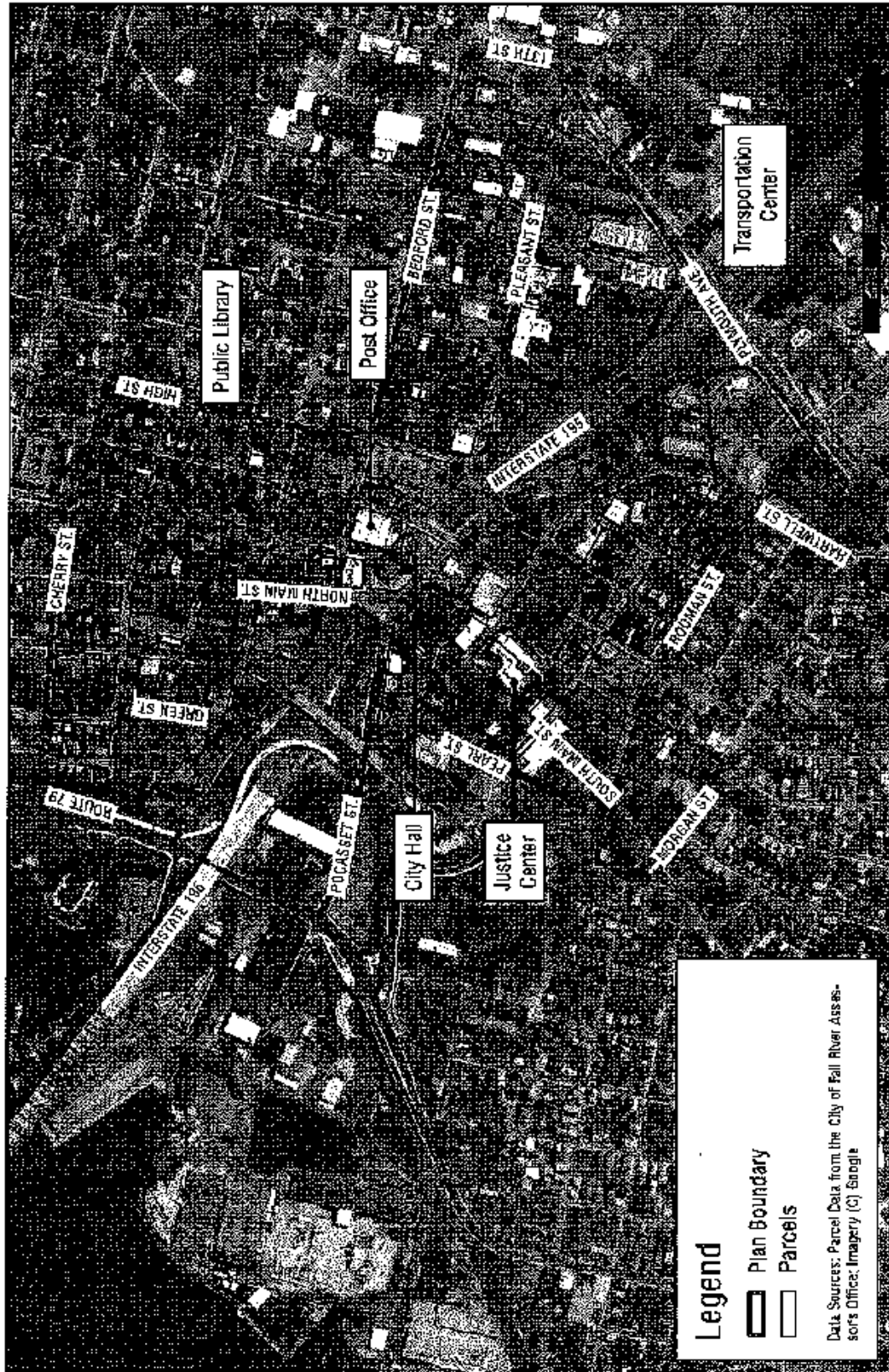


Figure 2-2: Fall River Downtown Urban Renewal Area

## ATTACHMENT 9: FALL RIVER DOWNTOWN URBAN RENEWAL PLAN (DRAFT SUBMITTED TO DHCD FOR APPROVAL)

**Note that the appendices referred to in the draft urban renewal plan are available upon request.**

## Environmental Notification Form

### For Office Use Only

EEA#: \_\_\_\_\_

MEPA Analyst: \_\_\_\_\_

*The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.*

Project Name: <b>Fall River Waterfront Urban Renewal Plan</b>		
Street Address: <b>Not applicable</b>		
Municipality: <b>City of Fall River</b>	Watershed: <b>Taunton; Mount Hope Bay</b>	
<b>Point furthest North:</b> <b>Sidney &amp; N. Main Streets</b> UTM: 322618.62 E; 4622901.02 N  <b>Point furthest East:</b> <b>Herman &amp; Kimball Streets</b> UTM: 322508.77 E; 4622201.14 N  <b>Point furthest South:</b> <b>Anawan Street &amp; Western Fall River Expressway</b> UTM: 320177.03 E; 4618954.46 N  <b>Point furthest West:</b> <b>Grand Army of the Republic Highway (U.S. Route 6) &amp; Taunton River</b> UTM: 320992.00 E; 4621684.00 N	<b>Point furthest North:</b> <b>Sidney &amp; N. Main Streets</b> Latitude: <b>41° 44' 17" N</b> Longitude: <b>71° 7' 59" W</b>  <b>Point furthest East:</b> <b>Herman &amp; Kimball Streets</b> Latitude: <b>41° 43' 55" N</b> Longitude: <b>71° 8' 3" W</b>  <b>Point furthest South:</b> <b>Anawan Street &amp; Western Fall River Expressway</b> Latitude: <b>41° 42' 7" N</b> Longitude: <b>71° 9' 40" W</b>  <b>Point furthest West:</b> <b>Grand Army of the Republic Highway (U.S. Route 6) &amp; Taunton River</b> Latitude: <b>41° 43' 36" N</b> Longitude: <b>71° 9' 8" W</b>	
Estimated commencement date: <b>2018</b>	Estimated completion date: <b>2038</b>	
Project Type: <b>New Urban Renewal Plan</b>	Status of project design (% complete): <b>Not applicable</b>	
Proponent: <b>Fall River Redevelopment Authority</b>		
Street Address: <b>One Government Center, Room 535</b>		
Municipality: <b>Fall River</b>	State: <b>MA</b>	Zip Code: <b>02722</b>
Name of Contact Person: <b>William Roth, Director of Planning/City Planner</b>		
Firm/Agency: <b>Fall River Redevelopment Authority</b>	Street Address: <b>One Government Center, Room 535</b>	
Municipality: <b>Fall River</b>	State: <b>MA</b>	Zip Code: <b>02722</b>
Phone: <b>(508) 324-2561</b>	Fax: -	E-mail: <b>wroth@fallriverma.org</b>
Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting:

a Single EIR? (see 301 CMR 11.06(8))

☐ Yes ☒ No

a Special Review Procedure? (see 301CMR 11.09)

☐ Yes ☒ No

a Waiver of mandatory EIR? (see 301 CMR 11.11)

☐ Yes ☒ No

a Phase I Waiver? (see 301 CMR 11.11)

☐ Yes ☒ No

(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?

**301 CMR 11.03 (1)(b) 7. Approval in accordance with M.G.L. c. 121B of a New urban renewal plan.**

Which State Agency Permits will the project require?

**The Department of Housing and Community Development (DHCD) must review and approve the *Fall River Waterfront Urban Renewal Plan*. No other State Agency Permits are required at this time.**

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:

***Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

**The *Fall River Waterfront Urban Renewal Plan* lists the following Commonwealth-owned parcels for possible acquisition:**

- N-12-0013, 0.71 acres
- N-16-0032, 1.18 acres
- O-19-0001, 2.20 acres
- S-21-0001, 0.26 acres
- S-21-0013, 0.14 acres
- Parcels created by the re-alignment of Route 79 (~10 acres)

**If the Commonwealth transfers all parcels above to the Fall River Redevelopment Authority, the total would be approximately 14.5 acres.**

**The Plan assumes that the Fall River Redevelopment Authority will apply for state grants and other funding programs throughout the 20-year life of the Plan in order to implement the actions proposed in the Plan.**

Summary of Project Size & Environmental Impacts		Existing	Change	Total
<b>LAND</b>				
Total site acreage	Approx. 770 acres (566 acres on land)			
New acres of land altered		No change		
Acres of impervious area	Approx. 430 acres	No change		
Square feet of new bordering vegetated wetlands alteration		No change		
Square feet of new other wetland alteration		No change		
Acres of new non-water dependent use of tidelands or waterways		No change		
<b>STRUCTURES</b>				
Gross square footage	Approx. 6.0 million	No change		Approx. 6.0 million
Number of housing units	Approx. 1,600	No change		Approx. 1,600
Maximum height (feet)	8 stories (~85 F)	No change		8 stories (~85 F)
<b>TRANSPORTATION</b>				
Vehicle trips per day	Unknown	No change		Unknown
Parking spaces	Unknown	No change		Unknown
<b>WASTEWATER</b>				
Water Use (Gallons per day)	Unknown	No change		Unknown
Water withdrawal (GPD)	Unknown	No change		Unknown
Wastewater generation/treatment (GPD)	Unknown	No change		Unknown
Length of water mains (miles)	Unknown	No change		Unknown
Length of sewer mains (miles)	Unknown	No change		Unknown
Has this project been filed with MEPA before? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Has any project on this site been filed with MEPA before? <input checked="" type="checkbox"/> Yes (See below) <input type="checkbox"/> No				
EEA # 10509	EEA # 6190	EEA # 15135	EEA # 13061	EEA # 8115
EEA # 9096	EEA # 3677	EEA # 14703	EEA # 12761	EEA # 6513
EEA # 8914	EEA # 15466	EEA # 14346	EEA # 12602	EEA # 6281
EEA # 8710	EEA # 15236	EEA # 14226	EEA # 11663	EEA # 6194
EEA # 6135	EEA # 5662	EEA # 4388	EEA # 4012	EEA # 3872
EEA # 3624	EEA # 3206	EEA # 3170	EEA # 2241	EEA # 2045
EEA # 1727	EEA # 1623	EEA # 1235	EEA # 864	EEA # 336

## **GENERAL PROJECT INFORMATION – all proponents must fill out this section**

### **PROJECT DESCRIPTION:**

Describe the existing conditions and land uses on the project site:

***Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

This Plan's urban renewal area is situated along a three-mile stretch of the Taunton River. The northern edge of the urban renewal area is defined by Sidney Street and the southern edge is defined by the railroad tracks just above William Street. North Main Street delineates the area's eastern edge with two exceptions: from Ferry Street to Cedar Street, where the boundary is defined by Route 79, and from the North Main Street-Route 79 underpass to until Sidney Street, where it is again defined by Route 79. Naturally, the Taunton River forms the western boundary.

The urban renewal area is intersected by three major roadways: I-195, US Route 6, and Massachusetts Route 79. I-195, which runs through the downtown and over the Taunton River, is located in the southern portion of the urban renewal area. The roadway is elevated through this stretch and does not pose a physical barrier, however its ramps do impede visual connection and contribute to unpleasant conditions, particularly for pedestrians. Route 6/President Avenue, parallels I-195 until Bicentennial Park and then continues north. Though the roadway has four lanes, it is regularly broken by cross streets. Route 79, in contrast with these other roadways, greatly inhibits movement. As it is currently constructed, Route 79 runs the length of the waterfront in the urban renewal area. It is elevated at most points, and connection underneath it is afforded at just a handful of locations: Ponta Delgada Boulevard, Anawan/Pocasset Street, Central Street, Water Street/Central Street, Route 6/President Avenue, and Herman Street. The proposed realignment of Route 79 will help relieve this condition, however, the City should work to ensure that reconnecting the city with its waterfront is prioritized throughout the design process.

The project area is home to a mixture of residential, commercial, industrial, and institutional uses. Residential uses are concentrated in the central portion of the urban renewal area and east of Route 79, with the exception of a small cluster of parcels located along the riverfront. Mixed residential-commercial parcels are uncommon; the largest of these is the location of Commonwealth Landing, a recent conversion of the Quaker Fabric site, that features Jerry Remy's Sports Bar, Clique lounge, an exercise facility, offices, classrooms, and 103 apartments.

Commercial uses, in contrast, are quite dispersed. If any pattern exists, it is that these parcels tend to be located along North Main Street, with particular density at the intersection of North Main Street and President Avenue/Route 6. In general, commercial parcels along North Main Street are larger (0.5 - 3 acres) than those on the rest of the urban renewal area. Offices, a subset of commercial uses, are distributed throughout residential areas.

Industrial uses are generally clustered in two regions: in the northern portion of the urban renewal area, north of Veterans Memorial Bridge/Route 6, and in the southern portion of the urban renewal area, south of I-195 and west of Route 79. The size (3 to 48 acres) of these industrial parcels is far greater than other parcels in the urban renewal area. Many of these sites have mill buildings, some, like Commonwealth Landing, are in good repair. There are many sites, however, that are boarded up, falling down, or are otherwise unsafe to inhabit.

There are very few parcels within the urban renewal area used for institutional purposes. Those that do exist are located in the northern portion of the urban renewal area along Essex Street, just below the northern industrial center. There are also a few parcels that are owned by the City or the FRRA. The spaces tend to be large open spaces with some older infrastructure elements that are in disrepair. The project area also has approximately 38 acres of open space.

Describe the proposed project and its programmatic and physical elements:

***Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

The general purpose of this Urban Renewal Plan is to identify current conditions that have been obstacles to private investment, determine the needs of the waterfront and the goals for its redevelopment, and define those actions that will create incentives for the private market, over time, to address the existing conditions.

The primary purpose of this Urban Renewal Plan is to address the future development of the parcels created by the realignment of the current Route 79/Davol Street road and highway system, a project under the purview of the Massachusetts Department of Transportation (MassDOT). Once the realignment is complete, approximately ten acres of land stretching along Fall River's waterfront will be available for development. This is an unprecedented opportunity for new development in the heart of the City that will achieve the following goals:

- Activation of the waterfront with new residential, retail, and commercial uses
- Physical connection of the existing neighborhoods to the waterfront
- The provision of new multifamily housing to supplement the City's existing older housing stock
- The provision of new space for office, retail, and other commercial uses to supplement the older spaces offered in the Downtown

To meet these goals, the FRRA will undertake the following actions:

- Acquisition of the new land from MassDOT
- Reparcelization of the land into developable parcels
- Disposition of the parcels to one or more private developers who will undertake the activities

necessary to add buildings, landscaping, and public/private open space

- Control over the development by the use of a Land Disposition Agreement (LDA) and the design guidelines found in this Urban Renewal Plan

Until the final designs are complete, the number of parcels that will be created is uncertain. These actions will not cause the relocation of businesses or residents as this land is currently only used for the existing highway network.

The waterfront can be divided into three distinct areas: the southern portion, clustered around Battleship Cove and the Braga Bridge; the central waterfront including the water's edge, the Davol Street/Route 79/rail corridor, and the abutting neighborhoods; and the northern portion, including the former Shell Oil site and the abutting parcels. The goals and implementation phases match this geographic distribution. Each area has a different vision and strategy; together these areas will connect over time to form a vibrant waterfront. The diversification of uses will be attractive to a wide range of visitors and existing and new residents, businesses, and institutions. The strategies for the three areas are as follows:

#### Strengthening Current Assets: Arts, Museums, Parks

The strategies for the southern portion of the urban renewal area build on the existing arts and cultural institutions and assets, including Battleship Cove, the Narrows Center for the Arts, the "Gates of the City" plaza, and the former Marine Museum, which has recently become affiliated with Battleship Cove and renamed, "The Maritime Museum." The regulatory structure of the Arts Overlay District (AOD) and the proximity of this district to the downtown make it one of the few natural connections between the waterfront and the downtown, and there are significant opportunities to develop links between these two districts via the Columbia Street, Anawan/Pocasset Street, and Central Street/Harborside Park/Green Street/Bank Street corridors, the latter of which is under review as part of the City's ongoing Streetscapes Program. Implementation of concepts set forth in MassDOT's "Infra-space" study of this area can connect the district south of the Braga Bridge with Heritage State Park, north of the bridge, while at the same time celebrating more appropriately the mouth and the banks of the historic Quequechan River as it flows into the Taunton under the Central Street Bridge. Enhancement of this district will make it attractive for possible rehabilitation of nearby historic mill structures for residential or retail use.

#### Developing a New Community: Route 79 and Davol Street

The proposed realignment of Davol Street and Route 79 will create new land in the central portion of the urban renewal area; this new land presents an opportunity to create a new neighborhood that links the waterfront with the existing neighborhoods which are currently separated from waterside access. This is the key strategy of this Urban Renewal Plan; this new community connects the three parts of the waterfront to each other and to the City as a whole. Without a coordinated plan for the development of the land created by the proposed realignment, the City of Fall River – and the Commonwealth of Massachusetts – loses a unique, once-in-a-generation opportunity to recalibrate the entire waterfront area.

Streetscape improvements that provide access for vehicles, pedestrians, and bicyclists reinforce the connectivity promised by this plan, and allow local traffic of all modes to safely interact with the regional traffic on Route 79.

Additional strategies take advantage of the watershed to allow people to experience the water directly, either through personal boats or by taking an excursion boat. Integrating uses on land with uses on the water is a critical component of waterfront development; each reinforces the attractiveness of the other.

#### Rehabilitating Land for Jobs and Open Space/Recreation Use: Shell Oil Site Area

The northern portion of the urban renewal area includes the former Shell Oil Site which presents challenges for resolving historic environmental hazardous waste contamination, but also presents the possibility of re-parcelization and redevelopment for water-dependent industrial use and supporting uses and job creation, as well as the possibility for mixed use and non-industrial use. Possible dedication of a portion of this site, as well as portions of nearby parcels within the urban renewal area, for public open space and recreation use should be included in planning for this area which is poorly served in this regard. Planning will have to take into account the applicability of Designated Port Area and Chapter 91 restrictions as well as the implications of designation of the Taunton River as a “wild and scenic” waterway.

This Urban Renewal Plan is a result of building upon the initial vision of the Fall River Redevelopment Authority with research into current physical and economic conditions; feedback from participants in public meetings; online and physical surveys; and input from meetings of the Citizen’s Advisory Group (CAG).

*NOTE: The project description should summarize both the project’s direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.*

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

***Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

**There is no specific construction project associated with the *Fall River Waterfront Urban Renewal Plan*.**

***NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind that the***

*objective of the MEPA review process is to avoid or minimize damage to the environment to the greatest extent feasible. Examples of alternative projects include alternative site locations, alternative site uses, and alternative site configurations.*

Summarize the mitigation measures proposed to offset the impacts of the preferred alternative:

***Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

***There is no specific construction project associated with the Fall River Waterfront Urban Renewal Plan.***

If the project is proposed to be constructed in phases, please describe each phase:

***Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

The activities described in the Implementation Plan in the *Executive Summary, Section 4. Objectives* and Sections 8-12 of the attached *Fall River Waterfront Urban Renewal Plan* are anticipated to take place over a period of twenty or more years. Some of the proposed activities are dependent upon market conditions and/or the actions of other entities, including City boards, committees, and departments and state agencies. This phasing schedule, therefore, is an estimate of when certain actions are likely and may shift depending on these factors. Phase I activities should be completed within the first 2-5 years. Phase II activities should be completed within 5-10 years. Phase III activities should be completed within 10-20 years.

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:**

Is the project within or adjacent to an Area of Critical Environmental Concern?

☐ Yes ☒ No; if yes, please specify:

If yes, does the ACEC have an approved Resource Management Plan?

☐ Yes ☐ No; if yes, describe how the project complies with this plan.

Will there be stormwater runoff or discharge to the designated ACEC?

☐ Yes ☐ No; if yes, describe and assess the potential impacts of such stormwater runoff/discharge to the designated ACEC.

**RARE SPECIES:**

Does the project site include Estimated and/or Priority Habitat of State-Listed Rare Species? See

<http://www.mass.gov/dfwele/dfw/nhesp/regulatoryreview/priorityhabitat/priorityhabitatathome.htm>

☐ Yes ☒ No; if yes, please specify:

**HISTORICAL / ARCHAEOLOGICAL RESOURCES:**

Does the project site include any structure, site or district listed in the State Register of Historic Places or the inventory of Historic and Archaeological Assets of the Commonwealth?

☒ Yes ☐ No; if yes, please specify:

***Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

**There are seven properties within the project area listed on the National Register of Historic Places:**

- **Al Mac's Diner**
- **American Printing/Metacomet Mill**
- **Forest Spinning Company**
- **Mechanics Mill**
- **North Burial Ground (site)**
- **Sagamore Mills (1, 2, 3)**
- **Squire William B. Canedy House**

**One additional site, the Border City Mills, is identified as eligible for the National Register of Historic Places.**

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐ Yes ☒ No; if yes, please specify:

## **WATER RESOURCES:**

Is there an Outstanding Resource Water (ORW) on or within a half-mile radius of the project site?

☐ Yes ☒ No; if yes, identify the ORW and its location.

*(NOTE: Outstanding Resource Waters include Class A public water supplies, their tributaries, and bordering wetlands; active and inactive reservoirs approved by MassDEP; certain waters within Areas of Critical Environmental Concern, and certified vernal pools. Outstanding resource waters are listed in the Surface Water Quality Standards, 314 CMR 4.00.)*

Are there any impaired water bodies on or within a half-mile radius of the project site?

☒ Yes ☐ No; if yes, identify the water body and pollutant(s) causing the impairment:

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The Taunton River, which encompasses the western-most north-south running linear stretch of the project site, is identified as Category 5. The Category 5 designation identifies bodies of water which are impaired by a pollutant for one or more designated uses and requires the development of a Total Maximum Daily Load (TMDL).

The Quequechan River, which runs through the southern-most portion of the project site, is identified as Category 4C. The Category 4C designation identified bodies of water which are impaired, but this impairment is not caused by a pollutant.

This information was obtained from the Massachusetts GIS data layers (site visited on July 19, 2017).

Is the project within a medium or high stress basin, as established by the Massachusetts Water Resources Commission?

☐ Yes ☒ No

## **STORMWATER MANAGEMENT:**

Generally describe the project's stormwater impacts and measures that the project will take to comply with the standards found in MassDEP's Stormwater Management Regulations:

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Fall River has an older constructed sewer system that combines wastewater and stormwater. Some of Fall River's early sewers date back to the mid-19th century. Today, Falls River's combined sewer system is managed by the City's Department of Community Utilities. This type of combined sewer

system can overflow during storm events if the system cannot handle both stormwater and wastewater. Other backups can occur when the sewage system is clogged by grease or debris, or when a pipe collapses. Combined sewer overflow (CSO) controls, including wet-weather expansion of the City's Waste Water Treatment Facility (WWTF) and a 3-mile tunnel storage and conveyance system, have been constructed to provide better management of wet-weather flows.

The wastewater collection system is generally divided into three parts; namely the North System, South System, and Central System. The North System is generally comprised of sewers north of Interstate 1-95, with CSOs to the Taunton River. The Central System is generally comprised of inland sewers, with CSOs along the Quequechan River. The South System is generally comprised of sewers south of Interstate 1-95, with CSOs to Mount Hope Bay. Wastewater flows from the North and Central Systems through the South System to the WWTF for treatment.

Fall River's combined sewer system includes 19 CSO outfalls; 17 of which are active. Five are within the Waterfront urban renewal area, discharging stormwater into Taunton River and Mount Hope Bay. These outfalls provide relief to the combined sewer system when wet-weather flows exceed the system's capacity. These locations include Alton Street, Cove Street, President Avenue, City Pier, and Central Street.

The City has 15 pump stations located throughout the City. These pump stations are located at key areas throughout the collection system to convey wastewater flows from low-lying areas to the WWTF for treatment. Most of the City's pump stations were constructed in the 1960s or earlier.

In 1987, the Conservation Law Foundation (CLF) filed suit against the City of Fall River (Civil Action No. 87-3067-RWZ) to control its CSO discharges. Similarly, in 1989, the United States Environmental Protection Agency (EPA) issued an administrative order requiring the City to abate its CSO discharges and bring the system into compliance with the federal Clean Water Act and the City's National Pollutant Discharge Elimination System (NPDES) permit. As a result of the CLF's lawsuit and the EPA's 1989 Administrative Order, a federal court order was issued in 1992 which mandated the Fall River CSO Abatement Program. Over the last 15+ years, the City has implemented a series of projects to mitigate the impact of its CSOs on Mount Hope Bay, the Taunton River and the Quequechan River including the following CSO controls:

- Wet-weather expansion of the WWTF to treat up to 106 million gallons per day,
- A 3-mile, 20-foot diameter, 38-million-gallon CSO storage tunnel system that diverts, stores, and conveys storm flows directly to the WWTF.

Additionally, screening and disinfection facilities have been improved and/or constructed at both the Cove Street and President Avenue locations over the last ten years. Improvements are planned for CSO controls at both the Alton Street and City Pier CSOs. Separate drainage facilities have also been installed by the Massachusetts Department of Transportation (MassDOT) along Interstate 195, Route 79, North Main Street and Plymouth Avenue. A portion of this stormwater infrastructure is intended to intercept storm flows, which would otherwise be tributary to the City's drinking water supplies, for source water protection.

The water quality of the Taunton River and Mount Hope Bay is markedly better since the City's implementation of the CSO controls noted above. However, these waters remain impaired for pathogens, nitrogen, dissolved oxygen and other criteria. Fall River is not the sole source of water quality impairments in receiving waters.

**MASSACHUSETTS CONTINGENCY PLAN:**

Has the project site been, or is it currently being, regulated under M.G.L.c.21E or the Massachusetts Contingency Plan?

☒ Yes ☐ No; if yes, please describe the current status of the site (including Release Tracking Number (RTN), cleanup phase, and Response Action Outcome classification):

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The Waterfront area's listed sites include one Tier 2 site (EPA designation), three activity and use limitation sites (AUL), and three additional sites with ongoing monitoring or remediation. Seven additional sites have been classified as A2 (a permanent solution has been achieved; contamination has not been reduced to background).

There are no properties within the Project Area with *Tier I* status under the M.G.L. Chapter 21E according to the Massachusetts GIS data layers.

There is one property within the Project Area with a Tier II status under the M.G.L. Chapter 21E per the Massachusetts GIS data layers:

Name	Address	RTN	Response Action Type	As of Date	Status	RAO	Activity & Use Limitation
Bicentennial Park	1000 Davol Street	4-0024843	RAM Release Abatement Measure	10/15/2014	CSRCVD Completion Statement Received	N/A	none

**Definitions:**

**RTN=Release Tracking Number**

**RAO=Response Action Outcome**

**PSNRCD=Permanent Solution with No Conditions**

**PN=Permanent Solution with No Conditions**

Is there an Activity and Use Limitation (AUL) on any portion of the project site?

☒ Yes ☐ No; if yes, describe which portion of the site and how the project will be consistent with the AUL:

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The following addresses have an associated AUL according to the Massachusetts GIS data layers:

- Facility NO. 138 at Braga Bridge
- Hathaway Street Substation on Hathaway Street
- Quaker Fabric Plant at 1082 Davol Street

The sites with ongoing monitoring or remediation include City Pier (Class C1: the site does not present a "substantial hazard." It has not reached a level of no significant risk. The site must be evaluated every five years). Sites with ongoing monitoring or remediation also include the former Shell Oil site and the Coca Cola Bottling sites. Both the Shell and Coca Cola sites are classified as Remedy Operation Status (REMOPS). These consists of sites where a remedial system which relies upon active operation and maintenance is being operated for the purpose of achieving a permanent solution.

Are you aware of any Reportable Conditions at the property that have not yet been assigned an RTN?

☐ Yes ☒ No; if yes, please describe:

**SOLID AND HAZARDOUS WASTE:**

If the project will generate solid waste during demolition or construction, describe alternatives considered for re-use, recycling, and disposal of, e.g., asphalt, brick, concrete, gypsum, metal, wood:

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*(NOTE: Asphalt pavement, brick, concrete and metal are banned from disposal at Massachusetts landfills and waste combustion facilities and wood is banned from disposal at Massachusetts landfills. See 310 CMR 19.017 for the complete list of banned materials.)*

Will your project disturb asbestos containing materials?

☐ Yes ☒ No;

If yes, please consult state asbestos requirements at

<http://mass.gov/MassDEP/air/asbhom01.htm>

Describe anti-idling and other measures to limit emissions from construction equipment:

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**renewal boundary.**

**DESIGNATED WILD AND SCENIC RIVER:**

Is this project site located wholly or partially within a defined river corridor of a federally designated Wild and Scenic River or a state designated Scenic River?

☒ Yes ☐ No; if yes, specify name of river and designation:

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**Taunton River – State of Massachusetts Wild & Scenic River (to Braga Bridge)**

If yes, does the project have the potential to impact any of the “outstandingly remarkable” resources of a federally Wild and Scenic River or the stated purpose of a state designated Scenic River?

☐ Yes ☒ No; if yes, specify name of river and designation:

If yes, will the project will result in any impacts to any of the designated “outstandingly remarkable” resources of the Wild and Scenic River or the stated purposes of a Scenic River.

☐ Yes ☒ No;

If yes, describe the potential impacts to one or more of the “outstandingly remarkable” resources or stated purposes and mitigation measures proposed.

**ATTACHMENTS:**

1. List of all attachments to this document.
2. U.S.G.S. map (good quality color copy, 8-½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.
3. Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.
4. Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts.
5. Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).
6. List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).
7. List of municipal and federal permits and reviews required by the project, as applicable.

**LAND SECTION – all proponents must fill out this section**

**I. Thresholds / Permits**

A. Does the project meet or exceed any review thresholds related to **land** (see 301 CMR 11.03(1)

☒ Yes ☐ No; if yes, specify each threshold:

**301 CMR 11.03 (1)(b) 7. Approval in accordance with M.G.L. c. 121B of a New urban renewal plan.**

**II. Impacts and Permits**

A. Describe, in acres, the current and proposed character of the project site, as follows:

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	Existing	Change	Total
Footprint of buildings	Approx. 74	<b>No change</b>	Approx. 74
Internal roadways	Approx. 90	<b>No change</b>	Approx. 90
Parking and other paved areas	Approx. 89	<b>No change</b>	Approx. 89
Other altered areas	Unknown	<b>No change</b>	Unknown
Undeveloped areas	Unknown	<b>No change</b>	Unknown
<b>Total: Project Site Acreage</b>	Approx. 566	<b>No change</b>	Approx. 566

B. Has any part of the project site been in active agricultural use in the last five years?

☐ Yes ☒ No; if yes, how many acres of land in agricultural use (with prime state or locally important agricultural soils) will be converted to nonagricultural use?

C. Is any part of the project site currently or proposed to be in active forestry use?

☐ Yes ☒ No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a forest management plan approved by the Department of Conservation and Recreation:

D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97?

☐ Yes ☒ No; if yes, describe:

E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction?

☒Yes ☐No; if yes, does the project involve the release or modification of such restriction?  
☐Yes ☒No; if yes, describe:

F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A?

☐Yes ☒No; if yes, describe:

G. Does the project require approval of a new urban renewal plan or a major modification of an existing urban renewal plan under M.G.L.c.121B?

☒Yes ☐No; if yes, describe:

**The attached *Fall River Waterfront Urban Renewal Plan* is a new urban renewal plan.**

### III. Consistency

Identify the current municipal comprehensive land use plan

Title: ***City of Fall River Master Plan***

Date **2009**

Describe the project's consistency with that plan with regard to:

- |    |                                       |                   |
|----|---------------------------------------|-------------------|
| 1. | economic development                  | <b>Consistent</b> |
| 2. | adequacy of infrastructure            | <b>Consistent</b> |
| 3. | open space impacts                    | <b>Consistent</b> |
| 4. | compatibility with adjacent land uses | <b>Consistent</b> |

***The City of Fall River Master Plan* establishes a 15-point Vision for the city for the year 2030.**

**This Urban Renewal Plan advances several components of this Vision:**

- **Have actively preserved all that is good about the City including its waterfront, historic buildings, churches, unique parks, natural resources, ethnic diversity, arts, and cultural venues.**
- **Have an economy that attracts a wide variety of jobs and provides job training opportunities for its residents.**
- **Be an active site for tourism based on its historic and cultural resources, its waterfronts, and its ethnic diversity.**
- **Have many attractive mill buildings and other historic structures that have been rehabilitated to provide for retail, artists' live/work space, tourism, and residential uses.**
- **Have a renewed and well-maintained park system that is knitted together by tree-lined boulevards and a system of multi-use trails, sidewalks, and greenways.**
- **Be a safe and clean place to live and raise a family. Public safety will be a priority. Residents will take pride in the City's appearance, and public spaces and private**

buildings will be well-maintained.

- Have a wide variety of housing options for individuals and families of all means.
- Have a convenient and safe circulation system with adequate and affordable public transportation that includes a commuter rail connection to Boston, safe intersections, provisions for pedestrians and bicyclists, and an easy to follow sign system.

The Vision also includes points on daylighting the Quequechan River and supporting maritime businesses and shipping along the waterfront. Daylighting the Quequechan River is discussed in *Section 9. Public Improvements*. The area of the waterfront best-suited for maritime businesses and shipping is not within this Plan's urban renewal area.

In addition to the Vision, which applies to the entire city, the *Master Plan* makes eight recommendations specifically pertaining to the development of Fall River's waterfront. They are:

1. Develop the Mt. Hope Bay/Taunton River waterfronts as a tourist area with restaurants, attractive open spaces, cruise ships, boardwalks, museums, and other attractions
2. Combine Route 79 and Davol Street into an urban boulevard that will help reconnect Fall River's neighborhoods to the waterfront.
3. Guide future development to assure both economic development and provide appropriate public uses.
4. Develop waterfront housing without preventing appropriate water-based economic development or public access and use.
5. Maintain and improve a "working waterfront" with a mix of uses.
6. Give special attention to the future uses of such waterfront areas as Weaver's Cove that offer potential for both economic development and increased public uses that will enhance the City.
7. Work to provide better linkages between the waterfronts and neighborhoods.
8. Develop increased public parking for waterfront areas.

As with the points in the Vision, the *Fall River Waterfront Urban Renewal Plan*, the subject of this ENF-form, is consistent with, or builds upon, these ideas as they apply to present-day Fall River, and to the scope and geography of this planning effort.

Identify the current Regional Policy Plan of the applicable Regional Planning Agency (RPA)  
RPA: **Southeastern Regional Planning and Economic Development District (SRPEDD)**

Title: ***Regional Land Use: Roles, Policies, and Plan Outline for Southeastern Massachusetts***  
Date **1996**

Describe the project's consistency with that plan with regard to:

1. economic development **Consistent**

- |    |                            |                   |
|----|----------------------------|-------------------|
| 2. | adequacy of infrastructure | <b>Consistent</b> |
| 3. | open space impacts         | <b>Consistent</b> |

**SRPEDD Policies:**

- Prefers development in areas supported by underutilized infrastructure including land and buildings; transportation facilities; water, sewer and drainage facilities; etc.
- Enhances the quality of life in the region including economic opportunity and environmental quality. "Quality of life" refers to both pastoral open land and a low unemployment rate. With proper planning of our land, we believe that these concepts are compatible.
- Supports housing diversity throughout the region including a broad range of housing types for households of all income levels.
- Encourages land uses that will enable the region to optimize its natural, cultural and historic resources, such as its coast, cranberry bogs, golf courses and village centers. It is these resources that distinguish southeastern Massachusetts from other regions and make us unique.
- Encourage all municipalities to plan for their future. Land use planning defines our vision of the future use of land in southeastern Massachusetts and provides a blueprint for achieving it. However, zoning must be compatible with planning to provide a useful blueprint for achieving that future. Planning done at the local level best reflects the vision and desires of our citizens.

This Plan is supplemented by the *Comprehensive Economic Development Strategy, 2015* and *Regional Transportation Plan, 2016*.

The *Fall River Waterfront Urban Renewal Plan* is consistent with the 2015 *Comprehensive Economic Development Strategy*, which establishes six goals:

1. Support the development of small business and new startups in the region
2. Support the development of infrastructure for economic development
3. Pursue sustainable development and enhance the region's quality of life
4. Broaden the region's economic profile; promote employment opportunities in emerging sectors such as marine science, biotech, and the creative economy
5. Provide institutional support for economic development
6. Broadband infrastructure, adoption, and digital inclusion in Massachusetts

**The *Fall River Waterfront Urban Renewal Plan* is consistent with the 2016 *Regional Transportation Plan*, which generally aims to use the region's transit system to enable Smart Growth development. The *Plan* establishes a number of goals towards this end, which are distributed across seven categories: Safety, System Preservation, Congestion Reduction, System Reliability, Environmental Sustainability, Economic Vitality and Freight Movement, Project Development and Implementation. Many of the goals listed in these sections will both advance, and be supported by, the work of this Urban Renewal Plan.**

**The 2016 *Regional Transportation Plan* identifies Fall River as the municipality in Southeastern Massachusetts with the "highest un-met transportation need."**

## **RARE SPECIES SECTION**

***Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to rare species or habitat (see 301 CMR 11.03(2))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

(NOTE: If you are uncertain, it is recommended that you consult with the Natural Heritage and Endangered Species Program (NHESP) prior to submitting the ENF.)

B. Does the project require any state permits related to rare species or habitat?

☐ Yes ☒ No

C. Does the project site fall within mapped rare species habitat (Priority or Estimated Habitat?) in the current Massachusetts Natural Heritage Atlas (attach relevant page)?

☐ Yes ☒ No

D. If you answered "No" to all questions A, B and C, proceed to the **Wetlands, Waterways, and Tidelands Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Rare Species section below.

### **II. Impacts and Permits**

A. Does the project site fall within Priority or Estimated Habitat in the current Massachusetts Natural Heritage Atlas (attach relevant page)?

☐ Yes ☐ No. If yes,

1. Have you consulted with the Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program (NHESP)?

☐ Yes ☐ No; if yes, have you received a determination as to whether the project will result in the "take" of a rare species?

☐ Yes ☐ No; if yes, attach the letter of determination to this submission.

2. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)?

☐ Yes ☐ No; if yes, provide a summary of proposed measures to minimize and mitigate rare species impacts

3. Which rare species are known to occur within the Priority or Estimated Habitat?

4. Has the site been surveyed for rare species in accordance with the Massachusetts Endangered Species Act? ☐Yes ☐No

5. If your project is within Estimated Habitat, have you filed a Notice of Intent or received an Order of Conditions for this project?

☐Yes ☐No; if yes, did you send a copy of the Notice of Intent to the Natural Heritage and Endangered Species Program, in accordance with the Wetlands Protection Act regulations?

☐Yes ☐No

B. Will the project "take" an endangered, threatened, and/or species of special concern in accordance with M.G.L. c.131A (see also 321 CMR 10.04)?

☐Yes ☐No; if yes, provide a summary of proposed measures to minimize and mitigate impacts to significant habitat:

## **WETLANDS, WATERWAYS, AND TIDELANDS SECTION**

*Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.*

### **Waterways**

Surface water resources within the project area include the Taunton River north of the Braga Bridge and Mount Hope Bay to the south. The Taunton River is designated as a Wild and Scenic River and is part of the National Wild and Scenic Rivers System. The entire Taunton River shoreline/riverfront within the project area is regulated by Massachusetts Title 5 (The Massachusetts Rivers Protection Act Chapter 258 of the Acts of 1996). Within Fall River, this regulated area falls within 25-feet of the water's edge.

Further, the mouth of the Quequechan River intersects the Taunton River within the project area, and portions of the river can be seen at various locations between Anawan Street and the area underneath the Braga Bridge.

Firestone Pond (bounded by Firestone Avenue, Water street and Anawan Street) and a smaller pond nearby (known locally as Crab Pond) are also located within the project area.

### **Wetlands**

Natural resources within the project area are primarily associated with the Taunton River and Mount Hope Bay. There are no documented inland wetlands within the project area although a small area of shallow marsh meadow is located between Route 79 and the Shell tank site.

### **Tidelands**

Much of the Taunton River waterfront is under Chapter 91 jurisdiction. Chapter 91 distinguishes flowed tidelands from filled tidelands and public ownership from private. The Chapter 91 jurisdiction line follows, in general, the historic mean high-water mark.

### **Floodplains**

There are 100-year floodplains (Zones A and AE) and 500-year floodplains (Zone X) within the urban renewal area, both are associated with the Mount Hope Bay and the Taunton River (see Figure 2-6). Much of waterfront west of Route 79 is within a 100-year (1% annual flood hazard) flood zone while the Fulton/Cove/Ace/ Weaver Street area rests within a 500-year flood zone.

## **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **wetlands, waterways, and tidelands** (see 301 CMR 11.03(3))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits (or a local Order of Conditions) related to **wetlands, waterways, or tidelands**?

☐ Yes ☒ No; if yes, specify which permit:

The area surrounding the Quequechan River is likely exempt from regulation by Massachusetts Title 5 (The Massachusetts Rivers Protection Act Chapter 258 of the Acts of 1996) because the river is in a culvert throughout the study area. The statute which provides guidance on the definition of a river, and therefore applicability of the Rivers Act states:

“Where a river runs through a culvert more than 200 feet in length, the riverfront area stops at a perpendicular line at the upstream end of the culvert and resumes at the downstream end.” - Massachusetts 310 CMR 10.58(2)(a)3

C. If you answered "No" to both questions A and B, proceed to the **Water Supply Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wetlands, Waterways, and Tidelands Section below.

## II. Wetlands Impacts and Permits

A. Does the project require a new or amended Order of Conditions under the Wetlands Protection Act (M.G.L. c.131A)?

☐ Yes ☐ No; if yes, has a Notice of Intent been filed?

☐ Yes ☐ No; if yes, list the date and MassDEP file number: \_\_\_\_\_;

If yes, has a local Order of Conditions been issued? ☐ Yes ☐ No

Was the Order of Conditions appealed? ☐ Yes ☐ No

Will the project require a Variance from the Wetlands regulations? ☐ Yes ☐ No

B. Describe any proposed permanent or temporary impacts to wetland resource areas located on the project site:

C. Estimate the extent and type of impact that the project will have on wetland resources, and indicate whether the impacts are temporary or permanent:

<u>Coastal Wetlands</u>	<u>Area (square feet) or Length (linear feet)</u>	<u>Temporary or Permanent Impact?</u>
Land Under the Ocean	_____	_____
Designated Port Areas	_____	_____
Coastal Beaches	_____	_____
Coastal Dunes	_____	_____
Barrier Beaches	_____	_____
Coastal Banks	_____	_____
Rocky Intertidal Shores	_____	_____

Salt Marshes	_____	_____
Land Under Salt Ponds	_____	_____
Land Containing Shellfish	_____	_____
Fish Runs	_____	_____
Land Subject to Coastal Storm Flowage	_____	_____
<u>Inland Wetlands</u>		
Bank (If)	_____	_____
Bordering Vegetated Wetlands	_____	_____
Isolated Vegetated Wetlands	_____	_____
Land under Water	_____	_____
Isolated Land Subject to Flooding	_____	_____
Bordering Land Subject to Flooding	_____	_____
Riverfront Area	_____	_____

D. Is any part of the project:

1. proposed as a **limited project**?

☐Yes ☐No; if yes, what is the area (in sf)? \_\_\_\_\_

2. the construction or alteration of a **dam**?

☐Yes ☐No; if yes, describe:

3. fill or structure in a **velocity zone** or **regulatory floodway**? ☐Yes ☐No

4. dredging or disposal of dredged material?

☐Yes ☐No; if yes, describe the volume of dredged material and the proposed disposal site:

5. a discharge to an **Outstanding Resource Water (ORW)** or an **Area of Critical Environmental Concern (ACEC)**? ☐Yes ☐No

6. subject to a wetlands restriction order?

☐Yes ☐No; if yes, identify the area (in sf):

7. located in buffer zones?

☐Yes ☐No; if yes, how much (in sf) \_\_\_\_\_

E. Will the project:

1. be subject to a local wetlands ordinance or bylaw? ☐Yes ☐No
2. alter any federally-protected wetlands not regulated under state law?  
☐Yes ☐No; if yes, what is the area (sf)?

### III. Waterways and Tidelands Impacts and Permits

A. Does the project site contain waterways or tidelands (including filled former tidelands) that are subject to the Waterways Act, M.G.L.c.91?

☐Yes ☐No; if yes, is there a current Chapter 91 License or Permit affecting the project site?

☐Yes ☐No; if yes, list the date and license or permit number and provide a copy of the historic map used to determine extent of filled tidelands:

B. Does the project require a new or modified license or permit under M.G.L.c.91?

☐Yes ☐No; if yes, how many acres of the project site subject to M.G.L.c.91 will be for non-water-dependent use? Current \_\_\_\_ Change \_\_\_\_ Total \_\_\_\_

If yes, how many square feet of solid fill or pile-supported structures (in sf)?

C. For non-water-dependent use projects, indicate the following:

Area of filled tidelands on the site: \_\_\_\_\_

Area of filled tidelands covered by buildings: \_\_\_\_\_

For portions of site on filled tidelands, list ground floor uses and area of each use:

\_\_\_\_\_

Does the project include new non-water-dependent uses located over flowed tidelands?

☐Yes ☐No

Height of building on filled tidelands \_\_\_\_\_

Also show the following on a site plan: Mean High Water, Mean Low Water, Water-dependent Use Zone, location of uses within buildings on tidelands, and interior and exterior areas and facilities dedicated for public use, and historic high and historic low water marks.

D. Is the project located on landlocked tidelands?

☐Yes ☐No; if yes, describe the project's impact on the public's right to access, use and enjoy jurisdictional tidelands and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

E. Is the project located in an area where low groundwater levels have been identified by a municipality or by a state or federal agency as a threat to building foundations?

☐Yes ☐No; if yes, describe the project's impact on groundwater levels and describe measures the project will implement to avoid, minimize or mitigate any adverse impact:

F. Is the project non-water-dependent **and** located on landlocked tidelands **or** waterways or tidelands subject to the Waterways Act **and** subject to a mandatory EIR?

☐Yes ☐No;

*(NOTE: If yes, then the project will be subject to Public Benefit Review and Determination.)*

G. Does the project include dredging?

☐Yes ☐No; if yes, answer the following questions:

What type of dredging? Improvement \_\_\_\_ Maintenance \_\_\_\_ Both \_\_\_\_

What is the proposed dredge volume, in cubic yards (cys) \_\_\_\_\_

What is the proposed dredge footprint \_\_\_\_length (ft) \_\_\_\_width (ft)\_\_\_\_depth (ft);

Will dredging impact the following resource areas?

Intertidal ☐Yes ☐No if yes, \_\_\_\_ sq ft

Outstanding Resource Waters ☐Yes ☐No; if yes, \_\_\_\_ sq ft

Other resource area (i.e. shellfish beds, eel grass beds)

☐Yes ☐No; if yes \_\_\_\_ sq ft

If yes to any of the above, have you evaluated appropriate and practicable steps to: 1) avoidance; 2) if avoidance is not possible, minimization; 3) if either avoidance or minimize is not possible, mitigation?

If no to any of the above, what information or documentation was used to support this determination?

Provide a comprehensive analysis of practicable alternatives for improvement dredging in accordance with 314 CMR 9.07(1)(b). Physical and chemical data of the sediment shall be included in the comprehensive analysis.

Sediment Characterization

Existing gradation analysis results? ☐Yes ☐No; if yes, provide results.

Existing chemical results for parameters listed in 314 CMR 9.07(2)(b)6?

☐Yes ☐No; if yes, provide results.

Do you have sufficient information to evaluate feasibility of the following management options for dredged sediment?

☐Yes ☐No; if yes, check the appropriate option.

☐Beach Nourishment

☐Unconfined Ocean Disposal

☐ Confined Disposal:

☐ Confined Aquatic Disposal (CAD)

☐ Confined Disposal Facility (CDF)

☐ Landfill Reuse in accordance with COMM-97-001

☐ Shoreline Placement

☐ Upland Material Reuse

☐ In-State landfill disposal

☐ Out-of-state landfill disposal

*(NOTE: This information is required for a 401 Water Quality Certification.)*

**IV. Consistency:**

A. Does the project have effects on the coastal resources or uses, and/or is the project located within the Coastal Zone?

☐ Yes ☐ No; if yes, describe these effects and the projects consistency with the policies of the Office of Coastal Zone Management:

B. Is the project located within an area subject to a Municipal Harbor Plan?

☐ Yes ☐ No; if yes, identify the Municipal Harbor Plan and describe the project's consistency with that plan:

## **WATER SUPPLY SECTION**

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### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **water supply** (see 301 CMR 11.03(4))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **water supply**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Wastewater Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Water Supply Section below.

### **II. Impacts and Permits**

A. Describe, in gallons per day (gpd), the volume and source of water use for existing and proposed activities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Municipal or regional water supply	_____	_____	_____
Withdrawal from groundwater	_____	_____	_____
Withdrawal from surface water	_____	_____	_____
Interbasin transfer	_____	_____	_____

*(NOTE: Interbasin Transfer approval will be required if the basin and community where the proposed water supply source is located is different from the basin and community where the wastewater from the source will be discharged.)*

B. If the source is a municipal or regional supply, has the municipality or region indicated that there is adequate capacity in the system to accommodate the project?

☐ Yes ☐ No

C. If the project involves a new or expanded withdrawal from a groundwater or surface water source, has a pumping test been conducted?

☐ Yes ☐ No; if yes, attach a map of the drilling sites and a summary of the alternatives considered and the results.

D. What is the currently permitted withdrawal at the proposed water supply source (in gallons per day)? \_\_\_\_\_ Will the project require an increase in that withdrawal?

☐ Yes ☐ No; if yes, then how much of an increase (gpd)? \_\_\_\_\_

E. Does the project site currently contain a water supply well, a drinking water treatment facility, water main, or other water supply facility, or will the project involve construction of a new facility?

☐ Yes ☐ No; if yes, describe existing and proposed water supply facilities at the project site:

	<u>Permitted Flow</u>	<u>Existing Avg Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Capacity of water supply well(s) (gpd)	_____	_____	_____	_____
Capacity of water treatment plant (gpd)	_____	_____	_____	_____

F. If the project involves a new interbasin transfer of water, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or proposed?

G. Does the project involve:

1. new water service by the Massachusetts Water Resources Authority or other agency of the Commonwealth to a municipality or water district?

☐ Yes ☐ No

2. a Watershed Protection Act variance?

☐ Yes ☐ No; if yes, how many acres of alteration?

3. a non-bridged stream crossing 1,000 or fewer feet upstream of a public surface drinking water supply for purpose of forest harvesting activities?

☐ Yes ☐ No

### III. Consistency

Describe the project's consistency with water conservation plans or other plans to enhance water resources, quality, facilities and services:

## WASTEWATER SECTION

***Please note that the Fall River Waterfront Urban Renewal Plan does not have an immediate specific development project. The Fall River Redevelopment Authority or the project developer will file a revised ENF as required by each project. If the FRRA files a major Plan update with DHCD, it will also file a revised ENF. The information below is provided for sites within the urban renewal boundary.***

### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **wastewater** (see 301 CMR 11.03(5))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **wastewater**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Transportation – Traffic Generation Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Wastewater Section below.

### **II. Impacts and Permits**

A. Describe the volume (in gallons per day) and type of disposal of wastewater generation for existing and proposed activities at the project site (calculate according to 310 CMR 15.00 for septic systems or 314 CMR 7.00 for sewer systems):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge of sanitary wastewater	_____	_____	_____
Discharge of industrial wastewater	_____	_____	_____
TOTAL	_____	_____	_____
	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Discharge to groundwater	_____	_____	_____
Discharge to outstanding resource water	_____	_____	_____
Discharge to surface water	_____	_____	_____
Discharge to municipal or regional wastewater facility	_____	_____	_____
TOTAL	_____	_____	_____

B. Is the existing collection system at or near its capacity?

☐ Yes ☐ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

C. Is the existing wastewater disposal facility at or near its permitted capacity?

☐ Yes ☐ No; if yes, then describe the measures to be undertaken to accommodate the project's wastewater flows:

D. Does the project site currently contain a wastewater treatment facility, sewer main, or other wastewater disposal facility, or will the project involve construction of a new facility?

☐ Yes ☐ No; if yes, describe as follows:

	<u>Permitted</u>	<u>Existing Avg</u> <u>Daily Flow</u>	<u>Project Flow</u>	<u>Total</u>
Wastewater treatment plant capacity (in gallons per day)	_____	_____	_____	_____

E. If the project requires an interbasin transfer of wastewater, which basins are involved, what is the direction of the transfer, and is the interbasin transfer existing or new?

*(NOTE: Interbasin Transfer approval may be needed if the basin and community where wastewater will be discharged is different from the basin and community where the source of water supply is located.)*

F. Does the project involve new sewer service by the Massachusetts Water Resources Authority (MWRA) or other Agency of the Commonwealth to a municipality or sewer district?

☐ Yes ☐ No

G. Is there an existing facility, or is a new facility proposed at the project site for the storage, treatment, processing, combustion or disposal of sewage sludge, sludge ash, grit, screenings, wastewater reuse (gray water) or other sewage residual materials?

☐ Yes ☐ No; if yes, what is the capacity (tons per day):

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Storage	_____	_____	_____
Treatment	_____	_____	_____
Processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

H. Describe the water conservation measures to be undertaken by the project, and other wastewater mitigation, such as infiltration and inflow removal.

### III. Consistency

A. Describe measures that the proponent will take to comply with applicable state, regional, and local plans and policies related to wastewater management:

B. If the project requires a sewer extension permit, is that extension included in a comprehensive wastewater management plan?

☐ Yes ☐ No; if yes, indicate the EEA number for the plan and whether the project site is within a sewer service area recommended or approved in that plan:

## **TRANSPORTATION SECTION (TRAFFIC GENERATION)**

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### **I. Thresholds / Permit**

A. Will the project meet or exceed any review thresholds related to **traffic generation** (see 301 CMR 11.03(6))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **state-controlled roadways**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Roadways and Other Transportation Facilities Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Traffic Generation Section below.

### **II. Traffic Impacts and Permits**

A. Describe existing and proposed vehicular traffic generated by activities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Number of parking spaces	_____	_____	_____
Number of vehicle trips per day	_____	_____	_____
ITE Land Use Code(s):	_____	_____	_____

B. What is the estimated average daily traffic on roadways serving the site?

<u>Roadway</u>	<u>Existing</u>	<u>Change</u>	<u>Total</u>
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

C. If applicable, describe proposed mitigation measures on state-controlled roadways that the project proponent will implement:

D. How will the project implement and/or promote the use of transit, pedestrian and bicycle facilities and services to provide access to and from the project site?

E. Is there a Transportation Management Association (TMA) that provides transportation

demand management (TDM) services in the area of the project site?

☐ Yes ☐ No; if yes, describe if and how will the project will participate in the TMA:

F. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation facilities?

☐ Yes ☐ No; if yes, generally describe:

G. If the project will penetrate approach airspace of a nearby airport, has the proponent filed a Massachusetts Aeronautics Commission Airspace Review Form (780 CMR 111.7) and a Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) (CFR Title 14 Part 77.13, forms 7460-1 and 7460-2)?

### **III. Consistency**

Describe measures that the proponent will take to comply with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services:

## **TRANSPORTATION SECTION (ROADWAYS AND OTHER TRANSPORTATION FACILITIES)**

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### **I. Thresholds**

A. Will the project meet or exceed any review thresholds related to **roadways or other transportation facilities** (see 301 CMR 11.03(6))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **roadways or other transportation facilities**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Energy Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Roadways Section below.

### **II. Transportation Facility Impacts**

A. Describe existing and proposed transportation facilities in the immediate vicinity of the project site:

B. Will the project involve any

1. Alteration of bank or terrain (in linear feet)? \_\_\_\_\_
2. Cutting of living public shade trees (number)? \_\_\_\_\_
3. Elimination of stone wall (in linear feet)? \_\_\_\_\_

### **III. Consistency**

Describe the project's consistency with other federal, state, regional, and local plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services, including consistency with the applicable regional transportation plan and the Transportation Improvements Plan (TIP), the State Bicycle Plan, and the State Pedestrian Plan:

## **ENERGY SECTION**

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### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **energy** (see 301 CMR 11.03(7))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **energy**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Air Quality Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Energy Section below.

### **II. Impacts and Permits**

A. Describe existing and proposed energy generation and transmission facilities at the project site:

	<u>Existing</u>	<u>Change</u>	<u>Total</u>
Capacity of electric generating facility (megawatts)	_____	_____	_____
Length of fuel line (in miles)	_____	_____	_____
Length of transmission lines (in miles)	_____	_____	_____
Capacity of transmission lines (in kilovolts)	_____	_____	_____

B. If the project involves construction or expansion of an electric generating facility, what are:

1. the facility's current and proposed fuel source(s)?

2. the facility's current and proposed cooling source(s)?

C. If the project involves construction of an electrical transmission line, will it be located on a new, unused, or abandoned right of way?

☐ Yes ☐ No; if yes, please describe:

D. Describe the project's other impacts on energy facilities and services:

### III. Consistency

Describe the project's consistency with state, municipal, regional, and federal plans and policies for enhancing energy facilities and services:

#### AIR QUALITY SECTION

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#### I. Thresholds

A. Will the project meet or exceed any review thresholds related to **air quality** (see 301 CMR 11.03(8))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **air quality**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Solid and Hazardous Waste Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Air Quality Section below.

#### II. Impacts and Permits

A. Does the project involve construction or modification of a major stationary source (see 310 CMR 7.00, Appendix A)?

☐ Yes ☐ No; if yes, describe existing and proposed emissions (in tons per day) of:

	Existing	Change	Total
Particulate matter	_____	_____	_____
Carbon monoxide	_____	_____	_____
Sulfur dioxide	_____	_____	_____
Volatile organic compounds	_____	_____	_____
Oxides of nitrogen	_____	_____	_____
Lead	_____	_____	_____
Any hazardous air pollutant	_____	_____	_____
Carbon dioxide	_____	_____	_____

B. Describe the project's other impacts on air resources and air quality, including noise impacts:

#### III. Consistency

A. Describe the project's consistency with the State Implementation Plan:

B. Describe measures that the proponent will take to comply with other federal, state, regional, and local plans and policies related to air resources and air quality:

## **SOLID AND HAZARDOUS WASTE SECTION**

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### **I. Thresholds / Permits**

A. Will the project meet or exceed any review thresholds related to **solid or hazardous waste** (see 301 CMR 11.03(9))?

☐ Yes ☒ No; if yes, specify, in quantitative terms:

B. Does the project require any state permits related to **solid and hazardous waste**?

☐ Yes ☒ No; if yes, specify which permit:

C. If you answered "No" to both questions A and B, proceed to the **Historical and Archaeological Resources Section**. If you answered "Yes" to either question A or question B, fill out the remainder of the Solid and Hazardous Waste Section below.

### **II. Impacts and Permits**

A. Is there any current or proposed facility at the project site for the storage, treatment, processing, combustion or disposal of solid waste?

☐ Yes ☐ No; if yes, what is the volume (in tons per day) of the capacity:

	Existing	Change	Total
Storage	_____	_____	_____
Treatment, processing	_____	_____	_____
Combustion	_____	_____	_____
Disposal	_____	_____	_____

B. Is there any current or proposed facility at the project site for the storage, recycling, treatment or disposal of hazardous waste?

☐ Yes ☐ No; if yes, what is the volume (in tons or gallons per day) of the capacity:

	Existing	Change	Total
Storage	_____	_____	_____
Recycling	_____	_____	_____
Treatment	_____	_____	_____

Disposal \_\_\_\_\_

C. If the project will generate solid waste (for example, during demolition or construction), describe alternatives considered for re-use, recycling, and disposal:

D. If the project involves demolition, do any buildings to be demolished contain asbestos?

☐ Yes ☐ No

E. Describe the project's other solid and hazardous waste impacts (including indirect impacts):

### **III. Consistency**

Describe measures that the proponent will take to comply with the State Solid Waste Master Plan:

## **HISTORICAL AND ARCHAEOLOGICAL RESOURCES SECTION**

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### **I. Thresholds / Impacts**

A. Have you consulted with the Massachusetts Historical Commission?

☒ Yes ☐ No; if yes, attach correspondence.

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For project sites involving lands under water, have you consulted with the Massachusetts Board of Underwater Archaeological Resources?

☐ Yes ☒ No; if yes, attach correspondence

B. Is any part of the project site a historic structure, or a structure within a historic district, in either case listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth?

☒ Yes ☐ No;

**Please see attached *Fall River Waterfront Urban Renewal Plan* for the location of National and local historic districts and for a list of buildings that are on the National Register of Historic Places, or that are eligible to be on that list.**

If yes, does the project involve the demolition of all or any exterior part of such historic structure?

☐ Yes ☒ No; if yes, please describe:

C. Is any part of the project site an archaeological site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth?

☒ Yes ☐ No

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The following information is provided by the Massachusetts Historic Commission in their Massachusetts Cultural Resource Information System (MACRIS). This information was last accessed on March 5, 2018.

Inv. No	Property Name	Street	Year
FLR.1837	Mechanics Mill - Modern Addition	1082 Davol St	
FLR.440	Saint Mathieu's Church	Saint Mary's St	1893
FLR.1864	Sagamore Mill - Waste House	1822 North Main St	
FLR.1854	Sagamore Mills - Mill #3	Ace St	1907
FLR.1852	Sagamore Mills - Engine House	Ace St	
FLR.1856	Sagamore Mills - Boiler House	Ace St	
FLR.947	Fall River Gas Works Fuel Oil Storage Tank	45 Anawan St	1933
FLR.909	Almond Street Bridge	Almond St	1897
FLR.269	Barnard, Louis L. House	549 North Main St	1870
FLR.89	Thurston, Edwin C. House	601 Durfee St	1840
FLR.255	North Burial Ground Gate Lodge	North Main St	1890
FLR.1860	Sagamore Mill - Mill #2	1822 North Main St	1881
FLR.1869	Sagamore Mill - Loading Dock	1822 North Main St	
FLR.2002	Borden and Remington Chemical and Dye Company	105-115 Anawan St	1892
FLR.122		205 George St	1885
FLR.1867	Sagamore Mill - Storehouse	1822 North Main St	
FLR.1855	Sagamore Mills - Engine House	Ace St	
FLR.2000	Fall River Gas Works Concrete Block Utility Bldg.	45 Anawan St	1965
FLR.2001	Fall River Gas Works Corrugated Utility Bldg.	45 Anawan St	1965
FLR.1747	American Printing Company - Storehouse	192 Anawan St	1880
FLR.908	Central Street Bridge over CSX Railroad	Central St	1904
FLR.581		564 Durfee St	1868
FLR.442		33 Taylor St	1865
FLR.49	North Variety Store	226 Brightman St	1870
FLR.47		142 Brightman St	1895
FLR.1865	Sagamore Mill - Picker House	1822 North Main St	
FLR.1859	Sagamore Mills - Garage	Ace St	
FLR.77	Mechanics Mill - Main Mill	1082 Davol St	1868
FLR.1795	Foster Spinning Company - Storehouse	Cove St	1916
FLR.1849	Sagamore Mills - Storehouse #1	Ace St	
FLR.1870	Sagamore Mill - Pump House	1822 North Main St	
FLR.902	Weaver Street Bridge	Weaver St	1910
FLR.272	Cornell - Wood House	956 North Main St	1790
FLR.193	Mechanics Mill Tenement	261 Lindsey St	1875
FLR.802	North Burial Ground	North Main St	1810
FLR.929	Foster Spinning Company - Smokestack	Cove St	1916
FLR.1851	Sagamore Mills - Breaker House	Ace St	
FLR.1996	Fall River Gas Works Engine Room Building	45 Anawan St	1905
FLR.1834	Mechanics Mill - Picker House	1082 Davol St	1868
FLR.123		210 George St	1885

FLR.1783	Border City Mills - Mill #3	1 Weaver St	1888
FLR.441		36 Saint Mary's St	1885
FLR.1848	Sagamore Mills - Storehouse #5	Ace St	
FLR.1857	Sagamore Mills - Storehouse	Ace St	
FLR.485	Border City Mills - Mill #2	1 Weaver St	1873
FLR.1749	American Printing Company - Storehouse	192 Anawan St	1900
FLR.121		164 George St	1885
FLR.1999	Fall River Gas Works Concrete Block Garage	45 Anawan St	1965
FLR.271		650 North Main St	1840
FLR.226		35 Murray St	1885
FLR.227		60 Murray St	1880
FLR.228		79 Murray St	1915
FLR.1863	Sagamore Mill - Boiler House	1822 North Main St	
FLR.1781	Border City Mills - Mill #1	1 Weaver St	1880
FLR.1751	American Printing Company - Metacomet Bank	192 Anawan St	1845
FLR.906	Brightman Street Bridge	Brightman St	1906
FLR.932	Sagamore Mills - Smokestack	Ace St	1881
FLR.1868	Sagamore Mill - Office	1822 North Main St	
FLR.1997	Fall River Gas Works Office - Storage Building	45 Anawan St	1888
FLR.476	Fall River Iron Works	Anawan St	1898
FLR.1835	Mechanics Mill - Boiler House	1082 Davol St	1868
FLR.1836	Mechanics Mill - 1873 Addition	1082 Davol St	1873
FLR.223		19 Morton St	1875
FLR.124		215 George St	1875
FLR.1963	North Burial Ground Receiving Tomb	North Main St	1849
FLR.1847	Sagamore Mills - Storehouse #3	Ace St	
FLR.933	Sagamore Mill - Smokestack	1822 North Main St	
FLR.907	Broadway Bridge	Broadway	1904
FLR.88	Gray, H. O. House	554 Durfee St	1868
FLR.297		98 Oregon St	1900
FLR.582		574 Durfee St	1868
FLR.1853	Sagamore Mills - Boiler House	Ace St	
SOM.916	Brightman Street Bridge	Brightman St	1907
FLR.911	Water Street Bridge	Water St	1905
FLR.296		79 Oregon St	1880
FLR.48		212 Brightman St	1895
FLR.1794	Foster Spinning Company - Boiler House	Cove St	1916
FLR.1793	Foster Spinning Company - Main Mill	Cove St	1916
FLR.1861	Sagamore Mill - Card Room	1822 North Main St	
FLR.1862	Sagamore Mill - Engine Room	1822 North Main St	
FLR.1866	Sagamore Mill - Shipping Room	1822 North Main St	
FLR.1998	Fall River Gas Works Coal House	45 Anawan St	1877
FLR.1748	American Printing Company - Storehouse	192 Anawan St	1890
FLR.1973	Al Mac's Diner - Restaurant	135 President Ave	1953
FLR.225		20 Murray St	1880
FLR.1858	Sagamore Mills - Freight Loading Dock	Ace St	
FLR.1850	Sagamore Mills - Mill #1	Ace St	1872

FLR.274	Canedy, Squire William B. House	2634 North Main St	1806
---------	---------------------------------	--------------------	------

If yes, does the project involve the destruction of all or any part of such archaeological site?

☐ Yes ☒ No; if yes, please describe:

D. If you answered "No" to all parts of both questions A, B and C, proceed to the **Attachments and Certifications** Sections.

If you answered "Yes" to any part of either question A or question B, fill out the remainder of the Historical and Archaeological Resources Section below.

## II. Impacts

Describe and assess the project's impacts, direct and indirect, on listed or inventoried historical and archaeological resources:

**The design guidelines established by the *Fall River Waterfront Urban Renewal Plan* require projects to be sensitive to the existing context of historic buildings and development patterns. Please see *Section 4.3 Design Guidelines* in the attached *Fall River Waterfront Urban Renewal Plan*.**

## III. Consistency

Describe measures that the proponent will take to comply with federal, state, regional, and local plans and policies related to preserving historical and archaeological resources:

**Redevelopers within the urban renewal area will be subject to the City's zoning ordinance, as may be revised according to the recommendations of this Plan. Redevelopers of all property within the urban renewal area will also be subject to the urban design guidelines in *Section 4.3 Design Guidelines* of the attached *Fall River Waterfront Urban Renewal Plan*.**

**CERTIFICATIONS:**

1. The Public Notice of Environmental Review has been/will be published in the following newspapers in accordance with 301 CMR 11.15(1):

***The Herald News***

**The first publication date after July 8 ,2019**

2. This form has been circulated to Agencies and Persons in accordance with 301 CMR 11.16(2).

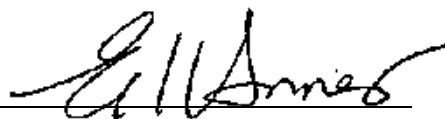
Signatures:

**7/3/2018**

Date      Signature of Responsible Officer  
                 or Proponent

**7/3/2019**

Date



Signature of person preparing  
NPC (if different from above)

**William Roth**

Name (print or type)

**Emily Keys Innes, AICP, LEED AP ND**

Name (print or type)

**City of Fall River**

Firm/Agency

**Harriman**

Firm/Agency

**One Government Center, Room 535**

Street

**19 Kingston Street, Suite 4**

Street

**Fall River, MA 02722**

Municipality/State/Zip

**Boston, MA 02111**

Municipality/State/Zip

**(508) 324-2561**

Phone

**(617) 426-5050**

Phone

# ATTACHMENT 1 LIST OF ATTACHMENTS

## 1. List of Attachments

## 2. U.S.G.S map at a scale of 1:24,000

U.S.G.S. map (good quality color copy, 8 ½ x 11 inches or larger, at a scale of 1:24,000) indicating the project location and boundaries.

## 3. Existing Conditions Plan

Plan, at an appropriate scale, of existing conditions on the project site and its immediate environs, showing all known structures, roadways and parking lots, railroad rights-of-way, wetlands and water bodies, wooded areas, farmland, steep slopes, public open spaces, and major utilities.

## 4. Environmental Constraints Plan

Plan, at an appropriate scale, depicting environmental constraints on or adjacent to the project site such as Priority and/or Estimated Habitat of state-listed rare species, Areas of Critical Environmental Concern, Chapter 91 jurisdictional areas, Article 97 lands, wetland resource area delineations, water supply protection areas, and historic resources and/or districts.

## 5. Plan of Proposed Conditions at Completion

Plan, at an appropriate scale, of proposed conditions upon completion of project (if construction of the project is proposed to be phased, there should be a site plan showing conditions upon the completion of each phase).

## 6. Public Notice of Environmental Review and Distribution List

List of all agencies and persons to whom the proponent circulated the ENF, in accordance with 301 CMR 11.16(2).

## 7. List of Municipal and Federal Permits and Reviews

List of municipal and federal permits and reviews required by the project, as applicable.

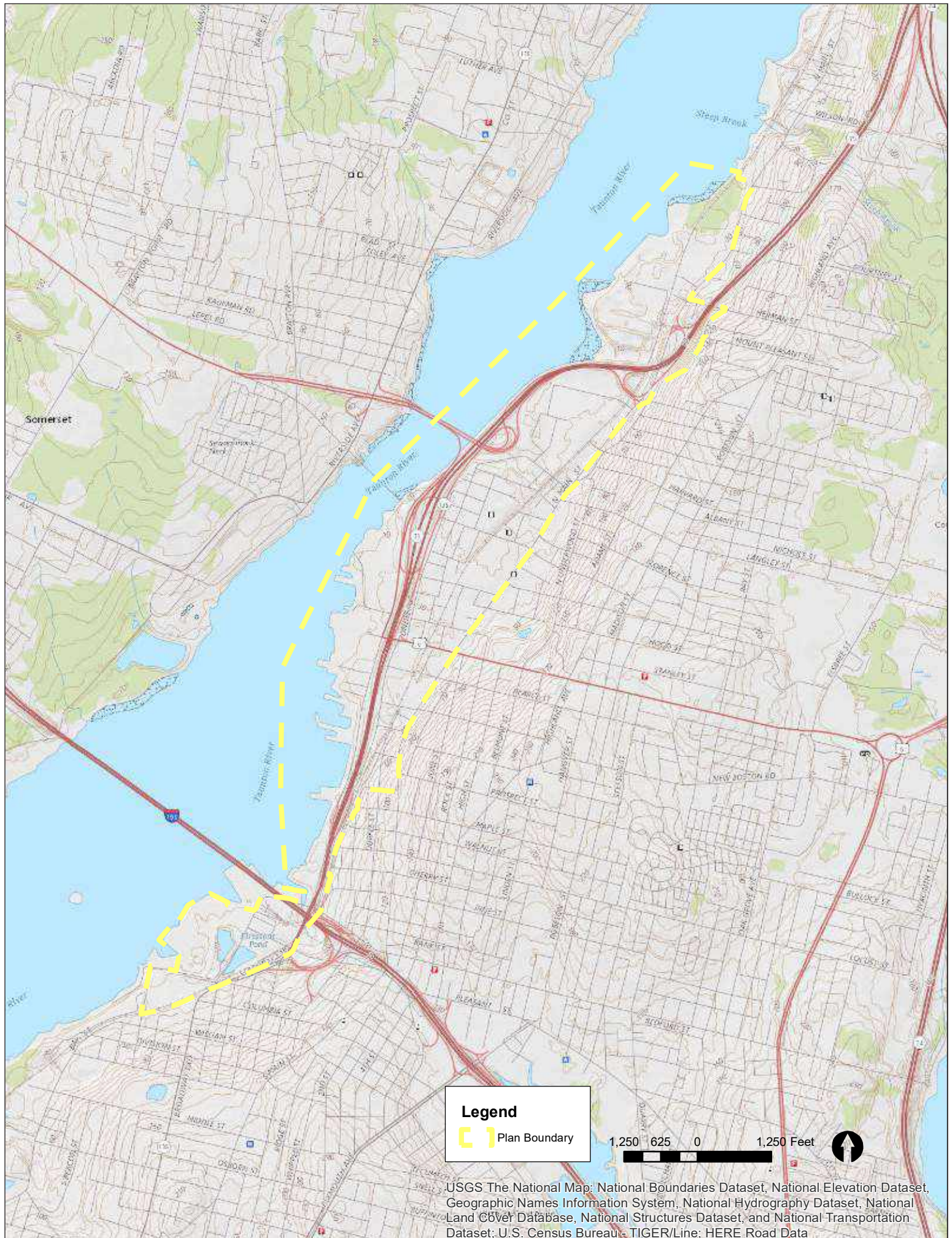
## 8. Notification of Hearing to Massachusetts Historical Commission

The FRRA notified the Massachusetts Historical Commission of the date and time of the City Council's public hearing on the urban renewal plan.


## 9. Fall River Waterfront Urban Renewal Plan (Draft submitted to DHCD for Approval)

The submission copy of the Fall River Waterfront Urban Renewal Plan and its appendices are attached.

## ATTACHMENT 2: U.S.G.S. MAP AT SCALE OF 1:24,000



**Legend**

 Plan Boundary

1,250 625 0 1,250 Feet



USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau: TIGER/Line; HERE Road Data

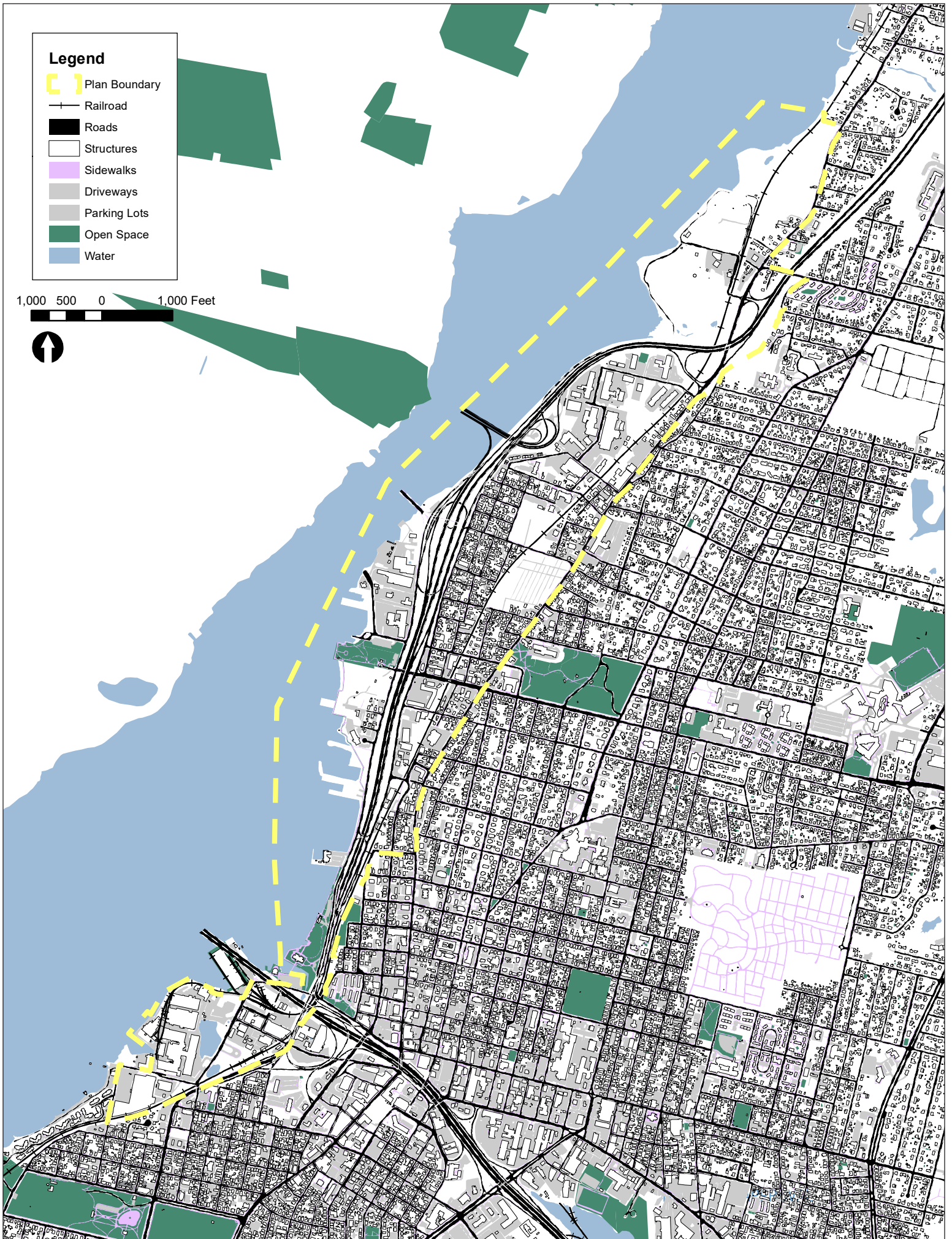
## ATTACHMENT 3: EXISTING CONDITIONS PLAN



# Legend

- Plan Boundary
- Railroad
- Roads
- Structures
- Sidewalks
- Driveways
- Parking Lots
- Open Space
- Water

1,000 500 0 1,000 Feet



## ATTACHMENT 4: ENVIRONMENTAL CONSTRAINTS PLAN



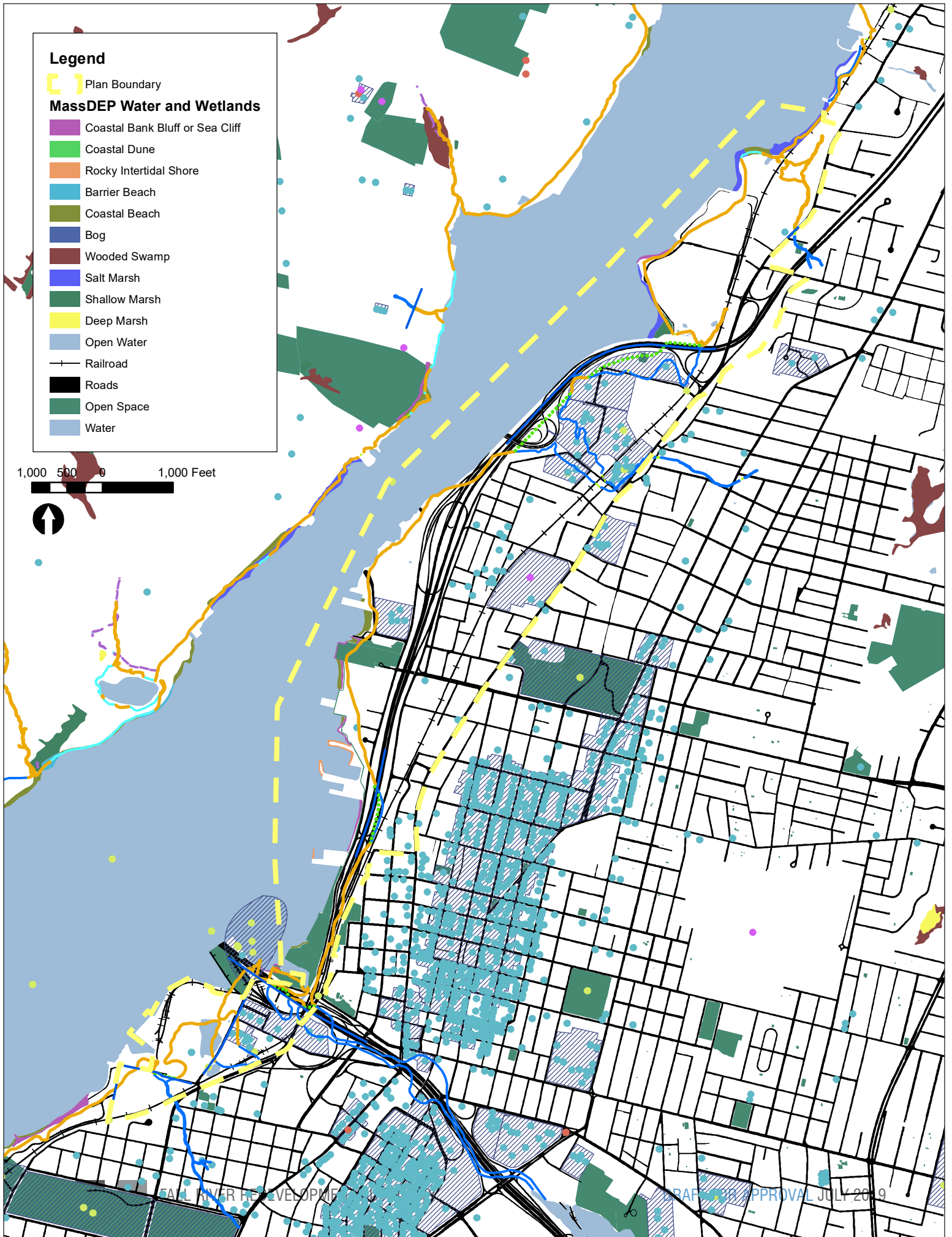
## Legend

Plan Boundary

### MassDEP Water and Wetlands

- Coastal Bank Bluff or Sea Cliff
- Coastal Dune
- Rocky Intertidal Shore
- Barrier Beach
- Coastal Beach
- Bog
- Wooded Swamp
- Salt Marsh
- Shallow Marsh
- Deep Marsh
- Open Water
- Railroad
- Roads
- Open Space
- Water

1,000 500 0 1,000 Feet



## ATTACHMENT 5: PLAN OF PROPOSED CONDITIONS AT COMPLETION

See Table 2.2 for parcel information.

See Figures 2-13 through 2-15 for more detail on this map.

\*Note that the acquisition of the approximately 10 acres of the land created by the realignment of Route 79 and Davol Street will not include the right-of-way of the realigned highway and supporting street network. The precise location and dimensions of these future public rights-of-way are not yet known. *Section 4.1 Plan Objectives* presents alternative scenarios for the roadway network in the section on Fit Studies.

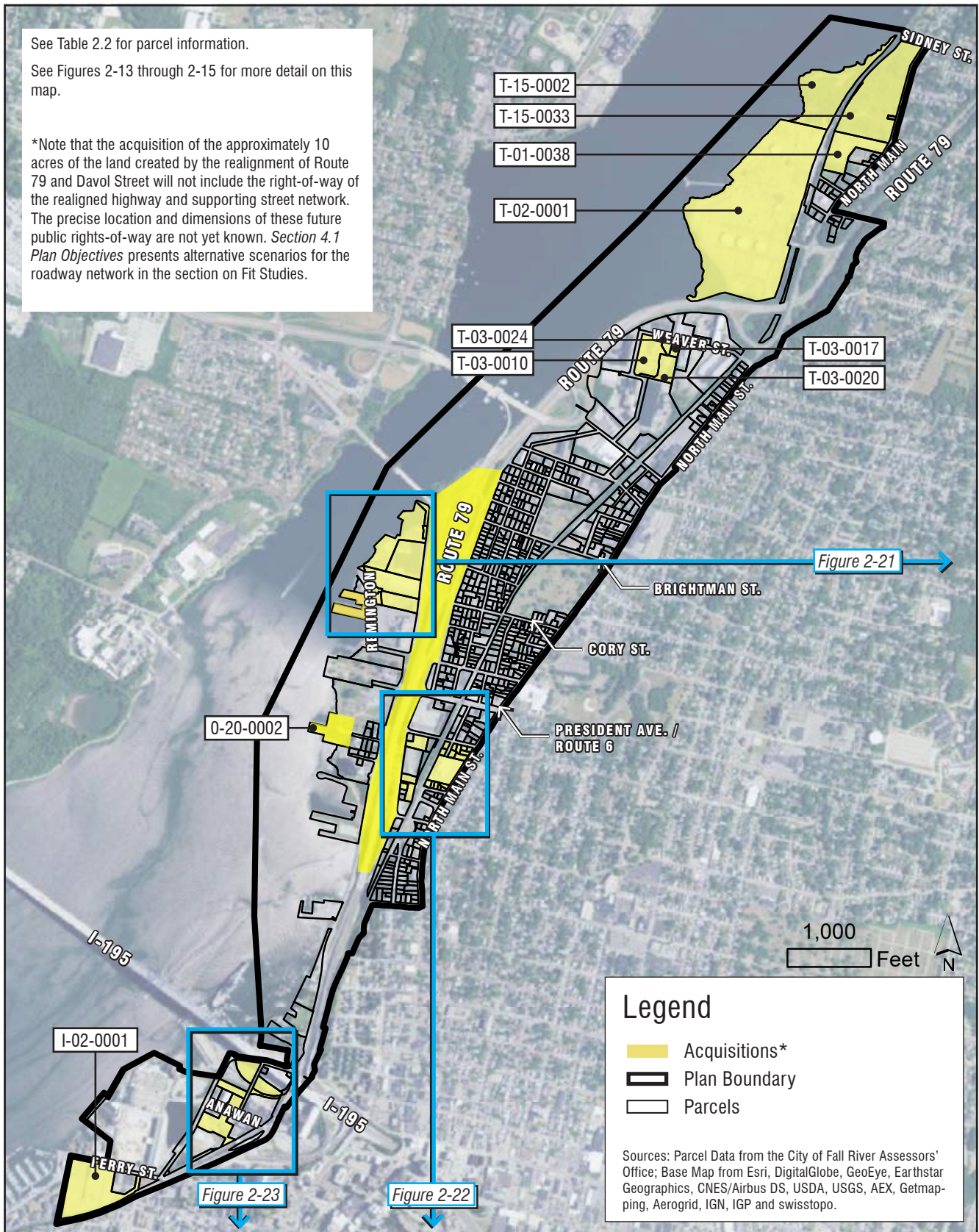


Figure 2-20: Parcels to be Acquired

2. CHARACTERISTICS

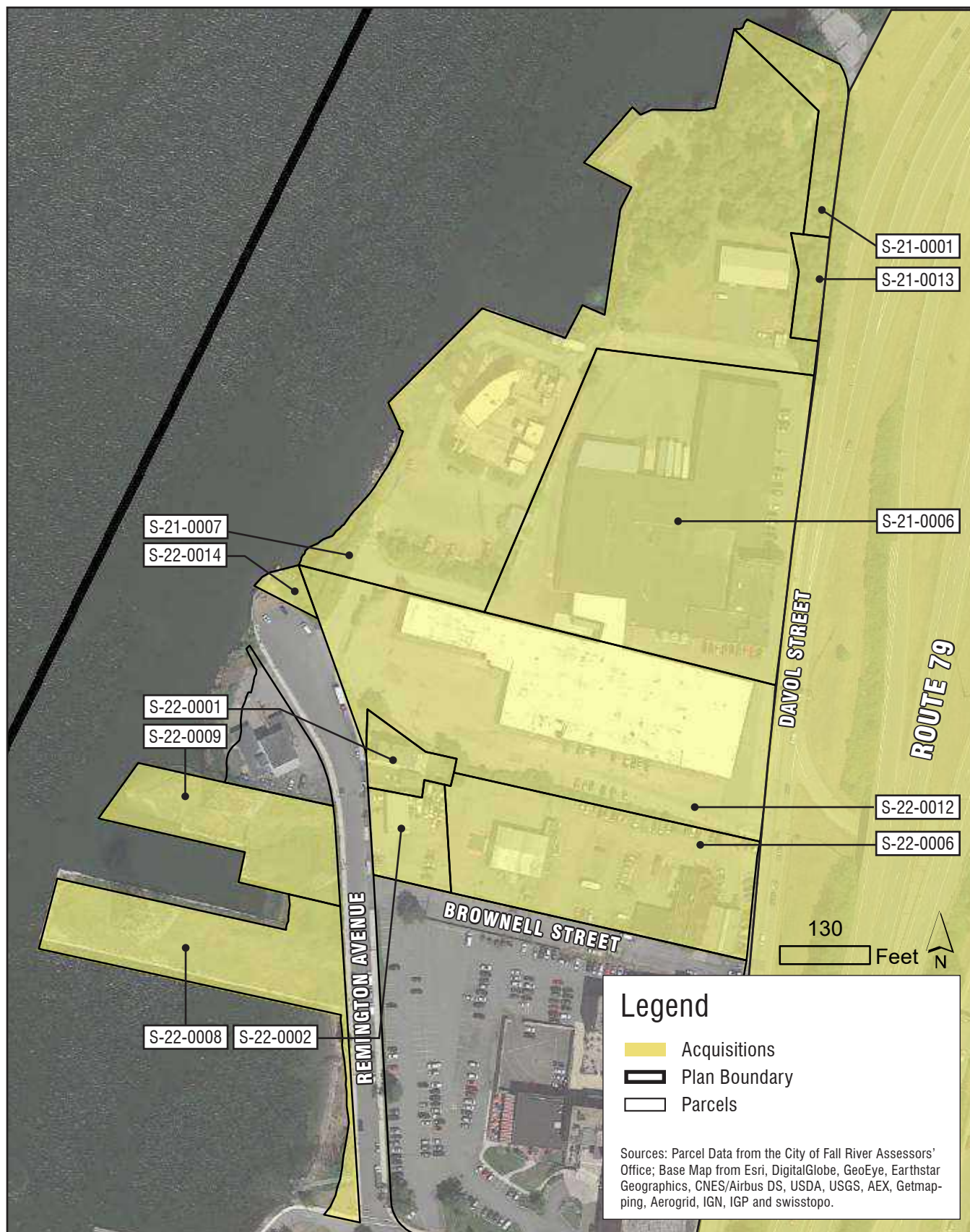


Figure 2-21: Parcels to be Acquired – Central Waterfront (Inset of Figure 2-20)

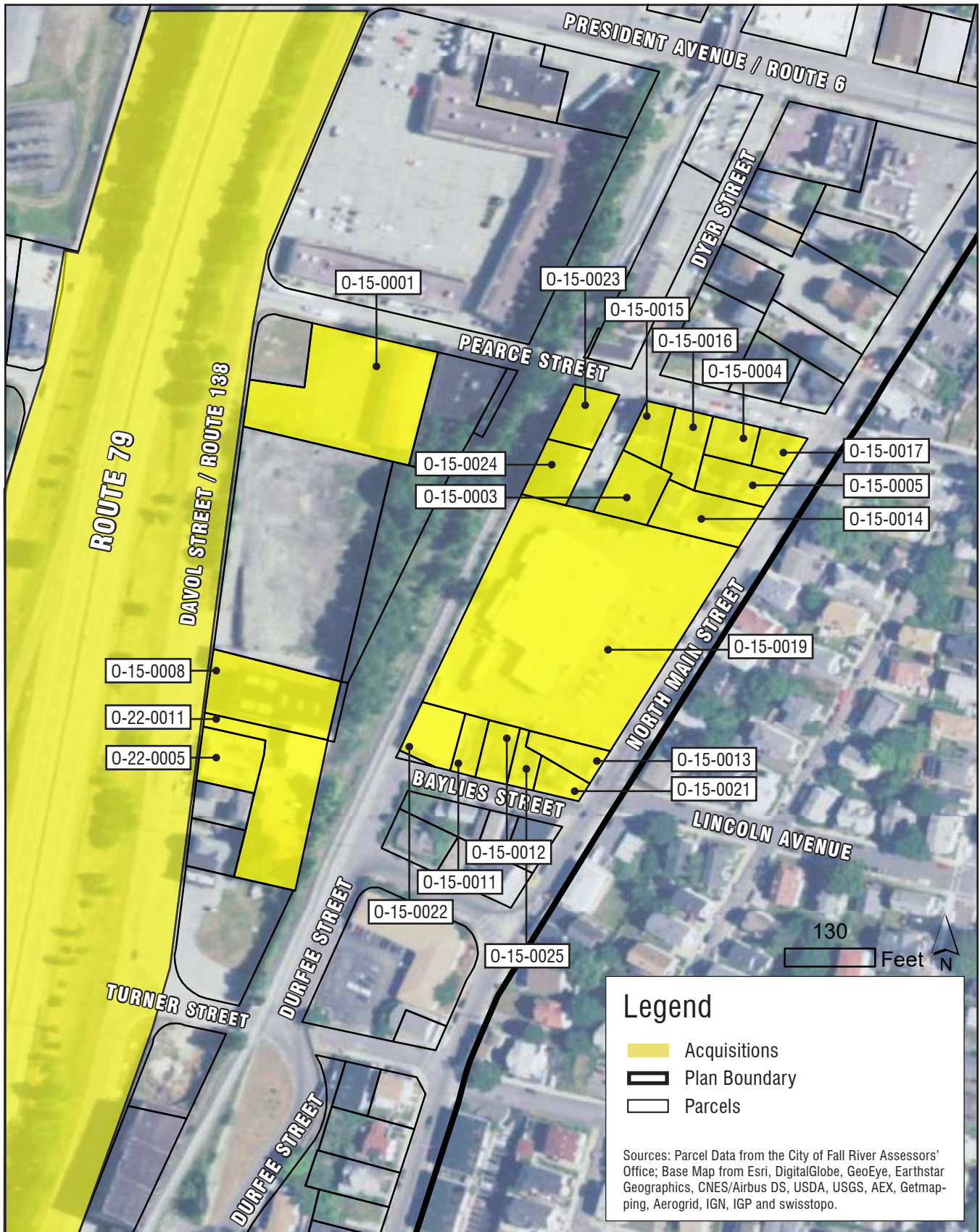


Figure 2-22: Parcels to be Acquired – Commuter Rail Platform Area (Inset of Figure 2-20)

## 2. CHARACTERISTICS

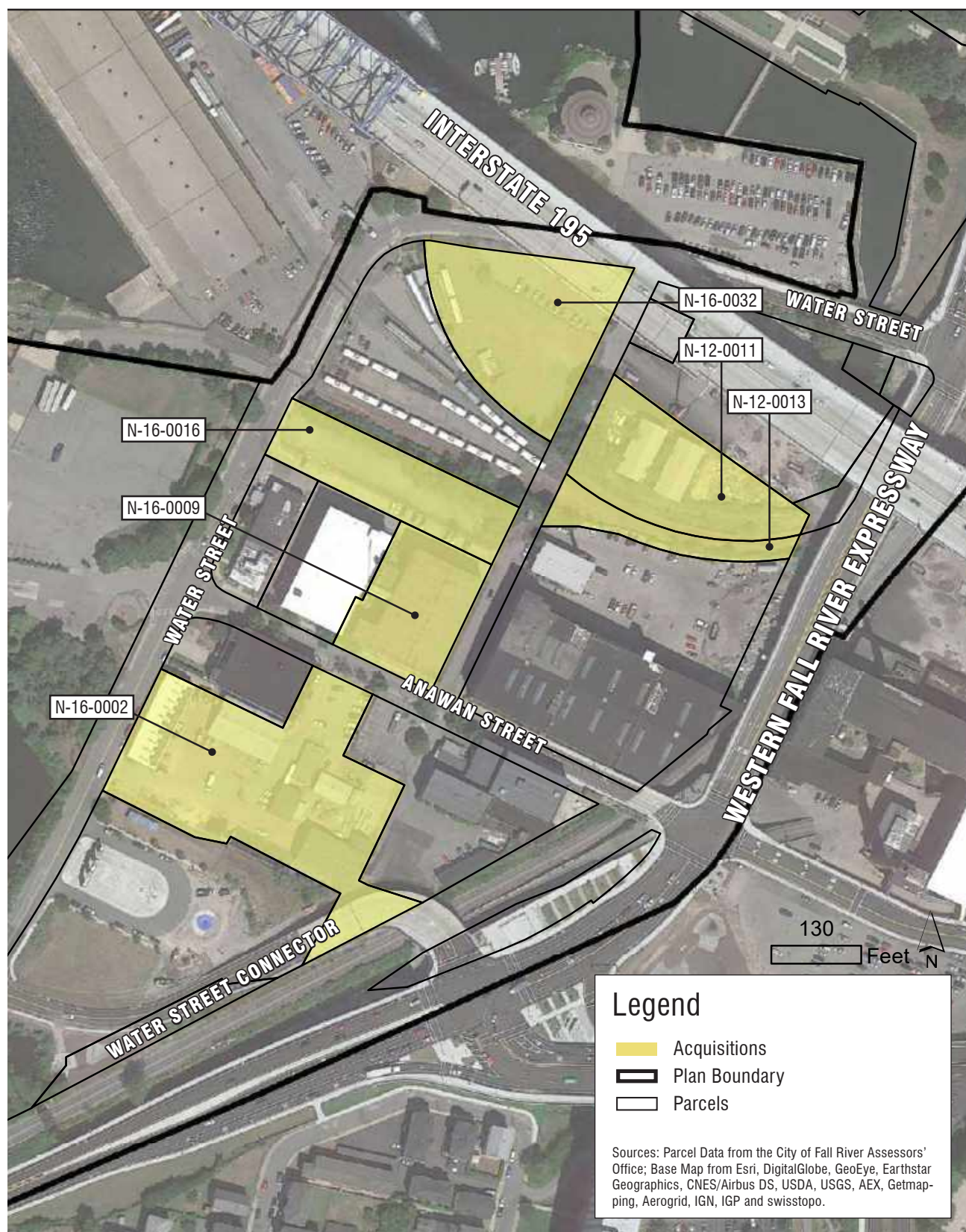


Figure 2-23: Parcels to be Acquired – Southern Waterfront (Inset of Figure 2-20)

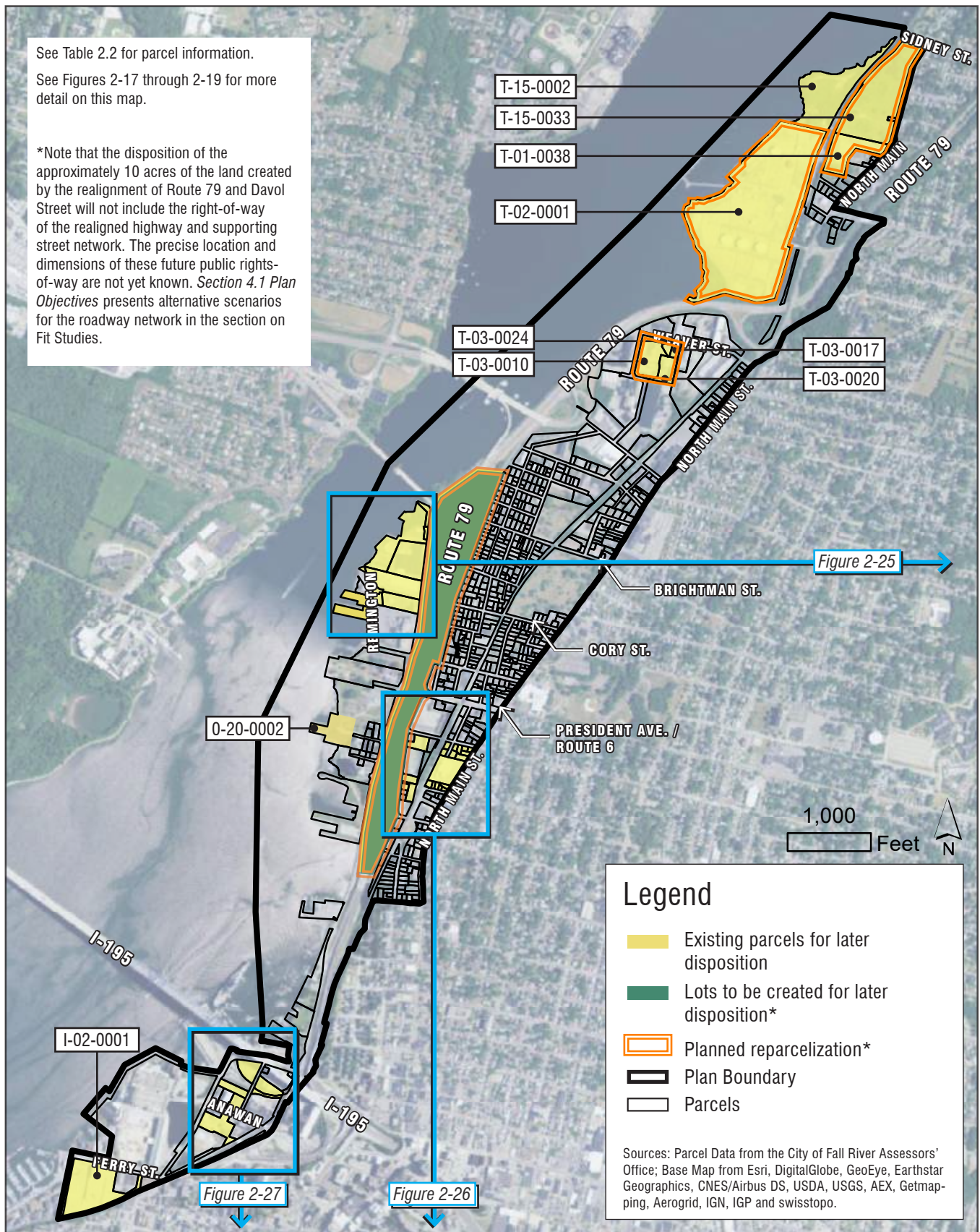


Figure 2-24: Lots to be Created for Disposition

## 2. CHARACTERISTICS

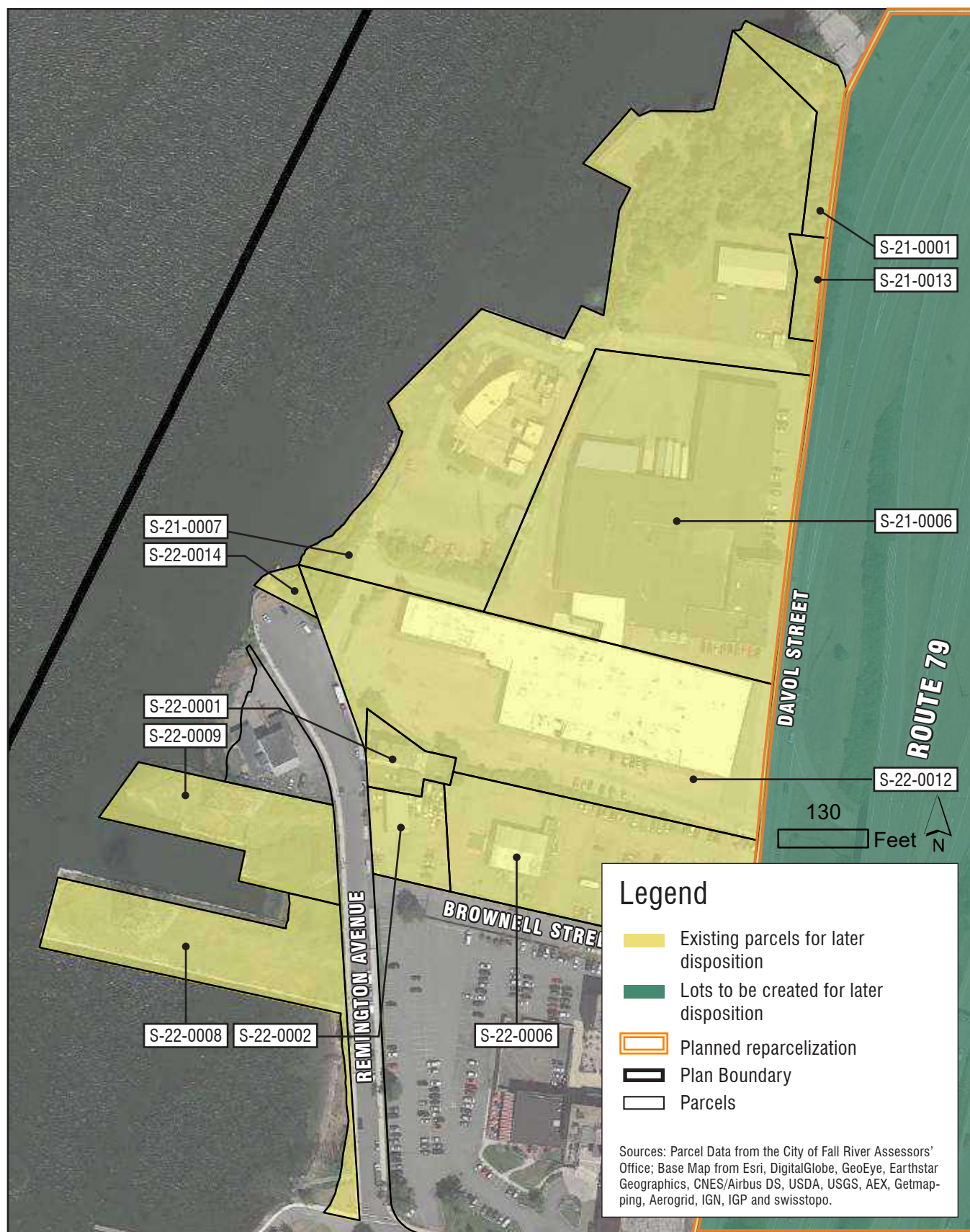


Figure 2-25: Lots to be Created for Disposition – Central Waterfront (Inset of Figure 2-24)

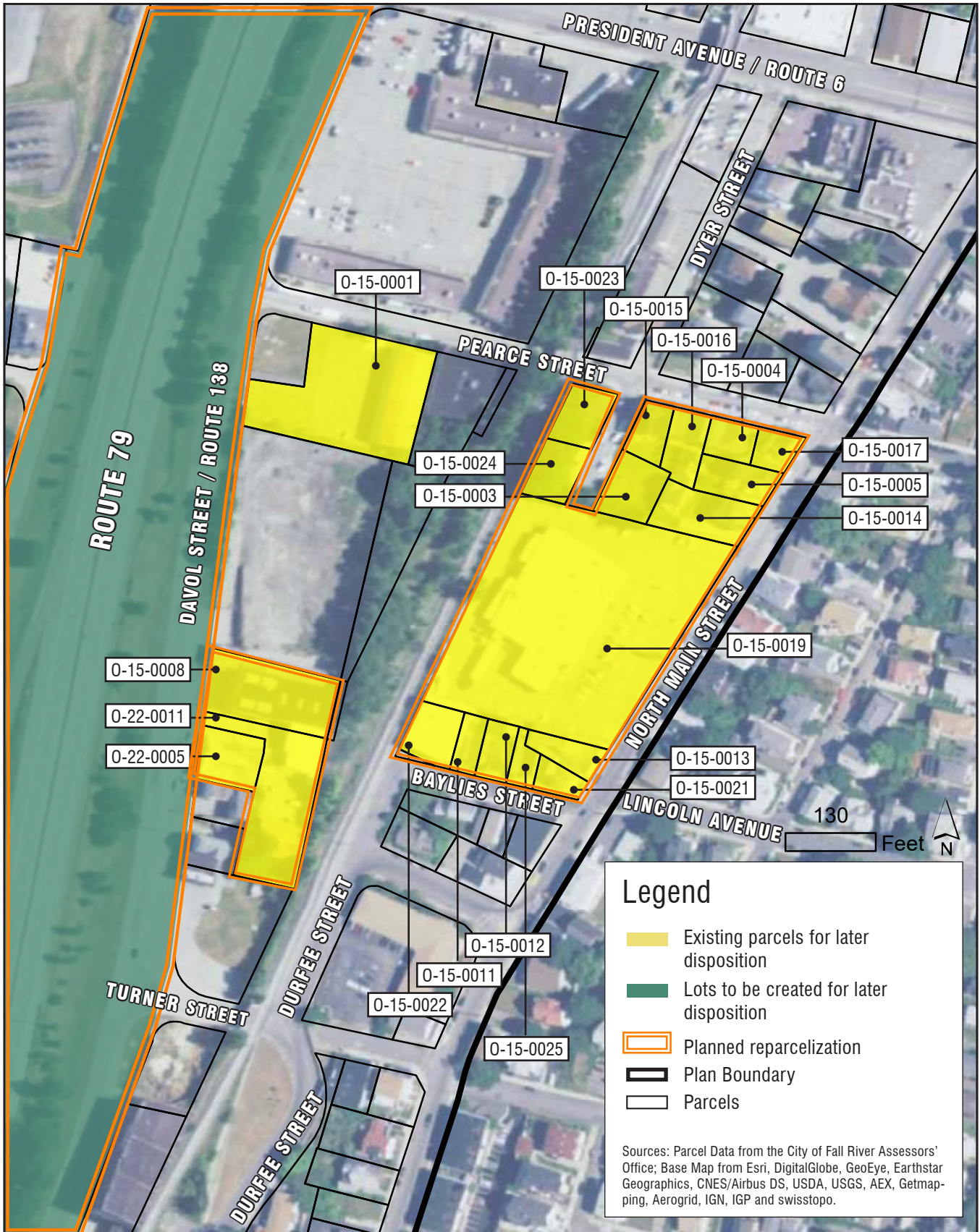


Figure 2-26: Lots to be Created for Disposition – Commuter Rail Platform Area (Inset of Figure 2-24)

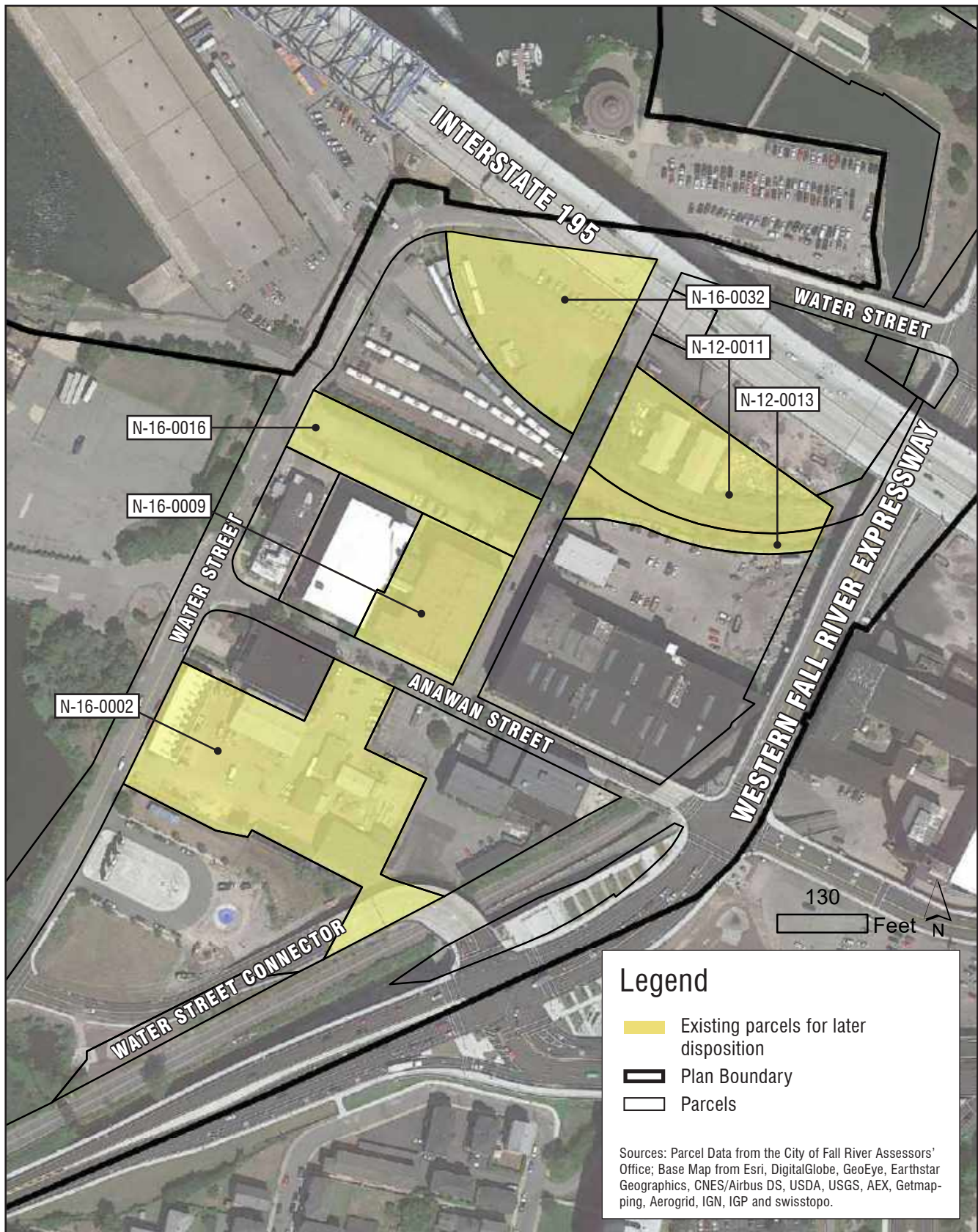


Figure 2-27: Lots to be Created for Disposition – Southern Waterfront (Inset of Figure 2-24)

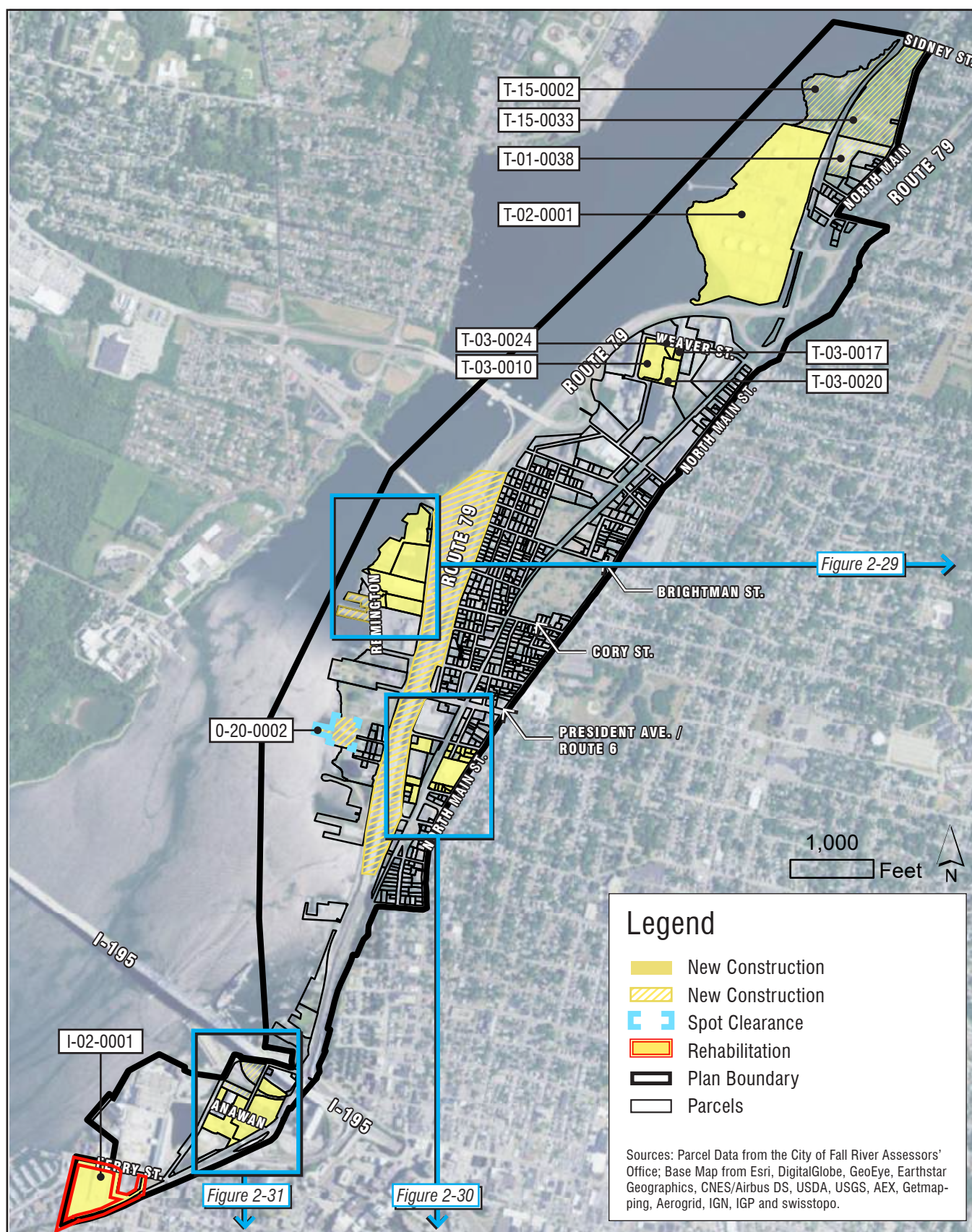


Figure 2-28: Buildings to be Demolished, Rehabilitated, and Constructed

## 2. CHARACTERISTICS

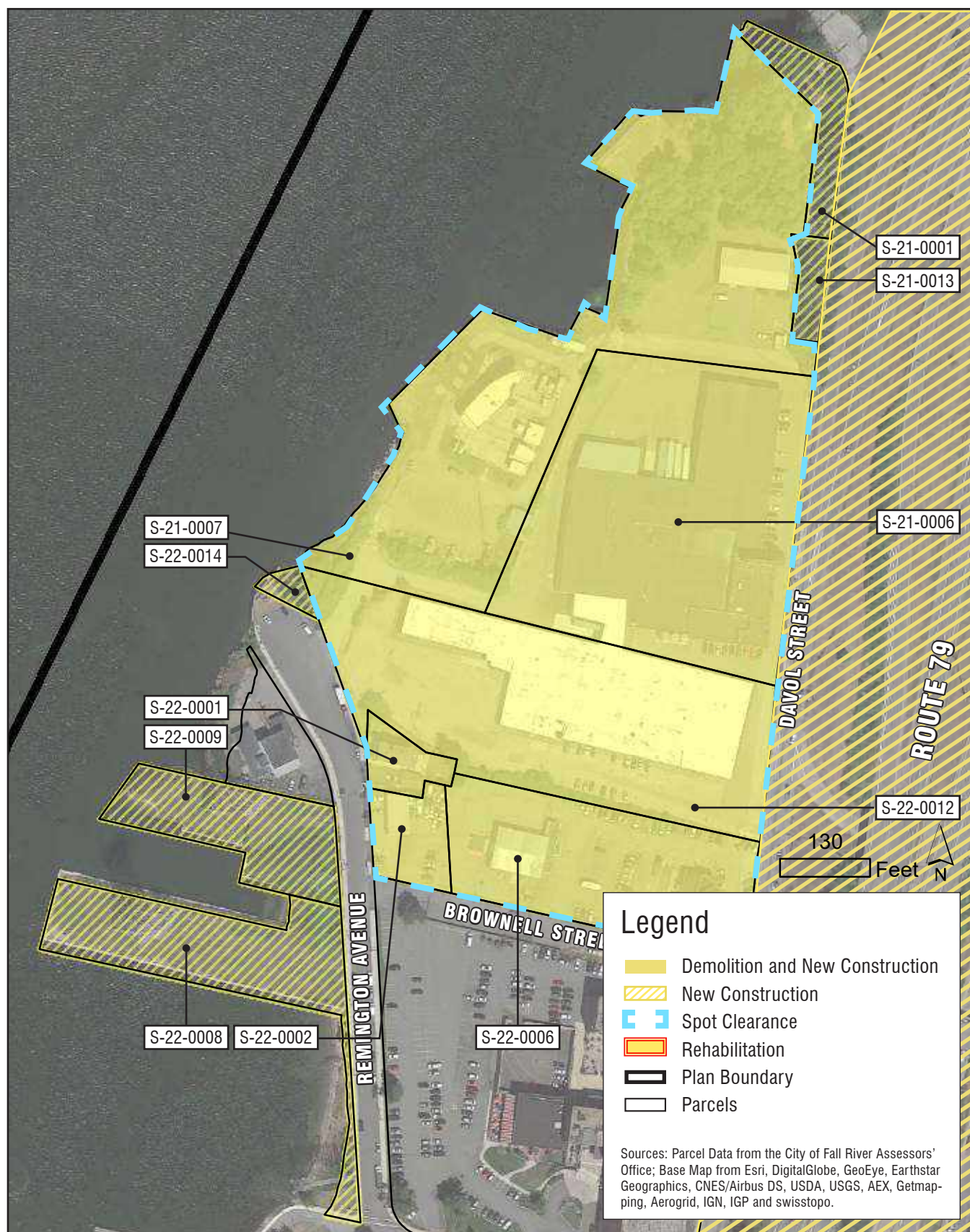


Figure 2-29: Buildings to be Demolished, Rehabilitated, and Constructed – Central Waterfront (Inset of Figure 2-28)

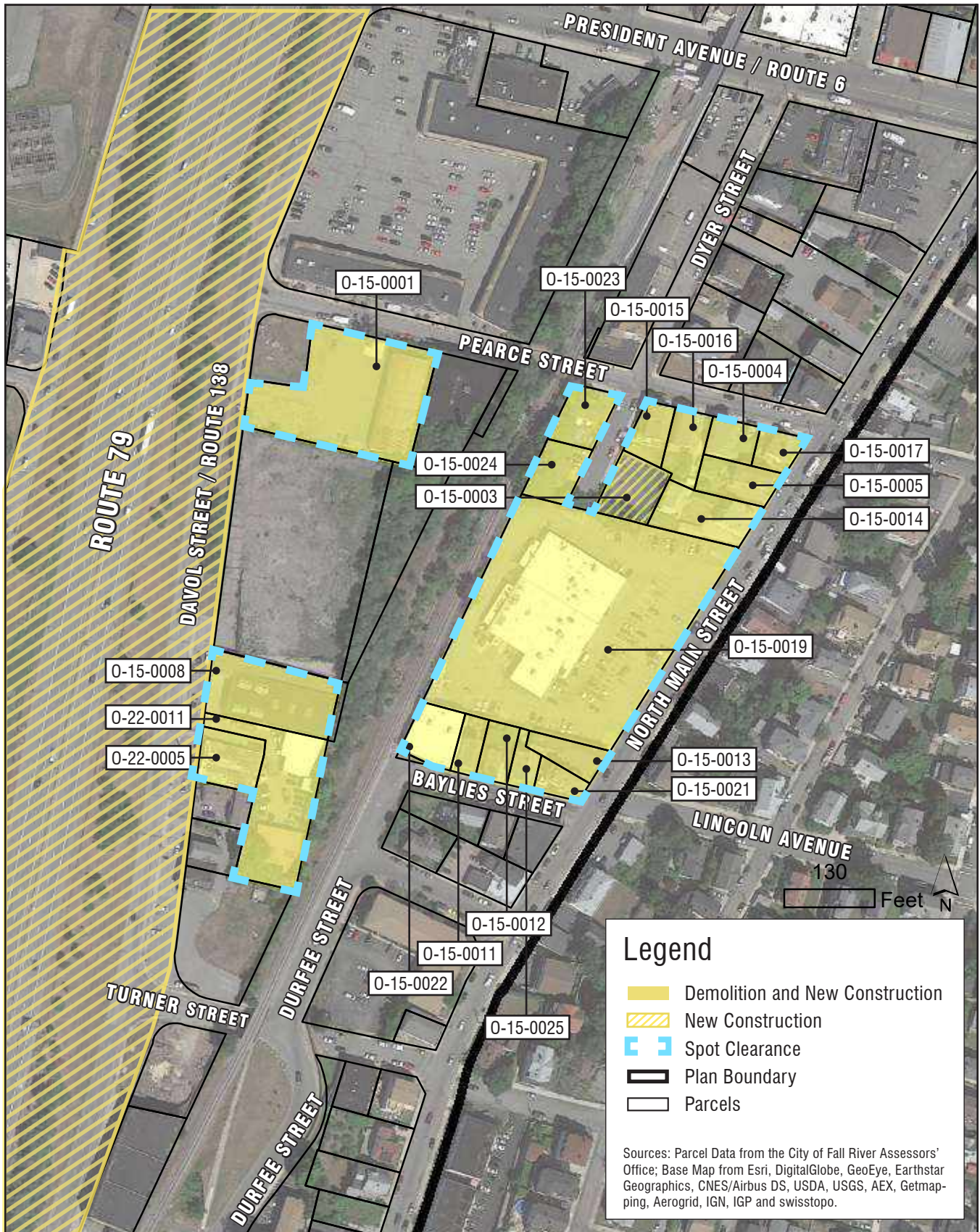


Figure 2-30: Buildings to be Demolished, Rehabilitated, and Constructed – Commuter Rail Platform Area (Inset of Figure 2-28)

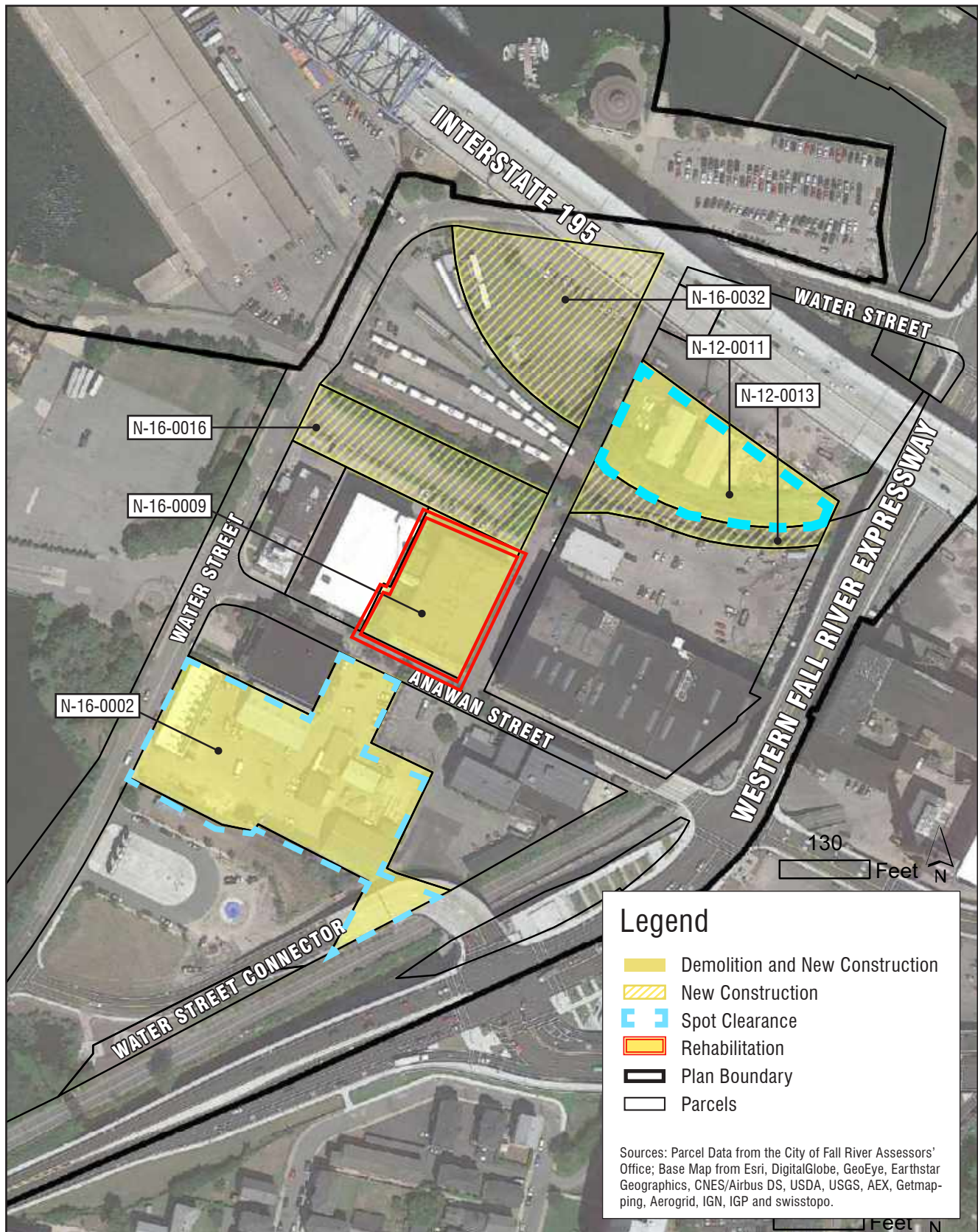


Figure 2-31: Buildings to be Demolished, Rehabilitated, and Constructed – Southern Waterfront (Inset of Figure 2-28)

# ATTACHMENT 6: PUBLIC NOTICE AND DISTRIBUTION LIST

## PUBLIC NOTICE OF ENVIRONMENTAL REVIEW

PROJECT: *Fall River Waterfront Urban Renewal Plan*

LOCATION: Fall River, MA

PROPONENT: City of Fall River

The undersigned is submitting an Environmental Notification Form (“ENF”) to the Secretary of Environmental Affairs on or before: **July 8, 2019**

This will initiate review of the above project pursuant to the Massachusetts Environmental Policy Act (“MEPA”, M.G.L. c. 30, s.s. 61, 62, 62H). Copies of the ENF may be obtained from:

William Roth  
Planning Director/City Planner  
City of Fall River  
One Government Center, Room 535  
Fall River, MA 02722  
(508) 324-2561  
wroth@fallriverma.org

Maria Marasco, Esq.  
Economic Development Director  
Fall River Redevelopment Authority  
One Government Center, Suite 601  
Fall River, MA 02722  
508-324-2662  
mmarasco@fallriverma.org

Copies of the ENF will be sent to the Conservation Commission and Planning Board of Fall River, Massachusetts where they may be inspected.

The Secretary of Environmental Affairs will publish notice of the ENF in the Environmental Monitor, will receive public comments on the project for twenty (20) days, and will then decide, within ten (10) days, if an Environmental Impact Report is needed. A site visit and consultation on the project may also be scheduled. All persons wishing to comment on the project, or to be notified of a site visit or consultation session, should write to the Secretary of Environmental Affairs, 100 Cambridge Street, Suite 900 Boston, MA 02114, Attention: MEPA Office, referencing the above project.

William Roth  
Planning Director/City Planner  
City of Fall River  
One Government Center, Room 535  
Fall River, MA 02722

## ATTACHMENT 6: PUBLIC NOTICE AND DISTRIBUTION LIST (Cont.)

Department of Environmental Protection  
Boston Office  
Attn: MEPA Coordinator  
One Winter Street  
Boston, MA 02108

MassDEP Southeast Region Main Office  
Attn: MEPA Coordinator  
20 Riverside Drive  
Lakeville, MA 02347

Massachusetts Department of Transportation  
Public/Private Development Unit  
10 Park Plaza  
Boston, MA 02116

Massachusetts DOT District Office  
District #5  
Attn: MEPA Coordinator  
1000 County Street  
Taunton, MA 02780

Massachusetts Historical Commission  
The MA Archives Building  
220 Morrissey Boulevard  
Boston, MA 02125

Southeastern Regional Planning  
and Economic Development District (SRPEDD)  
88 Broadway  
Taunton, MA 02780

Fall River City Council  
One Government Center  
Room 221  
Fall River, MA 02722

Planning Department  
One Government Center  
Room 535  
Fall River, MA 02722

Conservation Commission  
One Government Center  
Room 535  
Fall River, MA 02722

Board of Health  
One Government Center  
Room 431  
Fall River, MA 02722

Fall River Public Library  
104 N Main Street  
Fall River, MA 02720

Department of Conservation and Recreation  
Attn: MEPA Coordinator  
251 Causeway Street, Suite 900  
Boston, MA 02114-2104

Massachusetts Bay Transit Authority  
Attn: MEPA Coordinator  
10 Park Plaza, 6th Fl.  
Boston, MA 02216-3966

Natural Heritage and Endangered Species  
Program  
Massachusetts Division of Fisheries & Wildlife  
1 Rabbit Hill Road,  
Westborough, MA 01581

# ATTACHMENT 7: LIST OF MUNICIPAL AND FEDERAL PERMITS AND REVIEWS

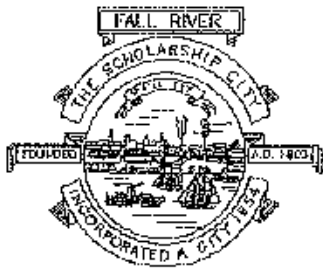
The *Fall River Waterfront Urban Renewal Plan* has fulfilled the requirements of 760 CMR 12.00 for the municipal approval process.

- Determination by the Fall River Redevelopment Authority that the urban renewal area qualifies as a decadent area under Massachusetts General Laws Chapter 121B.
- Determination by the Planning Board of the City of Fall River that the Fall River Waterfront Urban Renewal Plan is in conformance with previous planning efforts.
- Determination by counsel to the Fall River Redevelopment Authority that the Plan is in conformance with known applicable laws and regulations.
- Approval of the Plan by City Council

The Fall River Redevelopment Authority appointed a five member Citizens' Advisory Group to provide information and feedback throughout the process. The Redevelopment Authority sponsored two public workshops and one two-week-long open house in the lobby of Fall River's City Hall where community members could view presentation boards that introduced the planning effort and its proposals and could then submit comment cards with their feedback.

Because there is no specific development project associated with the *Fall River Waterfront Urban Renewal Plan*, no municipal or federal permits are required.

## ATTACHMENT 8: NOTIFICATION OF HEARING SENT TO MASSACHUSETTS HISTORICAL COMMISSION



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

**ALISON M. BOUCHARD**  
CITY CLERK

**INÉS LEITE**  
ASSISTANT CITY CLERK

June 15, 2018

**RE: Waterfront Urban Renewal Plan**

Dear Massachusetts Historical Commission:

The following is the notice for the Waterfront Urban Renewal Plan public hearing:

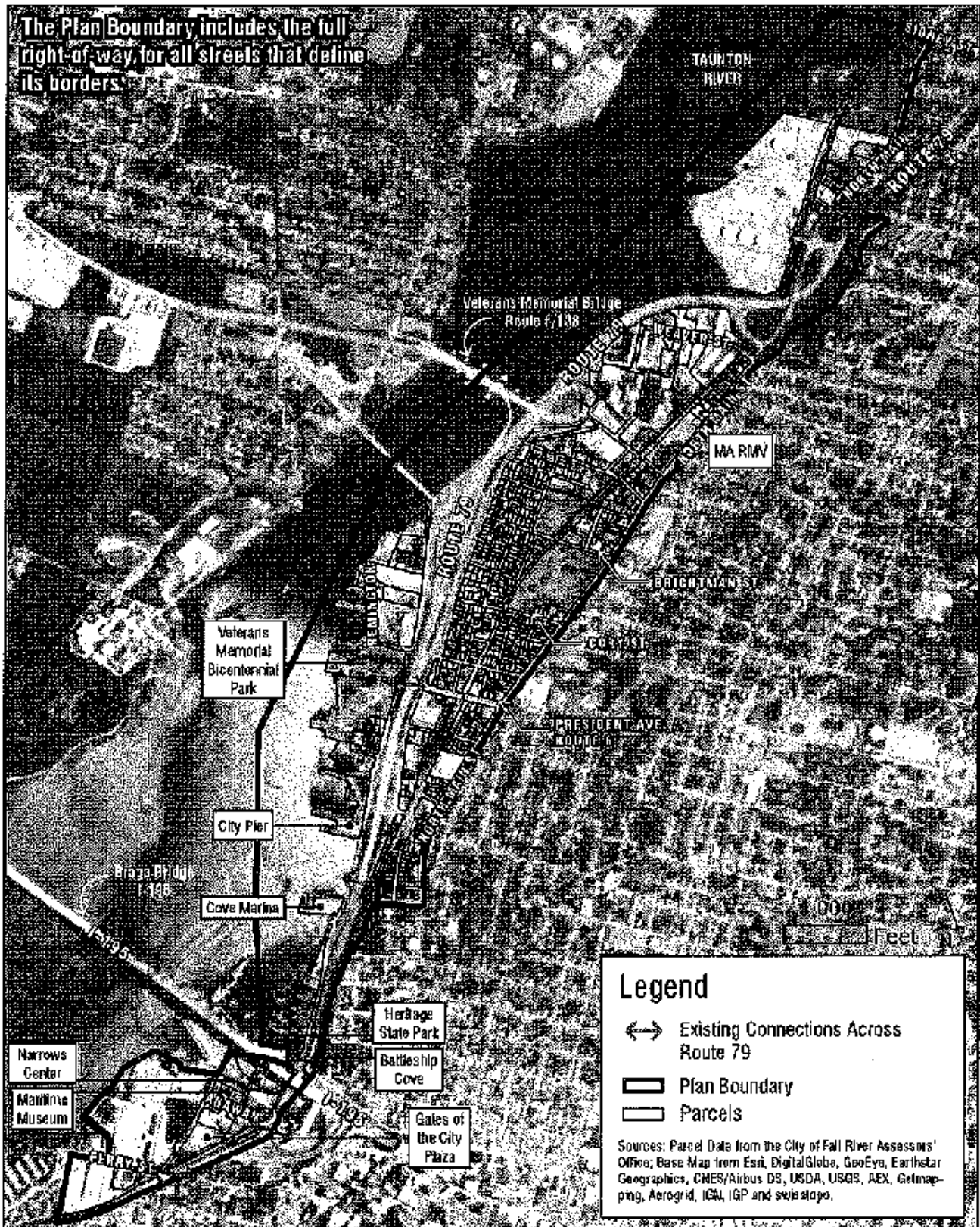
**NOTICE OF PUBLIC HEARING**  
**Office of the City Clerk, Fall River, MA**

Notice is hereby given that the Fall River City Council will hold a Public Hearing on Tuesday, June 26, 2018, at 5:45 P.M. in the City Council Chamber, One Government Center, Fall River, MA, to hear all persons wishing to be heard on the following:

**Waterfront and Downtown Urban Renewal Plans** – The City Council will review the Urban Renewal Plans (URPs) proposed by the Fall River Redevelopment Authority. The purpose of the URPs are to identify current conditions that have been obstacles to investment, determine the needs of the Waterfront and Downtown areas and the goals for their redevelopment, and define those actions that will create incentives for the private market, over time, to address the existing conditions. The URPs are available for review at the City Clerk's Office 2<sup>nd</sup> floor and the Planning Department 5<sup>th</sup> floor located at Government Center, at the Public Library located at 104 North Main Street, Fall River, MA, or on the City's Website at: <https://www.fallriverma.org>

Anyone having a question concerning these plans may contact the City Clerk's Office at 508-324-2220 or by writing to the City Clerk's Office, One Government Center, Fall River, MA 02722. Anyone wishing to express favor or opposition to these plans may do so either in person at the hearing, or by letter addressed to the City Council, One Government Center, Fall River, MA 02722. ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650

**Alison M. Bouchard**  
City Clerk



**Figure 2-3: Fall River Waterfront Urban Renewal Area (Plan Boundary)**

# ATTACHMENT 9: FALL RIVER WATERFRONT URBAN RENEWAL PLAN (DRAFT SUBMITTED TO DHCD FOR APPROVAL)

**Note that the appendices referred to in the draft urban renewal plan are available upon request.**