



City of Fall River Massachusetts
Office of the City Clerk

RECEIVED

2023 NOV 10 A 11:29

ALISON M. BOUCHARD
CITY CLERK

CITY CLERK
FALL RIVER, MA

INÊS LEITE
ASSISTANT CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
TUESDAY, NOVEMBER 14, 2023
AGENDA

4:30 P.M. COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM

5:55 P.M. PUBLIC HEARINGS (OR IMMEDIATELY FOLLOWING THE COMMITTEE ON ECONOMIC DEVELOPMENT AND TOURISM MEETING IF IT RUNS PAST 5:55 P.M.)

Joint Pole Location

1. Massachusetts Electric Company and Verizon New England, Inc, for new jointly owned pole locations and relocation as follows:

Airport Road

One (1) new jointly owned pole location

Install one jointly owned pole on Airport Road. Install one jointly owned anchor on Airport Road. National Grid is proposing to install one new 45 foot jointly owned pole (Pole 36-50) and anchor halfway between existing Pole 36 and Pole 37 on Airport Road. This new pole will allow National Grid to relocate the three phase pole mounted transformers from Pole 36-1 on Airport Road over to this new pole in order to utilize Pole 36-1 for a new service for Allied Waste Industries.

In accordance with Plan No. 30826280

2. Massachusetts Electric Company and Verizon New England, Inc, for one new jointly owned pole location as follows:

Laurel Street

One (1) new jointly owned pole location

One (1) solely owned anchor

Install one jointly owned pole on Laurel Street. Install one solely owned anchor on Laurel Street. National Grid is proposing to set a new jointly owned Pole 26-50 and solely owned anchor in line between existing Poles 26 and 27 on Laurel Street. This proposed pole will allow National Grid to run a new overhead feed into the Doolan Apartment Complex. The existing overhead feed, off Pole 27 on Laurel Street, will be eliminated after the new service is energized.

In accordance with Plan No. 30811760

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

One Government Center • Fall River, MA 02722
TEL 508-324-2220 • FAX 508-324-2211 • EMAIL city_clerks@fallriverma.org

Second Hand Article Store

3. Laura Pacheco, Ph.D. d/b/a Laura's Vintage Attic, 369 June Street, Fall River, MA 02720 for permission to operate and maintain a second hand article store located at 1800 South Main Street (vintage goods and repurposed furniture to be sold).

Curb Removals

4. Jeanne Allard, 123 Alsop Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
123 Alsop Street	12'	14'	0'	26'

The applicant proposes to extend the existing 12' curb opening by an additional 14' on the west side. The total opening for the location will be 26'.

5. Brian Rua, 41 Crestwood Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
41 Crestwood Street	24'	12'	0'	36'

The parcel is currently serviced by a 24' curb opening/driveway. The applicant proposes to construct a separate 12' curb opening/driveway. The total opening for the location will be 36'. Site Plan review is pending.

6. MMS Realty LLC, 22 Boomer Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
0 President Avenue/ Dyer Street	16' (Dyer St.)	24' (President Ave.)	0'	40'

The parcel currently has an existing 16' curb opening/driveway on Dyer Street and proposes to construct a new 24' curb opening on President Avenue. The total opening for the location will be 40'.

7. Anthony Caton, 170 Westerly Road, Plymouth, MA, 02360, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
106 Howland Street	22'	18'	0'	40'

The parcel is currently serviced by a 22' curb opening/driveway. The applicant proposes to extend the existing driveway an additional 18'. The total opening for the location will be 40'. Site Plan review is pending.

Street Acceptances

8. Hayfield Lane from Highland Farm Road both northerly and southerly to terminuses
9. Highland Farm Road from Highland Avenue easterly to Hayfield Lane
10. Old Pasture Way from Highland Farm Road southerly to terminuses
11. Steepbrook Terrace from Highland Farm Road southerly to terminuses
12. Glendale Street from North Main Street westerly to terminuses
13. Wayland Street from North Main Street westerly to terminuses

Tax Classification

14. Adoption of the percentage of the local tax levy to be borne by each class of property for Fiscal Year 2024.

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

1. Citizen Input

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

PRIORITY MATTERS

1. *Mayor and proposal for Bristol County ARPA funding in the amount of \$172,372.77 to Emergency Medical Services for the purchase of medical equipment for home health care services
2. *Mayor requesting approvals as follows:
 - a. Resolution – TIE Agreement for Sanford Spinning Mills, LLC
206 Globe Mills Avenue
 - b. Resolution – TIE Agreement for Durfee Trust Limited Partnership
80-84 North Main Street
 - c. Resolution – TIE Agreement Amendment for 66 Troy Street, LCC
66 Troy Street
3. *Mayor and orders to accept and expend the following grants:
 - a. \$2,375,000 from the U.S. Department of Justice's Office of Community Oriented Policing Services (COPS) to help fund salaries and benefits of newly hired police officers
 - b. \$127,555 from the U.S. Department of Justice's Office of COPS for the purchase of virtual reality-based de-escalation training equipment and 464 hours of de-escalation training.

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

4. *Mayor and order to accept a vehicle donation from Alfred Nemer of a 2011 Nissan Altima to the Fall River Fire Department for vehicular extrication training.

PRIORITY COMMUNICATIONS

5. *Board of Assessors re: establishment of Fiscal Year 2024 tax factor and tax levy
6. *Traffic Commission recommending amendments to the traffic ordinances

COMMITTEE REPORTS – None

ORDINANCES

Second Reading and Enrollment:

7. *Proposed Ordinance – Traffic, miscellaneous
Handicapped parking removals:
Birch Street Forest Street Fountain Street Osborn Street Swindells Street

RESOLUTIONS

8. *The Committee on Public Safety convene with the Fire Chief and any interested parties to discuss updates to smoke and carbon monoxide alarm systems for residential properties.

CITATIONS - None

ORDERS – HEARINGS

Joint Pole Location:

9. Massachusetts Electric Company and Verizon New England, Inc – One (1) new jointly owned pole location on Airport Road
10. Massachusetts Electric Company and Verizon New England, Inc. – One (1) new jointly owned pole location and one (1) solely owned anchor on Laurel Street

Second Hand Article Store:

11. Laura Pacheco, Ph.D. d/b/a Laura's Vintage Attic, 369 June Street, located at 1800 South Main Street

Curb removals:

12. Jeanne Allard, 123 Alsop Street – removal of 14 feet at 123 Alsop Street
13. Brian Rua, 41 Crestwood Street – removal of 12 feet at 41 Crestwood Street
14. MMS Realty LLC, 22 Boomer Street – removal of 24 feet at 0 President Avenue/Dyer St.
15. Anthony Caton, 170 Westerly Road, Plymouth, MA, 02360 – removal of 18 feet at 106 Howland Street

ORDERS – MISCELLANEOUS

16. Police Chief's report on licenses:
Taxicab Drivers (2023)
Wanda Brousseau Devin Stephen Costa Jeffrey Goldstein Scott Medeiros
- Taxicab Drivers (2024)
Luis Costa Laura Ferreira Jeffrey Goldstein Jeff C. Middleton
Joseph Paiva Victor J. Principe, II James E. Smith Walter Woods
- Private Livery Drivers (2023)
Jeffrey Goldstein
- Private Livery Drivers (2024)
Jeffrey Goldstein
17. Auto Body Shop License Renewals:
Jan M. Pankowski d/b/a Classic Auto – 270 Shove Street
Joseph J. Jennings d/b/a Jennings Garage – 64 Judson Street
John V. Pacheco and Michael V. Pacheco d/b/a Celebrity Auto – 2220 Pleasant Street
Marco Moniz and Laudalino Viveiros d/b/a Platinum Collision – 5 Laurel Street
18. Auto Repair Shop License Renewals:
Jan M. Pankowski d/b/a Classic Auto – 270 Shove Street
Robert W. Piva d/b/a Piva's Garage – 252 Crescent Street
Joseph J. Jennings d/b/a Jennings Garage – 64 Judson Street
Roger E. Khoury d/b/a Andrade's Automotive Services, LLC – 46 McGowan Street
Antonio Pinto d/b/a T & P Auto Repair & Sales – 2553 South Main Street
Joseph Medeiros, 4J Auto, Inc. d/b/a Midas Auto Service – 1439 Plymouth Avenue
Faouzi Raad, Michael & Tia, Inc. d/b/a Fawzi's Auto – 256 Bedford Street
Wayne Senechal d/b/a Wayne's Auto and Performance – 122 Lowell Street
Cardoso Garage, Inc. d/b/a Easy Auto Repair – 681 Brayton Avenue

COMMUNICATIONS – INVITATIONS – PETITIONS

19. *Claims
20. *Communication from Alan F. Macomber, Main Street Projects, re 2021 Appraisal of the Bank Street Armory
21. Final Report – Acceptance of Hayfield Lane extending from Highland Farm Road both northerly and southerly to terminuses
22. Final Report – Acceptance of Highland Farm Road extending from Highland Avenue easterly to Hayfield Lane
23. Final Report – Acceptance of Old Pasture Way extending from Highland Farm Road southerly to terminuses
24. Final Report – Acceptance of Steepbrook Terrace extending from Highland Farm Road southerly to terminuses
25. Final Report – Acceptance of Glendale Street extending from North Main Street westerly to terminuses
26. Final Report – Acceptance of Wayland Street extending from North Main Street westerly to terminuses

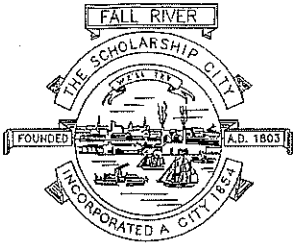
City Council Minutes:

- 27. *Committee on Finance – October 24, 2023
- 28. *City Council – October 24, 2023

BULLETINS – NEWSLETTERS – NOTICES

- 29. *Notice re: SouthCoast Wind Energy, LLC, POWER Engineers filing of Supplemental Final Environmental Impact Report for the SouthCoast Wind 1 Project (EEA. No. 16596).


City Clerk



City of Fall River
Massachusetts
Office of the Mayor

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2023 NOV -6 P 12:18

CITY CLERK
FALL RIVER, MA

PAUL E. COOGAN

Mayor

November 3, 2023

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

Dear Councilor President and Members of the Honorable Council:

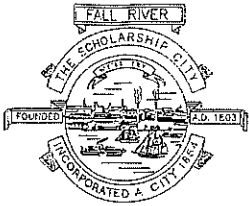
Attached please find a proposal from City Council Vice President, Linda Pereira, for funding from Bristol County ARPA funds for the purchase of medical equipment for Emergency Medical Services for your consideration.

Thank you and as always I am available for any questions or concerns you may have regarding this matter.

Sincerely,

Paul E. Coogan
Mayor

PC/amos



City of Fall River
American Rescue Plan Act

PAUL E. COOGAN
Mayor

KARA HUMM
ARPA Director

November 2, 2023

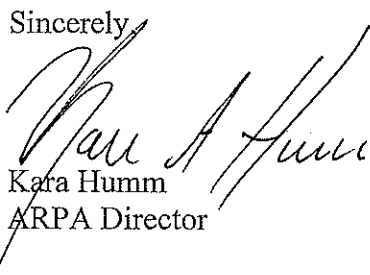
The Honorable Paul Coogan
Mayor of the City of Fall River
One Government Center
Fall River, MA 02722

Dear Mr. Mayor:

Attached please find Councilor Linda Pereira's proposal seeking ARPA funding from the Bristol County Treasury.

If you could please include this proposal on the agenda for the November 14th City Council Meeting it would be greatly appreciated.

Sincerely,


Kara Humm
ARPA Director

ARPA Fund Use: **MEDICAL EQUIPMENT FOR EMS**
Proposal by Councilor Linda Pereira

Description of Proposal: The purchase of equipment to enable Emergency Medical Services to provide in home healthcare services to residents of Fall River.

Requested ARPA Funds: \$172,372.77

Quantity	Description	Total
9	EKO Core 500 Stethoscopes	\$3,861.00
7	Cliarius Portable Ultrasounds	\$27,930.00
9	Z Vent Portable Ventilator and Accessories	\$140,581.77
TOTAL		\$172,372.77

Category: 1: Public Health: Other

1.14 Other Public Health Services

Rationale for ARPA Funding:

The Emergency Medical Services (EMS) is in need of essential medical equipment for the Mobile Integrated Healthcare Division (MIH). Specifically, (1) Stethoscopes, (2) Portable Ultrasounds, and (3) Ventilators.

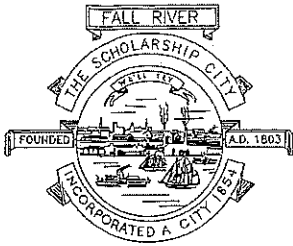
Currently, stethoscopes are used on about every medical call, and are one of the most important tools carried by medics. The Eko Core 500 is designed to assist medics who need to listen to heart, lung sounds w/precision and work in settings with background noise, or regularly assess those with arrhythmias. The MIH Division will handle telehealth visits at the home of Fall River residents and the Eko Core 500 has Bluetooth capabilities that will allow doctors at the hospital to listen to patients without having to be with them. The sounds will be captured in the field and sent remotely to healthcare workers in the office.

Portable ultrasounds have become common place and are essential to pre-hospital diagnosis and management of critically ill patients. Medics can now administer FAST exams (Focused Abdominal Sonography for Trauma) leading to more appropriate transport destination decisions and field ultrasound can be transmitted enroute to emergency rooms to facilitate further evaluation and to expediate appropriate care upon arrival.

The ventilators have multiple uses for EMS. The 911 medic units will utilize them on patients presenting with the most difficult breathing emergencies. Emergency transfers will use the

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ventilators with patients that need to be transferred to other facilities for treatment. The ventilators ensure proper oxygen levels and limits during treatment by the paramedic, while also allowing the provider time to address other medical issues while the patient is on the ventilator. The current method of providing oxygen with a bag valve mask or through the conventional CPAP masks requires the provider to manually squeeze the bag to provide proper ventilation rate and volume. The ventilators have been added to the state protocols for medical units to carry.



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

PAUL E. COOGAN
Mayor

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2023 NOV -8 A 11:45

CITY CLERK _____
FALL RIVER, MA

November 1, 2023

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

Dear Council President Camara:

Attached for your information, review and City Council vote please find draft copies of Tax Increment Exemption Agreements and City Council Resolutions for the approval of the TIE Agreements and Certified Project Status requests for Sanford Spinning Mills LLC, Durfee Trust Limited Partnership a request to amend the previously approved August 2021 Tax Increment Exemptions and Certified Project Status for 66 Troy Street.

Sanford Spinning Mills LLC or its Nominee

Sanford Spinning Mills LLC is proposing the rehabilitation of mill property located at 206 Globe Mills Avenue, Fall River MA for market rate residential use. Sanford Spinning Mills LLC intends to apply for a Housing Development Incentive Program (HDIP) Tax Credit award from the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) and requests TIE approval to construct 93 market rate one, two and three bedroom residential units in this location (Census Tract 6405) which currently has a poverty level of 29%. While HDIP require that a minimum of 80% of the units be market rate all of the units will be market rate.

The total project cost for the 110,000 s/f project is an estimated \$28,000,000. While state and federal historic tax credits are being sought for the property formally known as the Duro Mill and historically known as Globe Yarn Mill #3, the project cannot proceed without an HDIP Tax Credit award and a Tax Increment Exemption. Without a TIE and a HDIP tax credit award, the project as currently envisioned will not be financially feasible.

As noted in the attached Section 4 (c) Exemption Percentage within the attached draft TIE Agreement, the proposed term of the TIE Agreement is for a period of ten years and an Exemption Schedule which represents an 80% real estate tax savings for Years 1 – 5 and a 20% real estate tax saving for Years 6 - 10. The proposed real estate tax exemptions apply to the new value created as determined by the City of Fall River Tax Assessor.

Durfee Trust Limited Partnership or its Nominee

Durfee Trust Limited Partnership is proposing the rehabilitation of the historic building located at 80 -84 North Main Street which was constructed in 1887 and expanded in c. 1905 and c. 1933. Durfee Limited Trust intends to apply for a Housing Development Incentive Program (HDIP) Tax Credit award from the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) for the creation of 22 one bedroom residential units on the property located at 80 – 84 North Main Street which has a poverty level of 47% in this location. (Census Tract 6411.01) While HDIP require that a minimum of 80% of the units be market rate all of the units will be market rate.

The total project cost for the historic 80 – 84 North Main Street property is estimated to be \$8,400,000. While state and federal historic tax credits are being sought for the property formally known as the B.M.C. Durfee Trust Co. which was established in 1887 for the express purpose of banking activities to Fall River residents and providing financing for the textile industry without a TIE and a HDIP tax credit award, the project as currently envisioned will not be financially feasible.

As noted in the attached Section 4 (c) Exemption Percentage within the attached draft TIE Agreement, the proposed term of the TIE Agreement is for a period of ten years and an Exemption Schedule which represents an 80% real estate tax savings for Years 1 – 5 and a 20% real estate tax saving for Years 6 - 10. The proposed real estate tax exemptions apply to the new value created as determined by the City of Fall River Tax Assessor.

66 Troy Street LLC or its Nominee

66 Troy Street LLC, requests to amend the previously approved August 2021 Tax Increment Exemptions (TIE) for 66 Troy Street and apply for a revised TIE and a Housing Development Incentive Program (HDIP) Tax Credit award from the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) The request to amend the previously City Council approval is based upon the fact that the developer intends to increase the number of one and two bedroom market rate residential units from 27 to 36 at 66 Troy Street which has a poverty level of 47% in this location. (Census Tract 6411.01) While HDIP require that a minimum of 80% of the units be market rate all of the units will be market rate. .

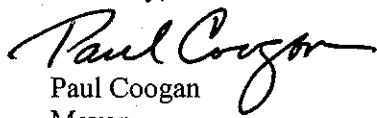
The total project cost for 66 Troy Street is estimated to be \$10,735,362. While state and federal historic tax credits are being sought for the property formally known as the Union Belt Company , the project cannot proceed without an HDIP Tax Credit award and a Tax Increment Exemption (TIE) from the City. Without a TIE and a HDIP tax credit award, the project as currently envisioned will not be financially feasible.

As noted in the attached Section 4 (c) Exemption Percentage within the attached draft TIE Agreement, the proposed term of the TIE Agreement is for a period of ten years and an Exemption Schedule which represents an 80% real estate tax savings for Years 1 – 5 and a 20% real estate tax saving for Years 6 - 10. The proposed real estate tax exemptions apply to the new value created as determined by the City of Fall River Tax Assessor

Lastly, please be advised that the City of Fall River TIF Board, established by City Council ordinance, met on October 23, 2023 and unanimously approved all the above referenced projects. As such, I respectfully request that the City Council also look favorably upon these applications and approve them as presented and subject to MA EOHLIC approval.

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

Sincerely,



Paul Coogan
Mayor

Attachments

cc: City Council Members

RESOLUTION
APPROVING
HOUSING DEVELOPMENT INCENTIVE PROGRAM
LOCAL TAX INCENTIVE
AND
CERTIFIED PROJECT STATUS
OF

Sanford Spinning Mills LLC or its Nominee

WHEREAS, Sanford Spinning Mills LLC or its Nominee previously submitted the TIE and Certified Project Status request to the City of Fall River Tax Increment Financing Board which unanimously approved the request on October 23, 2023, and

WHEREAS, Sanford Spinning Mills LLC or its Nominee has submitted a Housing Development Incentive Program (HDIP) Tax Increment Exemption (TIE) application to the City of Fall River and is seeking TIE approval and Certified Project Status under the Massachusetts Housing Development Incentive Program created by Chapter 40V of the Massachusetts General Laws and promulgated there under at 760 CMR 66.00 (HD TIE), and

WHEREAS, the City of Fall River has been designated a gateway municipality by the Commonwealth of Massachusetts and Sanford Spinning Mills LLC or its Nominee plans to invest an estimated \$28,000,000 to create 93 market rate residential units at 206 Globe Mills Avenue, Fall River, Massachusetts, and

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

WHEREAS, the proposed Local Housing Development Certified Project is located at 206 Globe Mills Avenue, Fall River, Massachusetts, which is within the boundaries of the gateway municipality of Fall River and a designated Housing Development Zone, and

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

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

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LETTER SENT
TO GIF Board

Sanford Spinning Mills LLC
206 Globe Mills Ave
Fall River, MA 02724

October 4, 2023

Mayor Paul Coogan
City of Fall River
One Government Center
Fall River, MA 02721

Dear Mayor Coogan:

Please accept this letter as a request for a Tax Increment Exemption (TIE) between Sanford Spinning Mills LLC and the City of Fall River for a residential mill conversion project located at 206 Globe Mills Avenue, Fall River MA. Sanford Spinning Mills LLC intends to apply for a Housing Development Incentive Program (HDIP) Tax Credit award from the Massachusetts Department of Housing and Community Development (DHCD) and requests TIE approval to construct 93 market rate residential units in this location which currently has a poverty level of 29%. While HDIP requires that a minimum of 80% of the units be market rate, I anticipate all of the units to be market rate.

The total project cost for the 110,000 s/f, Phase 1 206 Globe Mill Ave project is an estimated \$28,000,000.00. While state and federal historic tax credits are being sought for the property formally known as the Duro Mill and historically known as Globe Yarn Mill #3, the project cannot proceed without an HDIP Tax Credit award and a Tax Increment Exemption. Without an HDIP tax credit award, the project as currently envisioned will not be financially feasible.

The HDIP is designed to assist developers in creating market rate residential units in gateways cities as a way to help the community build and diversify its housing stock, spur economic development, and enhance neighborhood stability. In the past few years, the City of Fall River has seen an increase in the number of market rate units available in the City. These units have been in high demand and the need for additional market rate units remains high.

Moving forward, the HDIP requires participation from the local government, as such I would respectfully request:

- Your written certification of the 206 Globe Mills Avenue project as a Housing Development Incentive Program project.
- To negotiate a HD Tax Increment Exemptions (TIEs) for the 206 Globe Mills Avenue project.

The DHCD views the TIE terms as an indication of the project's importance to the City. The more advantageous the TIE terms, the more likely will be awarded HDIP tax credits.

Specifically, I request a TIE which abates 80% of the project's added value during the first five years and 20% of the project's added value for an additional five years. The structure of

this 10 year exemption will provide much needed financial assistance as the project stabilizes and less financial assistance as the project matures.

Time is of the essence, so I would respectfully request your prompt attention and action on this matter. Thank you in advance for your support. I look forward to hearing from you.

Sincerely,

Roberto Pereyra
Manager

A large, stylized handwritten signature in black ink, starting with a large loop and extending horizontally across the page.

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HOUSING DEVELOPMENT INCENTIVE PROGRAM

TAX INCREMENT EXEMPTION (TIE) AGREEMENT

between

CITY OF FALL RIVER

and

SANFORD SPINNING MILLS LLC

This AGREEMENT is made this ____ day of ____, 20____ by and between the THE CITY OF FALL RIVER, ("Municipality") and SANFORD SPINNING MILLS LLC a MASSACHUSETTS LIMITED LIABILITY CORPORATION with an address at 206 GLOBE MILLS AVENUE, FALL RIVER, MASSACHUSETTS.

Section 1 – Agreement

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

Section 2 – Definitions

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

- Act: M.G.L. c. 40V as may be amended from time to time.
- Completion: Certificates of occupancy have been issued for the entire Project.
- DHCD: Department of Housing and Community Development
- Event of Default: An "Event of Default" as defined in Section 5 below.
- Final Certification: Determination by DHCD that the Sponsor has completed the substantial rehabilitation of the Property, consistent with the Rehabilitation Plans, including the creation of MRRUs, as set forth in the Act and the Regulations.
- Fiscal Year: An annual period of July 1 through June 30.
- HD Project: A Certified Housing Development Project as defined in the Act and the Regulations.
- HD Zone: The Housing Development Zone adopted by the Fall River City Council on December 13, 2013 and approved by DHCD as evidenced by a Certificate of Approval dated July 10, 2014, as Amended on September 12, 2023 and

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recorded with the Fall River Registry of Deeds.

Lead Municipality: City of Fall River
MRRU: Market Rate Residential Unit(s) as defined at Section 3.B.1.
Property: 206 Globe Mills Avenue as shown in Exhibit 1, "Map of Property" and further described in Exhibit 2, "Legal Description of Property".
Regulations: 760 CMR 66.00.
Rehabilitation Plans: The material submitted for Conditional Certification pursuant to 760 CMR 66.05(3) (a) and approved by DHCD.
Sponsor: Sanford Spinning Mills LLC a Massachusetts Limited Liability Corporation, with an address at 206 Globe Mills Avenue, Fall River, Massachusetts, its successors and assigns.

Section 3 – Sponsor's Covenants

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

B. Market Rate Residential Units.

1) There shall be a total of 93 residential rental units created in the Project of which 93 shall be MRRUs comprised of one, two and three bedroom units. The monthly rent for such units shall be priced consistently with prevailing rents or sale prices in the Municipality as determined based on criteria established by the department, as set forth in Exhibit 3, "Market Rate Residential Units – Pricing Plan".

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

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

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

Section 4 – Tax Increment Exemption

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

A. Base Value. \$783,000.00

B. MRRU Percentage. 100 per cent. The MRRU Percentage shall be confirmed as required in paragraph F, below.

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C. Exemption Percentage. Commencing on the Effective Date which shall be Fiscal Year 1: 80% for Fiscal Years 1-5 and 20% for Fiscal Years 6-10

D. The Increment. As defined at 760 CMR 66.06(1)(b)(1).

E. Calculation. For each Fiscal Year during the term of this Agreement, the HD TIE shall be determined by applying the Exemption Percentage to the property tax on the Increment.

F. Confirmation or Amendment of Calculation. Upon Completion, and prior to applying for Final Certification of the Project, the Sponsor and Municipality shall file a "Tax Increment Exemption – Confirmation of Calculation" in the form attached as Exhibit 4 ("TIE Confirmation"). To the extent that the dates or figures in the TIE Confirmation differ from those set forth in this Agreement, the contents of the TIE Confirmation shall control and shall be deemed to have amended this Agreement.

Section 5 – Default

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

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

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

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

B. Rights on Default:

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

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

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

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

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

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

Section 6 – Miscellaneous

A. Effective Date. The effective date of the HD TIE shall be July 1st of the first Fiscal Year following DHCD's Final Certification of the HD Project pursuant to the requirements of the Act and the Regulations, which date is anticipated to be July 1, 2025

The Effective Date shall be confirmed as required in paragraph F, below.

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

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

- 1) Until Completion, the status of construction in relation to the schedule contained in the Rehabilitation Plan;
- 2) Until Completion, the status of marketing in relation to the Rehabilitation Plans; and
- 3) For each MRRU, the number of bedrooms in the unit, whether it was leased as of the end of the most recent fiscal year and the monthly rent charged.

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

E. Notices. Any notice, request, instruction or other document to be given hereunder to either party by the other shall be in writing and delivered personally or sent by recognized overnight courier, receipt confirmed or sent by certified or registered mail, postage prepaid, as follows, and shall be conclusively

2a

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

deemed to have been received and be effective on the day on which personally delivered or, if sent by certified or registered mail, three (3) days after the day on which mailed or, if sent by overnight courier, on the day after delivered to such courier.

1) Municipality: Attention: Mayor's Office, City of Fall River, One Government Center, Fall River, MA 02722,

2) Sponsor: Attention: Roberto Pereyra,, Sanford Spinning Mills LLC , 200 Bald Hill Road, Warwick, RI 02886

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

HDIP Program Coordinator
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02124

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

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

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

[SIGNATURES ON NEXT PAGE]

2a

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

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City of Fall River

Sanford Spinning Mills LLC

By: Paul E. Coogan, Mayor

By: Roberto Pereya
Sanford Spinning Mills LLC

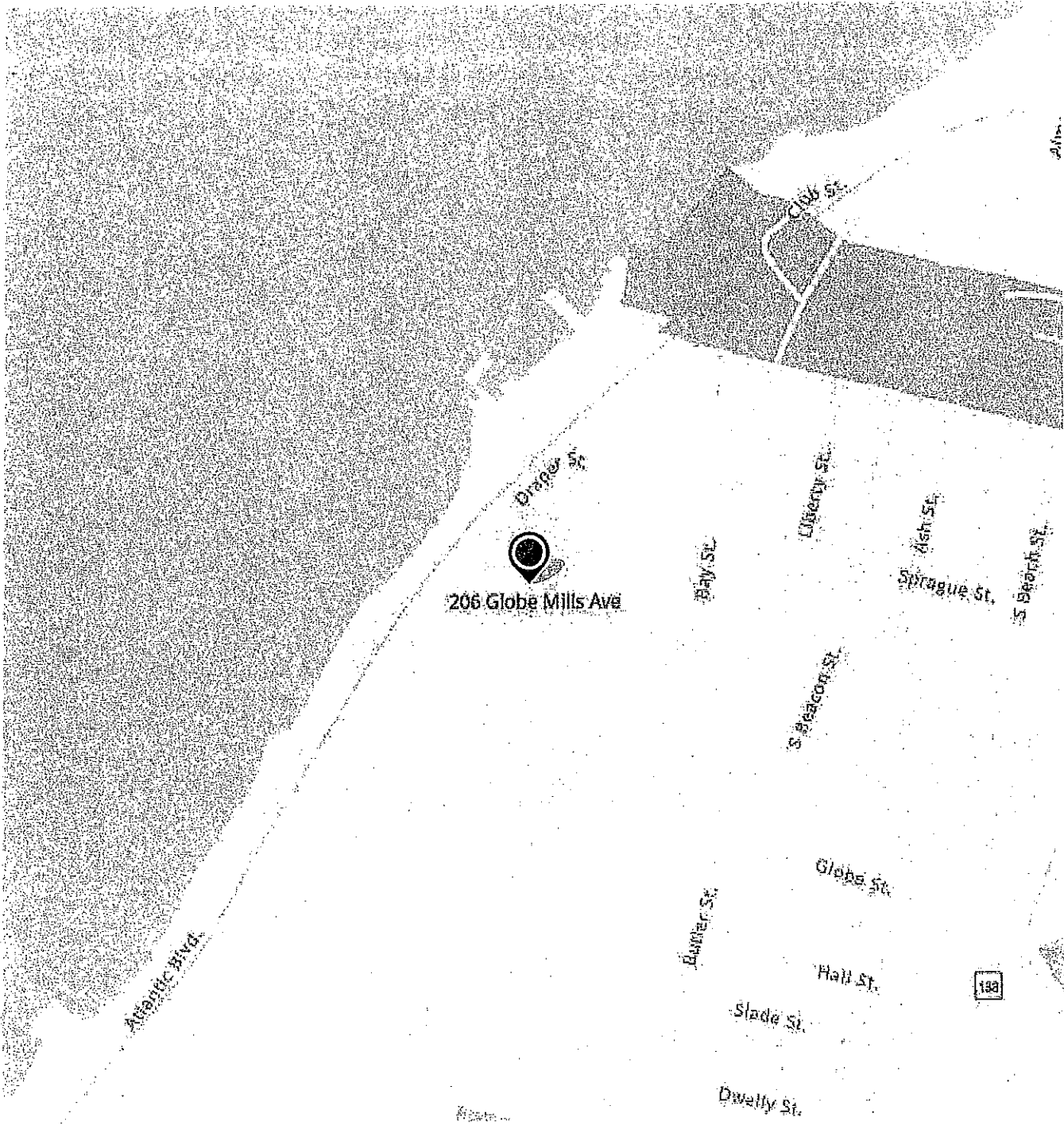
By: Joseph D. Camara, President, City Council

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HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

EXHIBIT 1

MAP OF PROPERTY

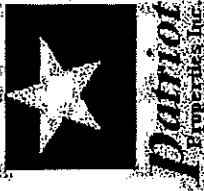


2a

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

EXHIBIT 2

DESCRIPTION OF PROPERTY



IN PROCESS APPRAISAL SUMMARY

North Fork No. 1	Direction/Street/City
206	GLOBE MILLS AVE, FALL RIVER

OWNERSHIP		CITY	
Owner 1	SANFORD SPINNING MILLS LLC		
Owner 2			
Owner 3			
Street 1	200 BALD HILL RD		
Street 2			
City	WARWICK		
State	RI	County	OWNERSHIP
Postal	02886	County	OWNERSHIP

PREVIOUS OWNER	
OWNER 1	ADVANCED REAL ESTATE HOLDING LLC INC.
OWNER 2	-
Street	200 BALD HILL RD
Town/City	WARWICK
State/Zip	RI 02886
County	02886

NARRATIVE DESCRIPTION	
1	2

This parcel contains 84,906 SQ FT of land mainly classified as INDUSTRIAL with a MILL-PROCES Building built about 1900, having primarily BRICK Exterior and 82309 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrn.

OTHER ASSESSMENTS

[illegible]

PROPERTY FACTORS

Item	Group	Description	%	Item	Group	Description
72	IND	Industrial	100	water	C	ALL UTIL
73				sewer		
74				Electric		
75	Gas			Exempt		
76	Flood Hazard					
77	D			1000	1	LEVEL
78	S			Street	7	SIDEWALK
79				Gas		

LAND SECTION (First 7 lines only)

[illegible]

TOTAL AC/HAL	1.93999	TOTAL SF/SN	84506
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IN PROCESS APPRAISAL SUMMARY

Use Code: **11** and **12** as a guide to the following characteristics of the material.

11 **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **00** **01** **02** **03** **04** **05** **06** **07** **08** **09** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **00** **01** **02** **03** **04** **05** **06** **07** **08** **09** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **00** **01** **02** **03** **04** **05** **06** **07** **08** **09** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **00** **01** **02** **03** **04** **05** **06** **07** **08** **09** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **00** **01** **02** **03** **04** **05** **06** **07** **08** **09** **10** **11** **12** **13** **14** **15**

[illegible]

PREVIOUS ASSESSMENT										Parcel ID H-20-0022	
Year	Use	Category	Block Value	Lot Value	Land Size	Imp	Land Value	Imp Value	Assess Value	Notes	Year
2023	400	FV	485,200		0	84,506	229,900	715,100		Year End Roll	12/9/2022
2022	400	FV	808,700		0	84,506	240,000	1,048,700		Year End Roll	12/7/2021
2021	400	FV	807,000		0	84,506	235,300	1,042,300		Year End Roll	12/16/2020
2020	400	PTCH	766,600		0	84,506	231,900	998,500	998,500	patch	7/15/2020
2020	400	FV	766,600		0	84,506	231,900	998,500	998,500	YER	12/20/20
2019	400	FV	766,600		0	84,506	231,900	998,500	998,500	YER	12/20/2018
2018	400	FV	768,500		0	84,506	231,900	1,000,400	1,000,400	Year End Roll	12/5/2017
2017	400	FV	768,500		0	84,506	231,900	1,000,400	1,000,400	Year End Roll	12/8/2016

SALES INFORMATION

Subsidiary	Fiscal Year	QC	5/16/2022	INTRA-CORP		No	No	NR
ADVANCED REAL E	11012-215	QC	5/16/2022	INTRA-CORP		1	No	NR
LIP REAL ESTATE	10762-145	QC	10/8/2021	MLTPL		1	No	
DURO INDUSTRIES	10508-324	QC	4/22/2021	MLTPL		1,300,000	No	H-20-0008
DURO INDUSTRIES	3270-191	QC	7/28/1997	INTRA-CORP		1	No	
FISCHER ROBERT	17-205		7/27/1997	INTRA-CORP		1	No	
FISCHER ROBERT	1149-384		10/31/1975			160,000	No	

BUILDING PERMITS

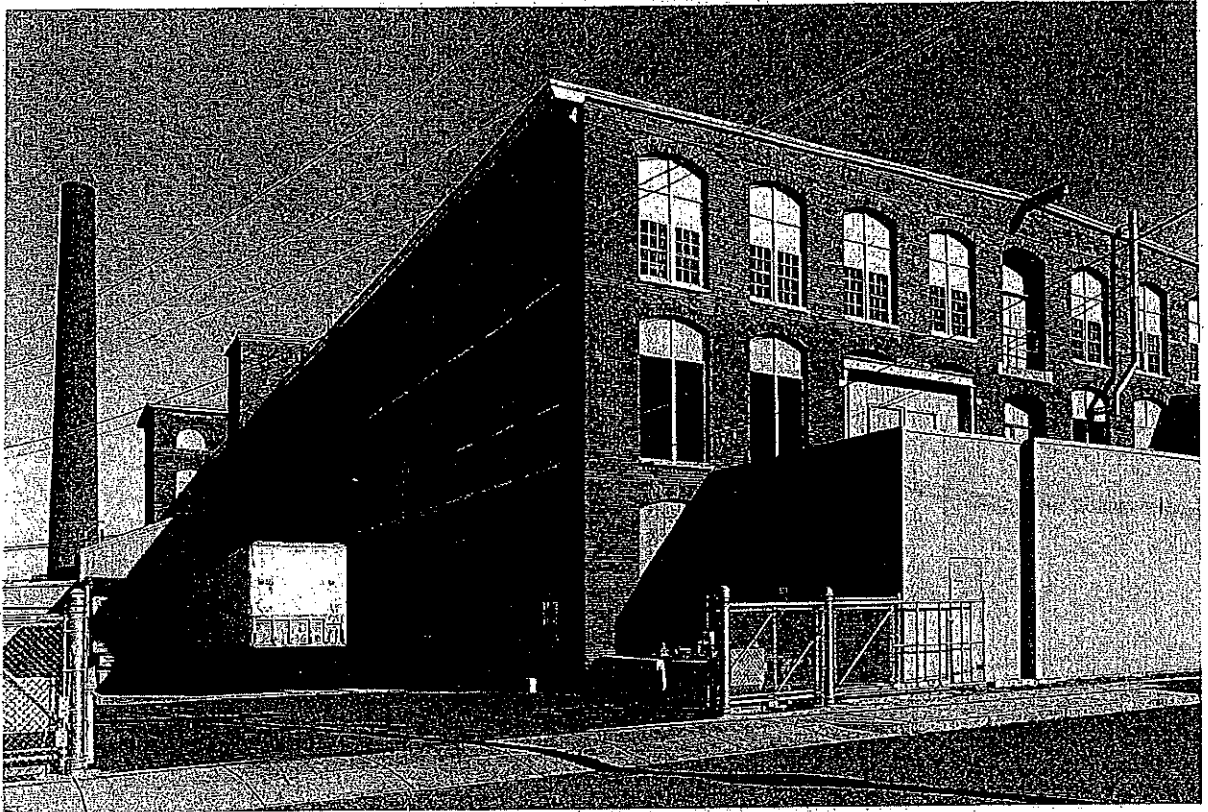
[illegible]

ACTIVITY INFORMATION

7/27/2022	MEAS DENIED	DW	DAN WERT
3/10/2022	ABATE REVIEW	DR	Doug Rebello
7/25/2015	FIELD REV NO	DR	Doug Rebello
1/1/1999	MEAS+INSPCTD	000	

[illegible]

80,560	Spilled	280,600
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HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

EXHIBIT 3

MARKET RATE RESIDENTIAL UNITS – PRICING PLAN

Pricing Area: 6405.00

Proposed Initial
Monthly Rent: \$1900.00

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EXHIBIT 4

TAX INCREMENT EXEMPTION – CONFIRMATION OF CALCULATION

In connection with the Tax Increment Exemption Agreement dated _____, 20____ by and between the MUNICIPALITY, and _____, a STATE FORM OF ORGANIZATION with an address at _____, with respect to the property at _____ (the "Agreement"), the parties hereby confirm the following elements of the Agreement. Unless otherwise stated, capitalized terms have the meaning set forth in the Agreement.

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

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

MUNICIPALITY

SPONSOR

By: [CHIEF EXECUTIVE OFFICER]

By:

By: [LEGISLATIVE BODY]

By:

Dated: _____

City of Fall River, In City Council

RESOLUTION

**APPROVING
HOUSING DEVELOPMENT INCENTIVE PROGRAM
LOCAL TAX INCENTIVE
AND
CERTIFIED PROJECT STATUS
OF**

Durfee Trust Limited Partnership or its Nominee

WHEREAS, Durfee Trust Limited Partnership or its Nominee previously submitted the TIE and Certified Project Status request to the City of Fall River Tax Increment Financing Board which unanimously approved the request on October 23, 2023, and

WHEREAS, Durfee Trust Limited Partnership or its Nominee has submitted a Housing Development Incentive Program (HDIP) Tax Increment Exemption (TIE) to the City of Fall River and is seeking TIE approval and Certified Project Status under the Massachusetts Housing Development Incentive Program created by Chapter 40V of the Massachusetts General Laws and promulgated there under at 760 CMR 66.00 (HD TIE), and

WHEREAS, the City of Fall River has been designated a gateway municipality by the Commonwealth of Massachusetts and Durfee Trust Limited Partnership or its Nominee plans to invest an estimated \$8,400,000 to create 22 market rate residential units at 80 – 84 North Main Street, Fall River, Massachusetts, and

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

WHEREAS, the proposed Local Housing Development Certified Project is located at 80 – 84 North Main Street, Fall River, Massachusetts, which is within the boundaries of the gateway municipality of Fall River and a designated Housing Development Zone, and

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

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

LETTER SENT TO
TIF BOARD

Durfee Trust Limited Partnership
75 GAR Highway
Swansea Ma 02777

Ferris Development Corp
75 GAR Highway
Swansea MA 02777

Monte Ferris Jr., Treasurer

Monte Ferris Jr., Treasurer

October 16, 2023

Mayor Paul Coogan
City of Fall River
One Government Center
Fall River, MA 02721

Dear Mayor Coogan:

Please accept this letter as a request to secure a Tax Increment Exemptions (TIE) for 80 - 84 North Main Street for the creation of market rate housing. Durfee Trust Limited Partnership intends to apply for a Housing Development Incentive Program (HDIP) Tax Credit award from the Massachusetts Department of Housing and Community Development (DHCD) for the creation of 22 one bedroom residential on the property located at 80 - 84 North Main Street. While HDIP require that a minimum of 80% of the units be market rate, I anticipate all of the units to be market rate.

The building located at 80 -84 North Main Street, was constructed in 1887 and expanded inc. 1905 and c. 1933. The building is three stories in height, flat roofed, brick construction, and features large storefront windows flanked by pilasters with brownstone capitals, a heavy brownstone and copper cornice, and brownstone string courses, characteristic of Victorian commercial architecture.

From an historical standpoint, the property is an excellent representation of the buildings that characterize the Downtown Fall River Historic District through its use of Neo-Classical detailing in a commercial building including large storefront windows flanked by pilasters with brownstone capitals, a heavy brownstone and copper cornice, and brownstone string courses. The building was constructed by the B.M.C. Durfee Trust Co. to house their offices and banking activities, including providing financing for the textile industry. The building remains a contributing resource in the Downtown Fall River Historic District.

The total project cost for 80 - 84 North Main Street is estimated to be \$8,400,000 and cannot proceed without an HDIP Tax Credit award and a Tax Increment Exemption (TIE) from the City. Without an HDIP tax credit award, the project as currently envisioned will not be financially feasible.

The HDIP is designed to assist developers in creating market rate residential units in gateway cities as a way to help the community build and diversify its housing stock, spur economic development and enhance neighborhood stability. In the past few years, the City of Fall River has seen an increase in the number of market rate units available in the City. These units have been in high demand and the need for additional market rate units remains high.

Moving forward, the HDIP requires participation from the local government, as such I would respectfully request:

- Your written certification of the 80 – 84 North Main Street project as a Housing Development Incentive Program projects.
- To negotiate a HD Tax Increment Exemptions (TIEs) for the 80 – 84 North Main Street project.

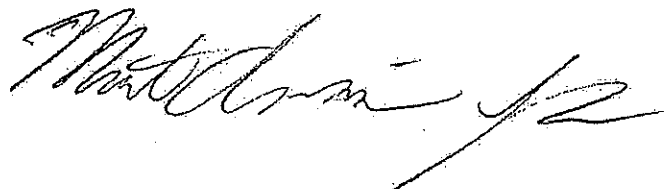
The DHCD views the TIE terms as an indication of the project's importance to the City. The more advantageous the TIE terms, the more likely 80 – 84 North Main Street will be awarded HDIP tax credits.

Specifically, we request a TIE which abates 80% of the project's added value during the first five years and 20% of the project's added value for an additional five years. The structure of this 10 year exemption will provide more assistance as the project stabilizes and less as the project matures.

Time is of the essence, so I would respectfully request your prompt attention and action on this matter. Thank you in advance for your support. I look forward to hearing from you.

Sincerely,

Monte Ferris Jr.
Durfee Trust Limited Partnership

A handwritten signature in dark ink, appearing to read "Monte Ferris Jr.", with a stylized flourish at the end.

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**HOUSING DEVELOPMENT INCENTIVE PROGRAM
TAX INCREMENT EXEMPTION (TIE) AGREEMENT
between
CITY OF FALL RIVER
and
DURFEE TRUST LIMITED PARTENRSHIP**

This AGREEMENT is made this ____ day of ____, 20____ by and between the THE CITY OF FALL RIVER, ("Municipality") and DURFEE TRUST LIMITED PARTENRSHIP a MASSACHUSETTS LIMITED PARTNERSHIP with an address at 75 GAR HIGHWAY, SWANSEA, MASSACHUSETTS.

Section 1 – Agreement

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

Section 2 – Definitions

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

- Act: M.G.L. c. 40V as may be amended from time to time.
- Completion: Certificates of occupancy have been issued for the entire Project.
- DHCD: Department of Housing and Community Development
- Event of Default: An "Event of Default" as defined in Section 5 below.
- Final Certification: Determination by DHCD that the Sponsor has completed the substantial rehabilitation of the Property, consistent with the Rehabilitation Plans, including the creation of MRRUs, as set forth in the Act and the Regulations.
- Fiscal Year: An annual period of July 1 through June 30.
- HD Project: A Certified Housing Development Project as defined in the Act and the Regulations.
- HD Zone: The Housing Development Zone adopted by the Fall River City Council on December 13, 2013 and approved by DHCD as evidenced by a Certificate of Approval dated July 10, 2014 , as Amended on September 12, 2023 and

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HOUSING DEVELOPMENT INCENTIVE PROGRAM

TAX INCREMENT EXEMPTION (TIE) AGREEMENT

between

CITY OF FALL RIVER

and

DURFEE TRUST LIMITED PARTENRSHIP

This AGREEMENT is made this ____ day of ____, 20____ by and between the THE CITY OF FALL RIVER, ("Municipality") and DURFEE TRUST LIMITED PARTENRSHIP a MASSACHUSETTS LIMITED PARTNERSHIP with an address at 75 GAR HIGHWAY, SWANSEA, MASSACHUSETTS.

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Act:	M.G.L. c. 40V as may be amended from time to time.
Completion:	Certificates of occupancy have been issued for the entire Project.
DHCD:	Department of Housing and Community Development
Event of Default:	An "Event of Default" as defined in Section 5 below.
Final Certification:	Determination by DHCD that the Sponsor has completed the substantial rehabilitation of the Property, consistent with the Rehabilitation Plans, including the creation of MRRUs, as set forth in the Act and the Regulations.
Fiscal Year:	An annual period of July 1 through June 30.
HD Project:	A Certified Housing Development Project as defined in the Act and the Regulations.
HD Zone:	The Housing Development Zone adopted by the Fall River City Council on <u>December 13, 2013</u> and approved by DHCD as evidenced by a Certificate of Approval dated <u>July 10, 2014</u> , as Amended on September 12, 2023 and

DRAFT

recorded with Fall River Registry of Deeds.

Lead Municipality: City of Fall River
MRRU: Market Rate Residential Unit(s) as defined at Section 3.B.1.
Property: 80 – 84 North Main Street as shown in Exhibit 1, "Map of Property" and further described in Exhibit 2, "Legal Description of Property".
Regulations: 760 CMR 66.00.
Rehabilitation Plans: The material submitted for Conditional Certification pursuant to 760 CMR 66.05(3) (a) and approved by DHCD.
Sponsor: Durfee Trust Limited Partnership, a Massachusetts Limited Partnership, with an address at 75 GAR Highway, Swansea, Massachusetts. Its successors and assigns.

Section 3 – Sponsor's Covenants

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

B. Market Rate Residential Units.

1) There shall be a total of 22 residential rental units created in the Project of which 22 shall be MRRUs comprised of one bedroom units. The monthly rent for such units shall be priced consistently with prevailing rents or sale prices in the Municipality as determined based on criteria established by the department., as set forth in Exhibit 3, "Market Rate Residential Units – Pricing Plan".

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

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

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

Section 4 – Tax Increment Exemption

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

A. Base Value. \$409,500.00

B. MRRU Percentage. 100 per cent. The MRRU Percentage shall be confirmed as required in paragraph F, below.

C. Exemption Percentage. Commencing on the Effective Date which shall be Fiscal Year 1: 80% for Fiscal Years 1 -5 and 20% for Fiscal Years 6- 10

D. The Increment. As defined at 760 CMR 66.06(1)(b)(1).

E. Calculation. For each Fiscal Year during the term of this Agreement, the HD TIE shall be determined by applying the Exemption Percentage to the property tax on the Increment.

F. Confirmation or Amendment of Calculation. Upon Completion, and prior to applying for Final Certification of the Project, the Sponsor and Municipality shall file a "Tax Increment Exemption – Confirmation of Calculation" in the form attached as Exhibit 4 ("TIE Confirmation"). To the extent that the dates or figures in the TIE Confirmation differ from those set forth in this Agreement, the contents of the TIE Confirmation shall control and shall be deemed to have amended this Agreement.

Section 5 – Default

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

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

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

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

B. Rights on Default.

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

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

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Final Certification, then:

- a. Revocation of Certification. Pursuant to the terms of the Act, the Municipality, may, at its sole discretion, request that DHCD revoke the Final Certification of the Project, such revocation to take effect on the first day of the fiscal year in which DHCD determines that a material variance commenced.
 - b. Termination of Agreement. Upon revocation of certification, this Agreement shall become null and void as of the effective date of such revocation.
 - c. Recoupment of Economic Benefit. Upon revocation of certification, the Municipality may bring a cause of action against Sponsor for the value of any economic benefit received by Sponsor prior to or subsequent to such revocation.
- 3) Other Remedies. The Municipality's rights upon the occurrence of an Event of Default are in addition to those granted to DHCD and the Massachusetts Commissioner of Revenue under the terms of the Act.

Section 6 – Miscellaneous

A. Effective Date. The effective date of the HD TIE shall be July 1st of the first Fiscal Year following DHCD's Final Certification of the HD Project pursuant to the requirements of the Act and the Regulations, which date is anticipated to be July 1, 2025
 The Effective Date shall be confirmed as required in paragraph F, below.

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

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

- 1) Until Completion, the status of construction in relation to the schedule contained in the Rehabilitation Plan;
- 2) Until Completion, the status of marketing in relation to the Rehabilitation Plans; and
- 3) For each MRRU, the number of bedrooms in the unit, whether it was leased as of the end of the most recent fiscal year and the monthly rent charged.

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

E. Notices. Any notice, request, instruction or other document to be given hereunder to either party by the other shall be in writing and delivered personally or sent by recognized overnight courier, receipt confirmed or sent by certified or registered mail, postage prepaid, as follows, and shall be conclusively deemed to have been received and be effective on the day on which personally delivered or, if sent by

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HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

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certified or registered mail, three (3) days after the day on which mailed or, if sent by overnight courier, on the day after delivered to such courier.

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

2) Sponsor: Attention: Monte Ferris Jr., 75 GAR HIGHWEASY, SWANSEA, MASSACHUSETTS 02777

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

HDIP Program Coordinator
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02124

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

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

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

[SIGNATURES ON NEXT PAGE]

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HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

City of Fall River

Durfee Trust Limited Partnership

By: Paul E. Coogan, Mayor

By: Monte Ferris Jr.
Manager
Durfee Trust Limited Partnership

By: Joseph D. Camara, President, City Council

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

EXHIBIT 1

MAP OF PROPERTY

PROPERTY LOCATION
30/84NO MAIN ST, FALL RIVER

OWNERSHIP
Owner 1: DUREE TRUST LIMITED PARTNERSHIP
Owner 2:
Owner 3:
Street 1: 75 G A R HWY
Street 2:
City: SWANSEA
State: MA
Zip: 02777

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
City:
State:
Zip:

NARRATIVE DESCRIPTION
This parcel contains 8,787 SQ FT of land mainly classified as OFFICE with a COMM BLOCK Building built about 1887, having primarily BRICK Exterior and 19439 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 8 HallBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code: Description: Amount: Comment:

PROPERTY FACTORS
Item: Code: Description: Area: Unit: Code: Description: Notes:
1. CBD Central Bus 100 water: C ALL UTIL
2. Empty
3. Empty
4. ROLLING
5. Street 7 SIDEWK
6. Gas

LAND SECTION (First 7 lines only)
Use: Description: Code: Acres: Value: Tax: Notes:
340 OFFICE 8787 188,187 188,187 188,200 CI SITE

Parcel ID	Year	Assessed Value	Market Value	Land Value	Improvement Value	Year End Roll
340	2022	188,200	188,200	188,200	409,500	12/31/2022
340	2021	188,200	188,200	188,200	409,500	12/31/2021
340	2020	188,200	188,200	188,200	409,500	12/31/2020
340	2019	188,200	188,200	188,200	409,500	12/31/2019
340	2018	188,200	188,200	188,200	409,500	12/31/2018
340	2017	188,200	188,200	188,200	409,500	12/31/2017

Parcel ID	Year	Assessed Value	Market Value	Land Value	Improvement Value	Year End Roll
340	2022	188,200	188,200	188,200	409,500	12/31/2022
340	2021	188,200	188,200	188,200	409,500	12/31/2021
340	2020	188,200	188,200	188,200	409,500	12/31/2020
340	2019	188,200	188,200	188,200	409,500	12/31/2019
340	2018	188,200	188,200	188,200	409,500	12/31/2018
340	2017	188,200	188,200	188,200	409,500	12/31/2017

Parcel ID	Year	Assessed Value	Market Value	Land Value	Improvement Value	Year End Roll
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340	2018	188,200	188,200	188,200	409,500	12/31/2018
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340	2020	188,200	188,200	188,200	409,500	12/31/2020
340	2019	188,200	188,200	188,200	409,500	12/31/2019
340	2018	188,200	188,200	188,200	409,500	12/31/2018
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340	2018	188,200	188,200	188,200	409,500	12/31/2018
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340	2020	188,200	188,200	188,200	409,500	12/31/2020
340	2019	188,200	188,200	188,200	409,500	12/31/2019
340	2018	188,200	188,200	188,200	409,500	12/31/2018
340	2017	188,200	188,200	188,200	409,500	12/31/2017

SKETCH

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TFL
SFL
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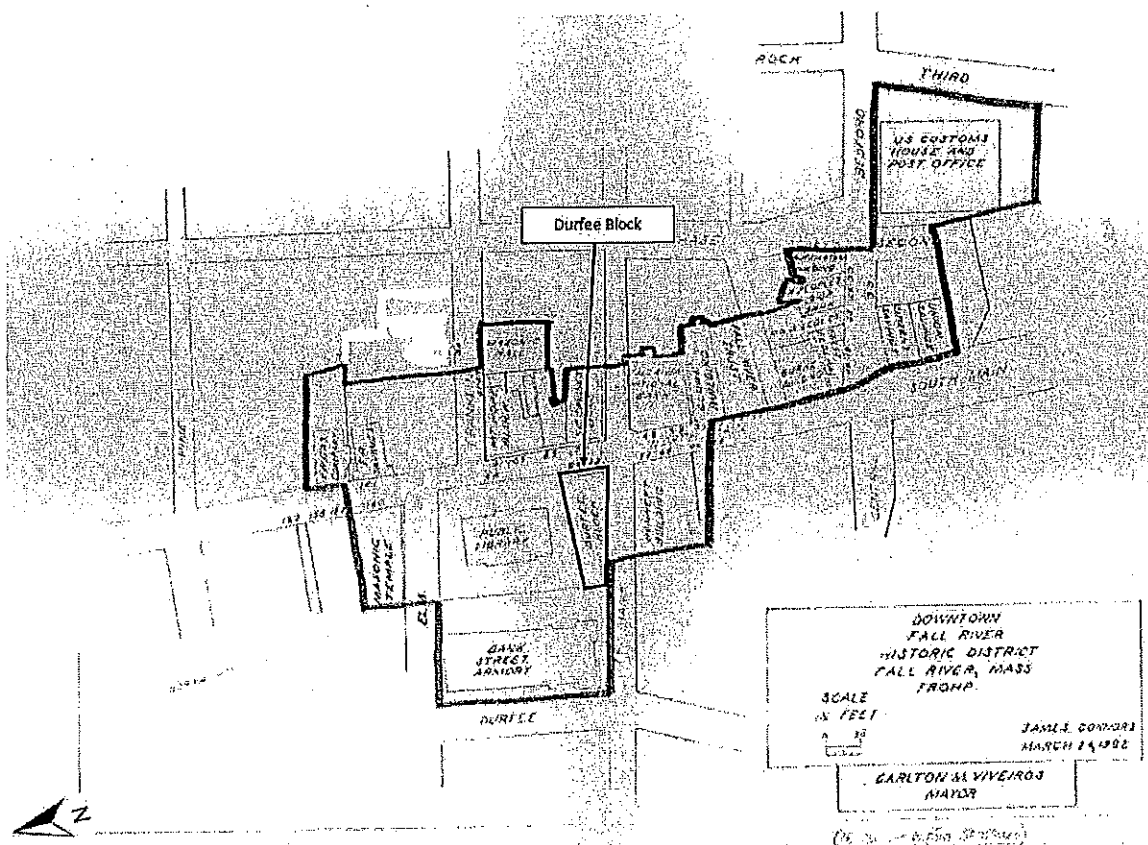
HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Durfee Block

NPS Project number: _____

Property address: 80 – 84 North Main Street, Fall River, MA

Fall River Historic District Boundary Map (NR 1982)



Durfee Block - Pre-rehabilitation Photographs
80 - 84 North Main Street
Fall River, Massachusetts
January 2023

HERITAGE
CONSULTING GROUP



1. East and South Elevations, looking northwest.



8. South Elevation, looking northwest.

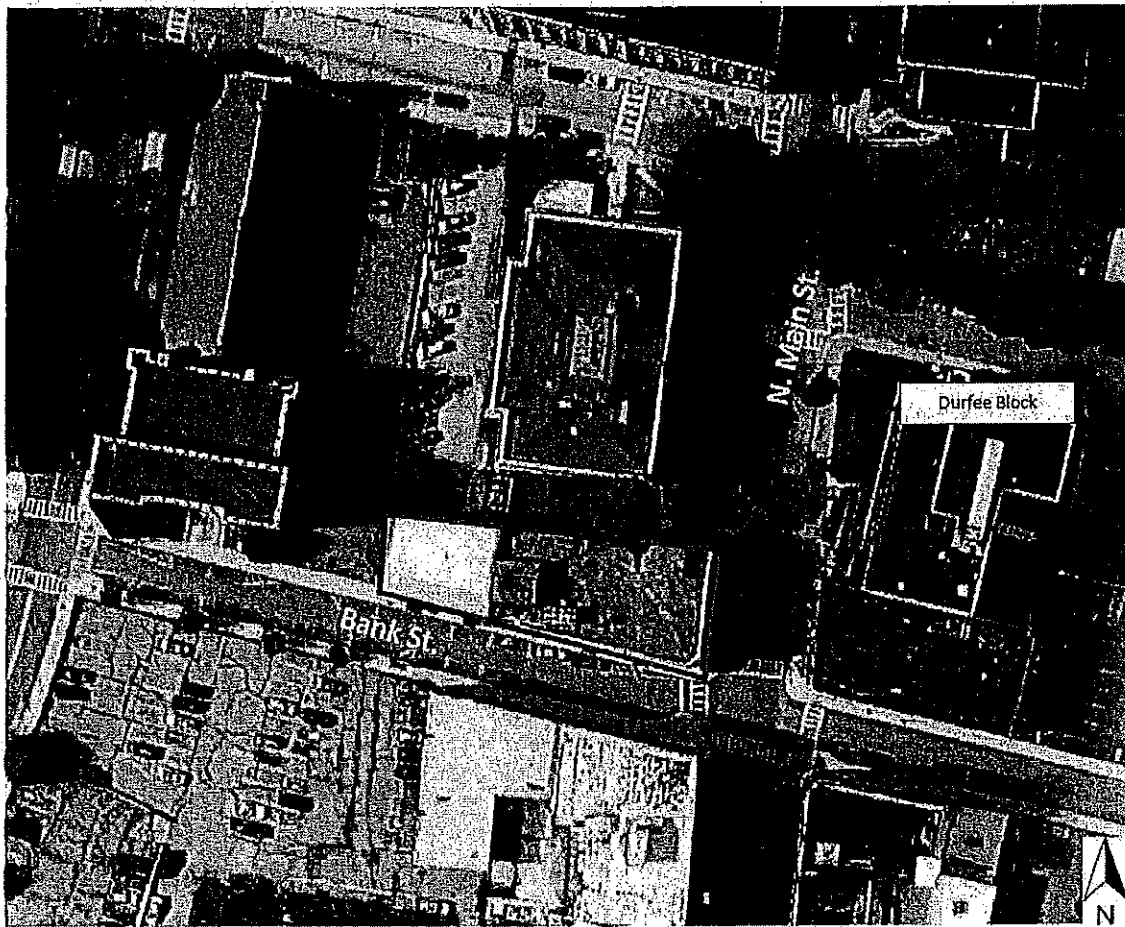
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

Property name: Durfee Block

NPS Project number: _____

Property address: 80 – 84 North Main Street, Fall River, MA

Site Map



HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

EXHIBIT 3

MARKET RATE RESIDENTIAL UNITS – PRICING PLAN

Pricing Area: 64411.00

Proposed Initial
Monthly Rent: \$1900.00

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EXHIBIT 4

TAX INCREMENT EXEMPTION – CONFIRMATION OF CALCULATION

In connection with the Tax Increment Exemption Agreement dated _____, 20____ by and between the MUNICIPALITY, and _____, a STATE FORM OF ORGANIZATION with an address at _____, with respect to the property at _____ (the "Agreement"), the parties hereby confirm the following elements of the Agreement. Unless otherwise stated, capitalized terms have the meaning set forth in the Agreement.

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

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

MUNICIPALITY

SPONSOR

By: [CHIEF EXECUTIVE OFFICER]

By:

By: [LEGISLATIVE BODY]

By:

Dated: _____

City of Fall River, *In City Council*

RESOLUTION

APPROVING HOUSING DEVELOPMENT INCENTIVE PROGRAM AND AMENDED LOCAL TAX EXEMPTION AND CERTIFIED PROJECT STATUS OF

66 Troy Street LLC or its Nominee

WHEREAS in August 2021, 66 Troy Street, LLC submitted a Tax Increment Exemption (TIE) and Project Status request to the City of Fall River and the Fall River City Council approved said TIE and Certified Project Status for 66 Troy Street in accordance with the rules and regulations set forth in the Massachusetts Housing Development Incentive Program created by Chapter 40V of the Massachusetts General Laws and promulgated there under at 760 CMR 66.00 (HD TIE), and

WHEREAS, 66 Troy Street LLC seeks to amend the previously approved TIE and Certified Project Status request to reflect an increase in the number of residential market rate units from 27 to 36, and

WHEREAS, 66 Troy Street LLC or its Nominee previously submitted said amendment request to the City of Fall River Tax Increment Financing Board which unanimously approved the amended request on October 23, 2023, and

WHEREAS, the City of Fall River has been designated a gateway municipality by the Commonwealth of Massachusetts and 66 Troy Street, LLC or its Nominee plans to invest an estimated \$10,735,362 to create 36 market rate residential units at 66 Troy Street, Fall River, Massachusetts, and

WHEREAS, 66 Troy Street LLC or its Nominee is seeking approval for an amended Local Tax Increment Exemption as part of the Certified Project Status approval and HDIP-Investment Tax Credit and meets the minimum requirements of 760 CMR 66.00 and the project described in the Housing Development Incentive Program Tax Increment Exemption, and

WHEREAS, the proposed Local Housing Development Certified Project is located at 66 Troy Street, Fall River, Massachusetts, which is within the boundaries of the gateway municipality of Fall River and a designated Housing Development Zone, and

WHEREAS, approval of the amended 66 Troy Street LLC or its Nominee Housing Development Incentive Program Tax Increment Exemption and Certified Project Status request in accordance with the above referenced laws, rules and regulations of the Commonwealth of Massachusetts is hereby accepted by the City Council, now therefore

BE IT RESOLVED, that the City Council of Fall River approves the amended 66 Troy Street, LLC or its Nominee Housing Development Incentive Program Tax Increment Exemption and Certified Project Status and forwards the same for final project certification to the Massachusetts Executive Office of Housing and Livable Communities Department of Housing for its approval and endorsement.



DOWNTOWN DEVELOPMENT
COMPANIES LLC

2C
LETTER SENT TO
TIF BOARD

October 1, 2023

Mayor Paul Coogan
City of Fall River
One Government Center
Fall River, MA 02721

Dear Mayor Coogan:

Please accept this letter as a request to amend the previously approved August 2021 Tax Increment Exemptions (TIE) for 66 Troy Street. 66 Troy Street LLC, intends to apply for a Housing Development Incentive Program (HDIP) Tax Credit award from the Massachusetts Department of Housing and Community Development (DHCD) and requests TIE approval to increase the number of residential units from 27 to 36 market rate residential units on 66 Troy Street. While HDIP require that a minimum of 80% of the units be market rate, I anticipate all of the units to be market rate.

The total project cost for 66 Troy Street is estimated to be \$10,735,362 and cannot proceed without an HDIP Tax Credit award and a Tax Increment Exemption (TIE) from the City. Without an HDIP tax credit award, the project as currently envisioned will not be financially feasible.

The HDIP is designed to assist developers in creating market rate residential units in gateway cities as a way to help the community build and diversify its housing stock, spur economic development and enhance neighborhood stability. In the past few years, the City of Fall River has seen an increase in the number of market rate units available in the City. These units have been in high demand and the need for additional market rate units remains high.

Moving forward, the HDIP requires participation from the local government, as such I would respectfully request:

- Your written certification of the Troy Street project as a Housing Development Incentive Program projects,
- To negotiate a HD Tax Increment Exemptions (TIEs) for the Troy Street project.

The DHCD views the TIE terms as an indication of the project's importance to the City. The more advantageous the TIE terms, the more likely 66 Troy Street will be awarded HDIP tax credits.



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DOWNTOWN DEVELOPMENT
COMPANIES LLC

Specifically, we request a TIE which abates 80% of the project's added value during the first five years and 20% of the project's added value for an additional five years. The structure of this 10 year exemption will provide more assistance as the project stabilizes and less as the project matures.

Time is of the essence, so I would respectfully request your prompt attention and action on this matter. Thank you in advance for your support. I look forward to hearing from you.

Sincerely,



Anthony F. Corderio

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HOUSING DEVELOPMENT INCENTIVE PROGRAM

TAX INCREMENT EXEMPTION (TIE) AGREEMENT

between
FALL RIVER
and
66 TROY STREET LLC

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This AGREEMENT is made this ____ day of ____, 20____ by and between the THE CITY OF FALL RIVER, ("Municipality") and 66 TROY STREET, a MASSACHUSETTS LIMITED LIABILITY CORPORATION with an address at 171 PLEASANT STREET, FALL RIVER, MASSACHUSETTS.

Section 1 – Agreement

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

Section 2 – Definitions

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

Act:	M.G.L. c. 40V as may be amended from time to time.
Completion:	Certificates of occupancy have been issued for the entire Project.
DHCD:	Department of Housing and Community Development
Event of Default:	An "Event of Default" as defined in Section 5 below.
Final Certification:	Determination by DHCD that the Sponsor has completed the substantial rehabilitation of the Property, consistent with the Rehabilitation Plans, including the creation of MRRUs, as set forth in the Act and the Regulations.
Fiscal Year:	An annual period of July 1 through June 30.
HD Project:	A Certified Housing Development Project as defined in the Act and the Regulations.
HD Zone:	The Housing Development Zone adopted by the Fall River City Council on <u>December 13, 2013</u> and approved by DHCD as evidenced by a Certificate of Approval dated <u>July 10, 2014</u> and recorded with <u>Fall River Registry of Deeds.</u>

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

Lead Municipality: City of Fall River
MRRU: Market Rate Residential Unit(s) as defined at Section 3.B.1.

Property: 66 Troy Street as shown in Exhibit 1, "Map of Property" and further described in Exhibit 2, "Legal Description of Property".

Regulations: 760 CMR 66.00.

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

Sponsor: 66 Troy Street LLC, a Massachusetts Limited Liability Corporation, with an address at 171 Pleasant Street, Fall River MA, its successors and assigns.

Section 3 – Sponsor's Covenants

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

B. Market Rate Residential Units.

1) There shall be a total of 37 residential rental units created in the Project of which 37 shall be MRRUs comprised of one and two bedroom units. The monthly rent for such units shall be priced consistently with prevailing rents or sale prices in the Municipality as determined based on criteria established by the department, as set forth in Exhibit 3, "Market Rate Residential Units – Pricing Plan".

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

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

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

Section 4 – Tax Increment Exemption

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

A. Base Value. \$1,244,700.

B. MRRU Percentage. 100 per cent. The MRRU Percentage shall be confirmed as required in paragraph F, below.

C. Exemption Percentage. Commencing on the Effective Date which shall be Fiscal Year 1: 80% for

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Fiscal Years 1-5 and 20% for Fiscal Years 6- 10

D. The Increment. As defined at 760 CMR 66.06(1)(b)(1).

E. Calculation. For each Fiscal Year during the term of this Agreement, the HD TIE shall be determined by applying the Exemption Percentage to the property tax on the Increment.

F. Confirmation or Amendment of Calculation. Upon Completion, and prior to applying for Final Certification of the Project, the Sponsor and Municipality shall file a "Tax Increment Exemption – Confirmation of Calculation" in the form attached as Exhibit 4 ("TIE Confirmation"). To the extent that the dates or figures in the TIE Confirmation differ from those set forth in this Agreement, the contents of the TIE Confirmation shall control and shall be deemed to have amended this Agreement.

Section 5 – Default

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

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

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

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

B. Rights on Default.

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

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

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

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

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

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

Section 6 – Miscellaneous

A. Effective Date. The effective date of the HD TIE shall be July 1st of the first Fiscal Year following DHCD's Final Certification of the HD Project pursuant to the requirements of the Act and the Regulations, which date is anticipated to be July 1, 2025.
The Effective Date shall be confirmed as required in paragraph F, below.

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

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

- 1) Until Completion, the status of construction in relation to the schedule contained in the Rehabilitation Plan;
- 2) Until Completion, the status of marketing in relation to the Rehabilitation Plans; and
- 3) For each MRRU, the number of bedrooms in the unit, whether it was leased as of the end of the most recent fiscal year and the monthly rent charged.

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

E. Notices. Any notice, request, instruction or other document to be given hereunder to either party by the other shall be in writing and delivered personally or sent by recognized overnight courier, receipt confirmed or sent by certified or registered mail, postage prepaid, as follows, and shall be conclusively deemed to have been received and be effective on the day on which personally delivered or, if sent by certified or registered mail, three (3) days after the day on which mailed or, if sent by overnight courier,

on the day after delivered to such courier.

1) Municipality: , Attention: Mayor's Office , City of Fall River, One Government Center, Fall River,
MA 02722

2) Sponsor: Attention: Anthony Cordeiro , 66 Troy Street LLC , 171 Pleasant Street, Fall River MA
02721,

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

HDIP Program Coordinator
Department of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02124

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

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

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

[SIGNATURES ON NEXT PAGE]

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

City of Fall River

66 Troy Street LLC

DRAFT

By: Paul E. Coogan, Mayor

By: Anthony Cordeiro
66 Troy LLC

By: Joseph D. Camara, President, City Council

2c

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

EXHIBIT 1

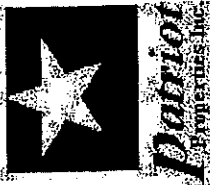
MAP OF PROPERTY

2c

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

EXHIBIT 2

DESCRIPTION OF PROPERTY



USER DEFINED

PROPERTY LOCATION

SHIPPING

Owner: 66 TROY STREET LLC

	Owner's Name
--	--------------

Street 171 PLEASANT ST

Street 2

MA	Entity	EXP 003 IN
SUPPLY		

PREVIOUS OWNER

OWNER

15

US/PROV		ONLY	
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NARRATIVE DESCRIPTION
<p>1. The first part of the document is a title page. It contains the title of the document, the author's name, and the date of the document.</p> <p>2. The second part of the document is an introduction. It provides a brief overview of the document's content and the author's purpose in writing the document.</p> <p>3. The third part of the document is the main body. It contains the main content of the document, which is organized into several sections. Each section is introduced by a heading, and the content is presented in a clear and concise manner.</p> <p>4. The fourth part of the document is a conclusion. It summarizes the main points of the document and provides a final statement on the author's findings.</p> <p>5. The fifth part of the document is a bibliography. It lists the sources of information used in the document, including books, articles, and websites.</p> <p>6. The sixth part of the document is an appendix. It contains additional information that is related to the main content of the document but is not essential to the understanding of the document.</p> <p>7. The seventh part of the document is a glossary. It defines the key terms and concepts used in the document, ensuring that the reader has a clear understanding of the document's content.</p> <p>8. The eighth part of the document is an index. It provides a list of the document's contents, including the title, introduction, main body, conclusion, bibliography, appendix, and glossary, and the page numbers where each section can be found.</p> <p>9. The ninth part of the document is a list of references. It provides a list of the sources of information used in the document, including books, articles, and websites, and the page numbers where each source can be found.</p> <p>10. The tenth part of the document is a list of figures. It provides a list of the figures included in the document, including tables, charts, and graphs, and the page numbers where each figure can be found.</p>

This parcel contains 14,718 SQ FT of land mainly classified as

OFFICE with a OFFICE Building built about 1876, having primarily BRICK Exterior and 35240 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 8 HalfBaths, 0 Rooms, and 0 Bdrm.

Code	Description	Amount	Cont. In
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[illegible]

Unit Code	Unit Title	Unit Description	Unit Credits
101	Introduction to Business	Introduction to the business world, including the roles of the entrepreneur, the manager, and the employee.	3
102	Business Law	Study of the legal aspects of business, including contracts, torts, and property.	3
103	Business Ethics	Study of the ethical aspects of business, including the roles of the entrepreneur, the manager, and the employee.	3
104	Business Communication	Study of the communication aspects of business, including the roles of the entrepreneur, the manager, and the employee.	3
105	Business Finance	Study of the financial aspects of business, including the roles of the entrepreneur, the manager, and the employee.	3
106	Business Marketing	Study of the marketing aspects of business, including the roles of the entrepreneur, the manager, and the employee.	3
107	Business Management	Study of the management aspects of business, including the roles of the entrepreneur, the manager, and the employee.	3
108	Business Information Systems	Study of the information systems aspects of business, including the roles of the entrepreneur, the manager, and the employee.	3
109	Business International Trade	Study of the international trade aspects of business, including the roles of the entrepreneur, the manager, and the employee.	3
110	Business Globalization	Study of the globalization aspects of business, including the roles of the entrepreneur, the manager, and the employee.	3

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14-00000

Disclaimer: This information is believed to be correct.

2c

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DEPRECIATION

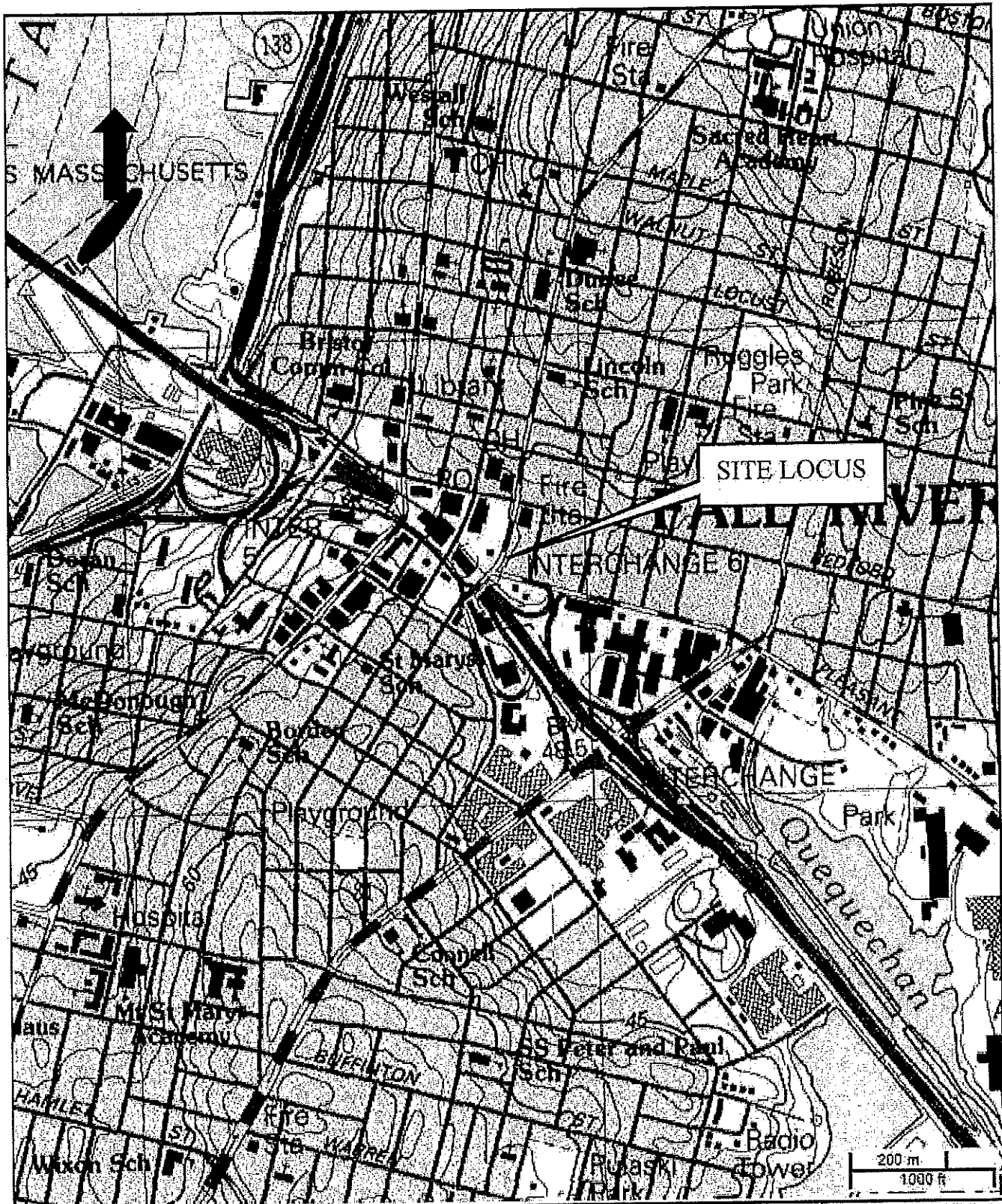
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COMPARABLE SALES

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DRAWN BY: KJB
SCALE: NOTED
DATE: 10/24/23

SITE LOCUS MAP



Wave 2 Environmental, Inc

66 TROY STREET
FALL RIVER, MASSACHUSETTS

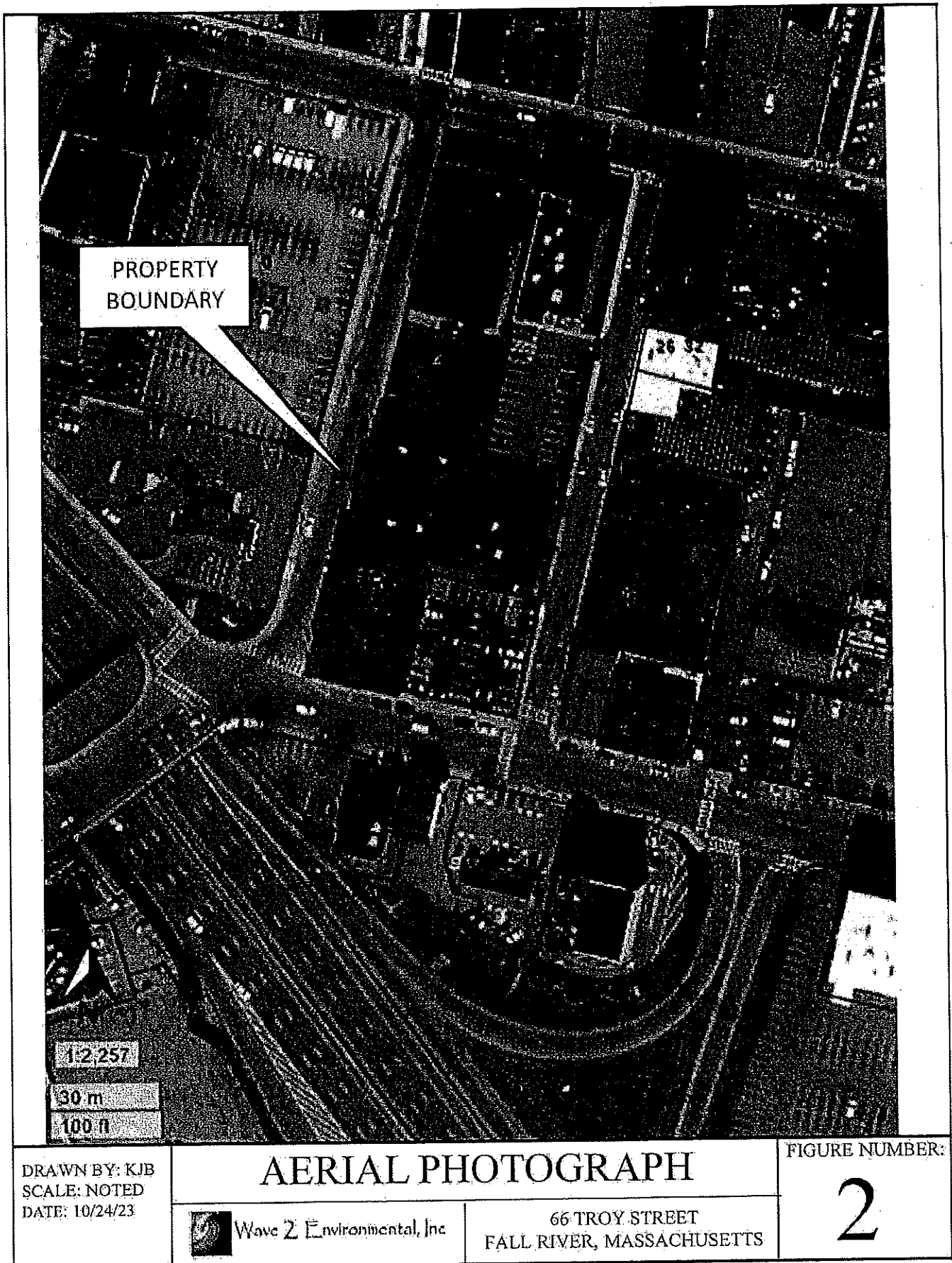
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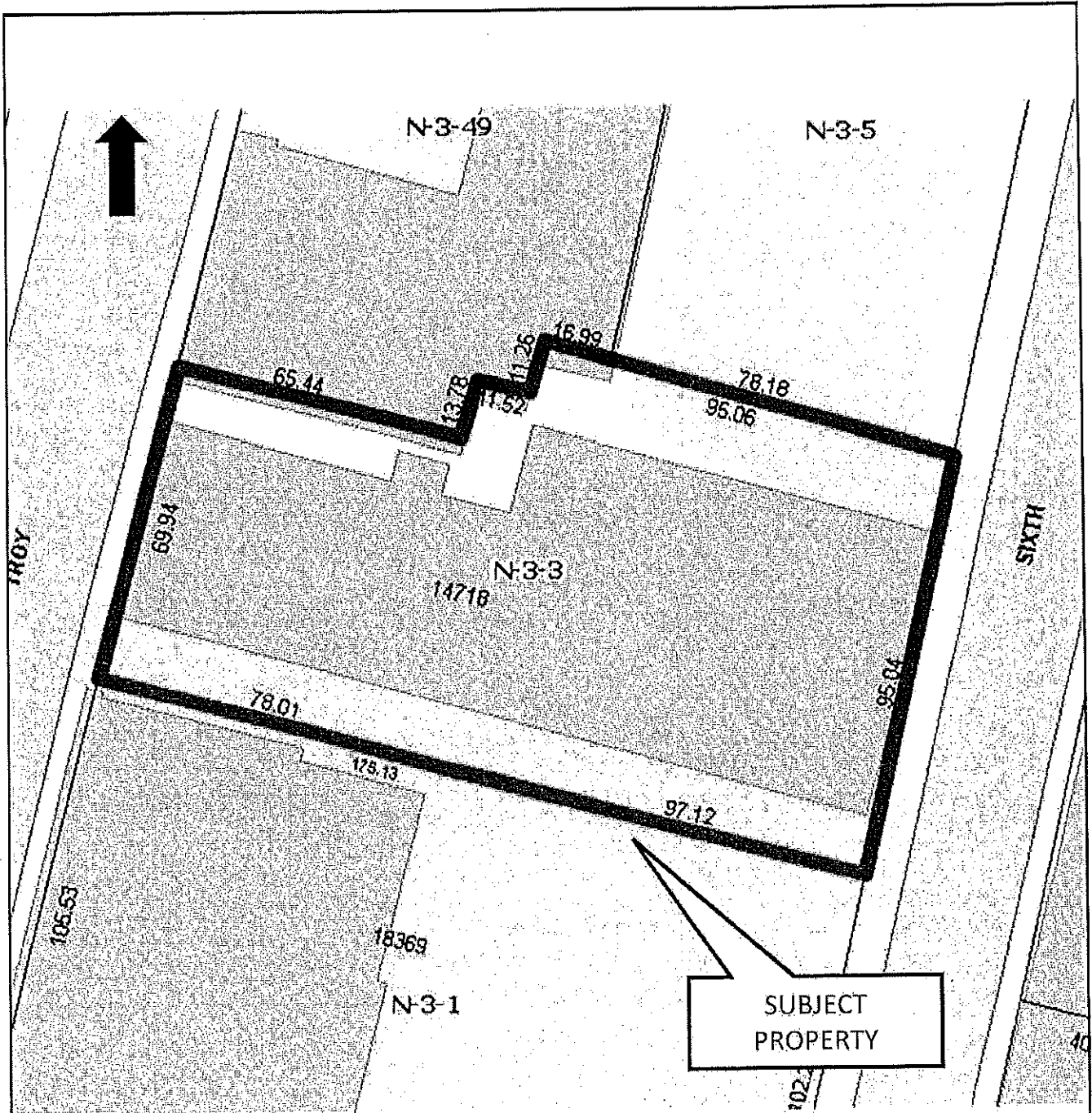
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HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

EXHIBIT 2

DESCRIPTION OF PROPERTY





DRAWN BY: KJB
SCALE: NOTED
DATE: 10/24/23

ASSESSORS MAP



Wave 2 Environmental, Inc.

66 TROY STREET
FALL RIVER, MASSACHUSETTS

FIGURE NUMBER:

5

2C

HDIP – Form of Tax Increment Exemption Agreement – RENTAL
[Name of Municipality & Property Reference]

EXHIBIT 3

MARKET RATE RESIDENTIAL UNITS – PRICING PLAN

Pricing Area: 64411.00

Proposed Initial
Monthly Rent: \$1900.00

2c

EXHIBIT 4

TAX INCREMENT EXEMPTION – CONFIRMATION OF CALCULATION

In connection with the Tax Increment Exemption Agreement dated _____, 20____ by and between the MUNICIPALITY, and _____, a STATE FORM OF ORGANIZATION with an address at _____, with respect to the property at _____ (the "Agreement"), the parties hereby confirm the following elements of the Agreement. Unless otherwise stated, capitalized terms have the meaning set forth in the Agreement.

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

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

MUNICIPALITY

SPONSOR

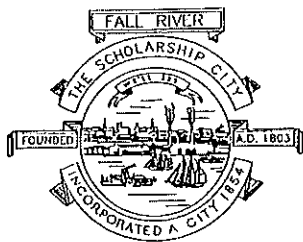
By: [CHIEF EXECUTIVE OFFICER]

By:

By: [LEGISLATIVE BODY]

By:

Dated: _____



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

PAUL E. COOGAN
Mayor

RECEIVED

2023 NOV -8 A 11:45

CITY CLERK _____
FALL RIVER, MA

November 3, 2023

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

RE: Grant awards being presented for City Council approval

Council President and Members of the Honorable Council:

Please find the following grant awards, which the City has been notified of, for your consideration and formal acceptance.

- (1) A COPS Hiring Program grant award in the amount of \$2,375,000 from the U.S. Department of Justice's Office of Community Oriented Policing Services
- (2) A Law Enforcement De-Escalation Training Program grant award in the amount of \$127,555 from the U.S. Department of Justice's Office of Community Oriented Policing Services

Thank you in advance for your consideration of this request.

Sincerely,

Paul E. Coogan
Mayor

City of Fall River, In City Council

ORDER:

The Fall River Police Department was awarded a COPS Hiring Program (CHP) grant through the United States Department of Justice Office of Community Oriented Policing Services (U.S. DOJ COPS Office) in the amount of \$2,375,000. The grant period will begin upon contract execution and end on September 30, 2028. This award will help fund the salaries and benefits of nineteen new police recruits at a rate of \$125,000 per officer over a period of three years in order to alleviate existing staffing burdens within the Fall River Police Department.

NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL: That the Mayor be and is hereby authorized in the name of the City of Fall River to accept and expend a Grant through the U.S. DOJ COPS Office in the amount of \$2,375,000 to help fund the salaries of nineteen new police recruits.

BE IT FURTHER VOTED: That the Mayor, on behalf of the City of Fall River, be and hereby is, authorized to execute any and all documents necessary in connection with said Grant from the U.S. DOJ COPS Office, including the expenditure thereof.

City of Fall River, *In City Council*

ORDER:

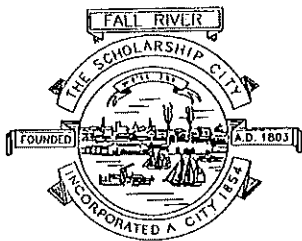
The Fall River Police Department was awarded a Law Enforcement De-Escalation Grant through the United States Department of Justice Office of Community Oriented Policing Services (U.S. DOJ COPS Office) in the amount of \$127,555. The grant period will begin upon contract execution and end on September 30, 2025. This award will fund (1) the purchase of Apex Officer police de-escalation training equipment, which utilizes virtual reality technology to engage officers in hands-on de-escalation training exercises, and (2) 464 hours of de-escalation-focused program instruction from the Fall River Police Department's Defensive Tactics Instructor.

NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL: That the Mayor be and is hereby authorized in the name of the City of Fall River to accept and expend a Grant through the U.S. DOJ COPS Office in the amount of \$127,555 to purchase de-escalation training equipment and conduct 464 hours of de-escalation training.

BE IT FURTHER VOTED: That the Mayor, on behalf of the City of Fall River, be and hereby is, authorized to execute any and all documents necessary in connection with said Grant from the U.S. DOJ COPS Office, including the expenditure thereof.

Grant Program	Funding Agency	Duration	Award Amount	Grant Contact	Matching Funds Required?	Purpose
COPS Hiring Program (CHP)	United States Department of Justice Office of Community Oriented Policing Services	Upon contract execution to Sept. 30, 2028	\$2,375,000	Paul Gauvin, Chief of Police	Yes; program only funds up to \$125,000 per officer over three years	To alleviate law enforcement staffing burdens by helping to fund the salaries and benefits of newly hired police officers. Grant will give \$125,000 per officer for 19 new officers over a period of three years.
Law Enforcement De-Escalation Training Program	United States Department of Justice Office of Community Oriented Policing Services	Upon contract execution to Sept. 30, 2025	\$127,555	Paul Gauvin, Chief of Police	No	To improve public safety by funding the purchase of virtual reality-based de-escalation training equipment for use by the Fall River Police Department and 464 hours of police de-escalation training.

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City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

RECEIVED

2023 NOV -8 A 11:45

CITY CLERK _____
FALL RIVER, MA

November 8, 2023

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

RE: Vehicle donation to the Fall River Fire Department for City Council consideration

Council President and Members of the Honorable Council:

The City of Fall River has been notified of a vehicle donation to the Fall River Fire Department (FRFD) by Mr. Alfred Nemer. If this gift is approved by the Council, the vehicle in question, a 2011 Nissan Altima, will be utilized by the FRFD for vehicular extrication training.

Thank you in advance for your consideration of this request.

Sincerely,

Paul E. Coogan
Mayor

City of Fall River, In City Council

ORDERED, that under the provisions of M.G.L. Chapter 44, Section 53A 1/2, the City of Fall River be, and the same is hereby, authorized to accept a donation from Addison J. Nemer of a 2011 Nissan Altima to be used by the Fall River Fire Department for the purpose of firefighter vehicular extrication training.



BOARD OF ASSESSORS
CITY OF FALL RIVER

RECEIVED

2023 OCT 18 A 11:09

CITY CLERK
FALL RIVER, MA

October 18, 2023

RE: FISCAL YEAR 2024 TAX FACTOR

Dear Council President and Members of the Fall River City Council:

As you know, General Laws Chapter 40, Section 56 allows a municipality to adopt a tax factor creating a split tax rate. The City of Fall River typically adopted such a tax factor creating a split tax rate in previous fiscal years. Such a tax factor must be adopted by the City Council with the approval of the Mayor. Before any such tax factor is adopted, there must first be a public hearing. As you are also aware, Chapter 40, Section 56 mandates that the factor cannot exceed 1.75. As the factor increases from 1.00 to 1.75, the residential rate decreases, and therefore the commercial, industrial, and personal property, (C.I.P.) tax rate increases.

It is my understanding that the public hearing concerning the classification of property within the City of Fall River has been scheduled for Tuesday, November 14th at 6:00 p.m. within the City Council Chambers. The hearing will be held in order to adopt the tax factor pursuant to Chapter 40, Section 56. As you know, last year, the City Council adopted a Tax Factor of 1.75 which provided the maximum shift allowable under the law. The Board of Assessors will provide a packet of relevant information including an analysis of the various tax rates that would result from tax factors ranging between 1.00 and 1.75.

If any additional information is required please feel free to contact the Assessor's Office.

Respectfully yours,

Richard A. Gonsalves, M.A.A.
Chairman of the Board of Assessors



BOARD OF ASSESSORS

CITY OF FALL RIVER

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RECEIVED

2023 NOV -7 P 3:18

November 7, 2023

CITY CLERK
FALL RIVER, MA

Dear Council President Camara and Members of the Fall River City Council:

As you know, the City Council will be holding the annual Tax Classification Hearing on Tuesday, November 14, 2023.

The Massachusetts Department of Revenue certified the assessed property values as determined by City's Full Revaluation on October 23, 2023. Attached please find the following information, based on the Full Revaluation, to assist you in your deliberations:

1. 2024 New Growth Breakdown
2. General Property Classification Breakdown
3. Analysis of Sales Trends and Assessed Property Valuation Comparison.
4. "What If" Spreadsheet

The FY2024 Tax Rates in the other municipalities we typically use for comparison have not yet been set by the respective communities.

Daniel Lane, Administrative Assistant to the Board of Assessors and I look forward to meeting with you on the 14th.

Richard A. Gonsalves, M.A.A.
Chairman of the Board of Assessors



BOARD OF ASSESSORS
CITY OF FALL RIVER

2024 NEW GROWTH BREAKDOWN					
	RESIDENTIAL			RESIDENTIAL	ESTIMATED
LUC	CLASSIFICATION	PARCELS	2024 NG VALUE	TAX RATE	NG REVENUE
101	SINGLE FAMILY HOMES	193	\$23,004,400	12.27	\$282,265
102	CONDOMINIUMS	3	\$114,300	12.27	\$1,402
104	TWO-FAMILY HOMES	27	\$2,362,600	12.27	\$28,989
105	THREE- FAMILY HOMES	20	\$2,112,000	12.27	\$25,914
109	Misc Res	3	\$565,300	12.27	\$6,936
111	4-8 UNITS	14	\$1,639,300	12.27	\$20,114
112	OVER 8 UNITS	8	\$4,685,000	12.27	\$57,486
13/31	MIXED USE	5	\$598,767	12.27	\$7,347
130	VACANT LOTS	20	\$1,459,700	12.27	\$17,910
RESIDENTIAL NG TOTALS		293	\$36,541,367	12.27	\$448,363
	C/I			COMMERCIAL	ESTIMATED
LUC	CLASSIFICATIONS	PARCELS	2024 NG VALUE	TAX RATE	NG REVENUE
13/31	MIXED USE	7	\$903,933	25.76	\$23,285
300	COMMERCIAL PROPERTIES	16	\$12,703,900	25.76	\$327,254
400	INDUSTRIAL PROPERTIES	11	\$7,319,900	25.76	\$188,560
COMM/IND NG TOTALS		34	\$20,927,733	25.76	\$539,099
500	PERSONAL PROPERTY	295	\$75,759,340	25.76	\$1,951,561
TOATL APPROVED NG		622	\$133,228,440		\$2,939,023

GENERAL PROPERTY CLASSIFICATION BREAKDOWN

State Land

Use Code	Property Type	# of Accounts
101	SINGLE FAMILY HOMES	9378
102	CONDOMINIUMS	1772
104	TWO FAMILY HOMES	2222
105	THREE FAMILY HOMES	3184
111-112	APARTMENTS 4+	1869
130-132	LAND LOTS	712
300	COMMERCIAL	1020
400	INDUSTRIAL	284
500	PERSONAL PROPERTY	722

FY 2024 TAX CLASSIFICATION HEARING, TUESDAY NOVEMBER 14TH, 2023

- SALES OF SINGLE FAMILY INCREASED ON AVERAGE OF 10%
- SALES OF CONDOMINIUMS INCREASED ON AVERAGE OF 16%
- SALES OF TWO FAMILY'S INCREASED ON AVERAGE OF 17%
- SALES OF THREE FAMILY'S INCREASED ON AVERAGE OF 20%
- SALES OF APT'S 4+ INCREASED ON AVERAGE OF 17%
- SALES OF COMMERCIAL PROPERTIES INCREASED ON AVERAGE OF 8%
- SALES OF INDUSTRIAL PROPERTIES INCREASED ON AVERAGE OF 5%

	<u>FY 2023 VALUE</u>	<u>FY 2024 VALUE</u>	<u>% CHANGE</u>
RESIDENTIAL CLASS	\$7,044,931,749	\$8,022,575,092	13.9
COMMERCIAL CLASS	\$776,602,834	\$840,302,199	8.2
INDUSTRIAL CLASS	\$444,473,600	\$466,582,200	5.0
PERSONAL PROPERTY	\$8,609,122,793	\$9,734,326,731	13.1

The Median Value for:

	<u>2023</u>	<u>2024</u>	<u>DIFFERENCE</u>
• Single Family Home -	\$313,150	\$342,100	\$28,950
• 2 Family Home -	\$321,900	\$375,900	\$54,000
• 3 Family Home -	\$396,650	\$477,200	\$80,550
• Commercial Property -	\$296,450	\$342,950	\$46,500
• Industrial Property -	\$535,150	\$586,000	\$50,850

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↑ PAGE DOWN TO COMPLETE DATA ENTRY ↓

↑ PAGE DOWN TO COMPLETE DATA ENTRY ↓

Residential Exempt	Small Commercial Exemption	Levy
13.58	13.58	13.58

Residential Exempt	Small Commercial Exemption	Levy
13.58	13.58	13.58

STATION		DATE		TIME		FREQ		MODE		POWER		SIGNAL		REMARKS	
STATION	DATE	TIME	FREQ	MODE	POWER	SIGNAL	REMARKS	STATION	DATE	TIME	FREQ	MODE	POWER	SIGNAL	REMARKS
1.01	96.7866	82.2365	0.0000	8.7187	4.8409	4.2010	100.0000	109.519.913	0	11.610.644	6.446.706	5.594.514	133.171.977	13.65	13.82
1.02	96.5733	82.0636	0.0000	8.8050	4.8888	4.2426	100.0000	109.285.734	0	11.725.803	6.510.555	5.646.906	133.171.977	13.62	13.85
1.03	96.3569	81.8878	0.0000	8.8913	4.9367	4.2842	100.0000	109.051.555	0	11.840.762	6.574.363	5.705.297	133.171.977	13.59	14.09
1.04	96.1465	81.7119	0.0000	8.9777	4.9847	4.3258	100.0000	108.817.376	0	11.955.721	6.638.182	5.760.668	133.171.977	13.56	14.23
1.05	96.9332	81.5361	0.0000	9.0640	5.0326	4.3673	100.0000	108.583.197	0	12.070.660	6.702.021	5.816.079	133.171.977	13.53	14.36
1.06	96.7198	81.3602	0.0000	9.1303	5.0805	4.4099	100.0000	108.349.016	0	12.185.639	6.766.860	5.871.471	133.171.977	13.51	14.50
1.07	96.5064	81.1844	0.0000	9.2266	5.1285	4.4505	100.0000	108.114.539	0	12.300.597	6.829.678	5.926.862	133.171.977	13.48	14.64
1.08	96.2931	81.0085	0.0000	9.3229	5.1764	4.4921	100.0000	107.880.061	0	12.415.566	6.893.507	5.992.253	133.171.977	13.45	14.78
1.09	96.0797	80.8327	0.0000	9.4093	5.2243	4.5337	100.0000	107.646.482	0	12.530.515	6.957.336	6.037.644	133.171.977	13.42	14.91
1.10	97.8663	80.6568	0.0000	9.4956	5.2723	4.5753	100.0000	107.412.303	0	12.646.474	7.021.165	6.093.035	133.171.977	13.39	15.05
1.11	97.6530	80.4810	0.0000	9.5819	5.3202	4.6169	100.0000	107.178.724	0	12.760.433	7.084.994	6.148.427	133.171.977	13.36	15.19
1.12	97.4396	80.3051	0.0000	9.6682	5.3681	4.6585	100.0000	106.943.946	0	12.875.392	7.148.822	6.203.818	133.171.977	13.33	15.32
1.13	97.2262	80.1293	0.0000	9.7546	5.4160	4.7001	100.0000	106.709.786	0	12.990.351	7.212.651	6.259.209	133.171.977	13.30	15.46
1.14	97.0129	79.9534	0.0000	9.8409	5.4640	4.7417	100.0000	106.475.587	0	13.105.309	7.276.490	6.314.600	133.171.977	13.27	15.60
1.15	96.7995	79.7776	0.0000	9.9272	5.5119	4.7833	100.0000	106.241.409	0	13.220.268	7.340.309	6.369.992	133.171.977	13.24	15.73
1.16	96.5861	79.6018	0.0000	10.0135	5.5598	4.8249	100.0000	106.007.230	0	13.335.227	7.404.137	6.425.383	133.171.977	13.21	15.87
1.17	96.3728	79.4259	0.0000	10.0999	5.6078	4.8665	100.0000	105.773.051	0	13.450.186	7.467.966	6.480.774	133.171.977	13.18	16.01
1.18	96.1594	79.2501	0.0000	10.1862	5.6557	4.9081	100.0000	105.538.872	0	13.565.146	7.531.795	6.536.165	133.171.977	13.16	16.14
1.19	95.9460	79.0742	0.0000	10.2725	5.7036	4.9497	100.0000	105.304.693	0	13.680.104	7.595.624	6.591.557	133.171.977	13.13	16.28
1.20	95.7327	78.8984	0.0000	10.3588	5.7515	4.9913	100.0000	105.070.514	0	13.795.063	7.659.452	6.646.948	133.171.977	13.10	16.42
1.21	95.5193	78.7225	0.0000	10.4452	5.7955	5.0328	100.0000	104.836.335	0	13.910.021	7.723.291	6.702.339	133.171.977	13.07	16.55
1.22	95.3059	78.5467	0.0000	10.5315	5.8474	5.0744	100.0000	104.602.157	0	14.024.960	7.787.110	6.757.730	133.171.977	13.04	16.69
1.23	95.0926	78.3708	0.0000	10.6178	5.8953	5.1160	100.0000	104.367.578	0	14.139.939	7.850.939	6.813.121	133.171.977	13.01	16.83
1.24	94.8792	78.1950	0.0000	10.7041	5.9433	5.1576	100.0000	104.133.799	0	14.254.898	7.914.768	6.868.513	133.171.977	12.98	16.96
1.25	94.6598	78.0191	0.0000	10.7905	5.9912	5.1992	100.0000	103.899.620	0	14.369.957	7.978.596	6.923.904	133.171.977	12.95	17.10

What If...Scenario Worksheet

Scenario Parameters			Input Amounts			Estimated Results		
Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
1.26	94.4526	77.8433	0.0000	10.8768	6.0391	5.2408	100.0000	103.665,441
1.27	94.2391	77.6674	0.0000	10.9631	6.0871	5.2824	100.0000	103.431,262
1.28	94.0257	77.4916	0.0000	11.0494	6.1350	5.3240	100.0000	103.197,083
1.29	93.8124	77.3157	0.0000	11.1357	6.1829	5.3656	100.0000	102.962,905
1.30	93.5990	77.1399	0.0000	11.2221	6.2308	5.4072	100.0000	102.728,726
1.31	93.3856	76.9640	0.0000	11.3084	6.2788	5.4488	100.0000	102.494,547
1.32	93.1723	76.7882	0.0000	11.3947	6.3267	5.4904	100.0000	102.260,368
1.33	92.9589	76.6124	0.0000	11.4810	6.3746	5.5320	100.0000	102.026,189
1.34	92.7455	76.4365	0.0000	11.5674	6.4226	5.5736	100.0000	101.792,010
1.35	92.5322	76.2607	0.0000	11.6537	6.4705	5.6152	100.0000	101.557,831
1.36	92.3188	76.0848	0.0000	11.7400	6.5184	5.6568	100.0000	101.323,653
1.37	92.1054	75.9089	0.0000	11.8263	6.5664	5.6983	100.0000	101.089,474
1.38	91.8921	75.7331	0.0000	11.9127	6.6143	5.7399	100.0000	100.855,295
1.39	91.6787	75.5573	0.0000	11.9990	6.6622	5.7815	100.0000	100.621,116
1.40	91.4653	75.3814	0.0000	12.0853	6.7101	5.8231	100.0000	100.386,937
1.41	91.2520	75.2056	0.0000	12.1716	6.7581	5.8647	100.0000	100.152,758
1.42	91.0386	75.0297	0.0000	12.2580	6.8060	5.9063	100.0000	99.918,579
1.43	90.8252	74.8539	0.0000	12.3443	6.8539	5.9479	100.0000	99.684,401
1.44	90.6119	74.6780	0.0000	12.4306	6.9019	5.9895	100.0000	99.450,222
1.45	90.3985	74.5022	0.0000	12.5169	6.9499	6.0311	100.0000	99.216,043
1.46	90.1851	74.3263	0.0000	12.6032	6.9977	6.0727	100.0000	98.981,864
1.47	89.9718	74.1505	0.0000	12.6896	7.0456	6.1143	100.0000	98.747,685
1.48	89.7584	73.9747	0.0000	12.7759	7.0936	6.1559	100.0000	98.513,506
1.49	89.5450	73.7988	0.0000	12.8622	7.1415	6.1975	100.0000	98.279,327
1.50	89.3317	73.6230	0.0000	12.9486	7.1894	6.2391	100.0000	98.045,149

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What If...Scenario Worksheet

Input Data		Scenario Parameters					Input Assumptions					Estimated Results					
NPV	IRR	Payback	OS	Comp	Int	FC	Int	Payback	OS	Comp	Int	Payback	OS	Comp	Int		
1.51	89.1183	73.4471	0.0000	13.0349	7.2374	6.2807	100.0000	97.810.970	0	17.358.787	9.638.144	8.364.076	133.171.977	12.19	20.66	20.66	20.66
1.52	88.9049	73.2713	0.0000	13.1212	7.2853	6.3223	100.0000	97.576.791	0	17.473.746	9.701.973	8.419.467	133.171.977	12.16	20.79	20.79	20.79
1.53	88.6916	73.0954	0.0000	13.2075	7.3332	6.3638	100.0000	97.342.612	0	17.588.705	9.765.802	8.474.658	133.171.977	12.13	20.93	20.93	20.93
1.54	88.4782	72.9196	0.0000	13.2938	7.3812	6.4054	100.0000	97.108.433	0	17.703.664	9.829.631	8.530.250	133.171.977	12.10	21.07	21.07	21.07
1.55	88.2648	72.7437	0.0000	13.3802	7.4291	6.4470	100.0000	96.874.254	0	17.818.622	9.893.459	8.585.641	133.171.977	12.08	21.21	21.21	21.21
1.56	88.0515	72.5679	0.0000	13.4665	7.4770	6.4886	100.0000	96.640.075	0	17.933.581	9.957.288	8.641.032	133.171.977	12.05	21.34	21.34	21.34
1.57	87.8381	72.3920	0.0000	13.5528	7.5249	6.5302	100.0000	96.405.897	0	18.048.540	10.021.117	8.696.423	133.171.977	12.02	21.48	21.48	21.48
1.58	87.6247	72.2162	0.0000	13.6391	7.5729	6.5718	100.0000	96.171.718	0	18.163.499	10.084.946	8.751.815	133.171.977	11.99	21.62	21.62	21.62
1.59	87.4114	72.0403	0.0000	13.7255	7.6208	6.6134	100.0000	95.937.539	0	18.278.459	10.148.774	8.807.206	133.171.977	11.96	21.75	21.75	21.75
1.60	87.1980	71.8645	0.0000	13.8118	7.6687	6.6550	100.0000	95.703.360	0	18.393.417	10.212.603	8.862.597	133.171.977	11.93	21.89	21.89	21.89
1.61	86.9846	71.6886	0.0000	13.8981	7.7167	6.6966	100.0000	95.469.181	0	18.508.376	10.276.432	8.917.988	133.171.977	11.90	22.03	22.03	22.03
1.62	86.7713	71.5128	0.0000	13.9844	7.7646	6.7382	100.0000	95.235.002	0	18.623.334	10.340.261	8.973.379	133.171.977	11.87	22.16	22.16	22.16
1.63	86.5579	71.3369	0.0000	14.0707	7.8125	6.7798	100.0000	95.000.823	0	18.738.293	10.404.090	9.028.771	133.171.977	11.84	22.30	22.30	22.30
1.64	86.3445	71.1611	0.0000	14.1571	7.8605	6.8214	100.0000	94.766.645	0	18.853.252	10.467.918	9.084.162	133.171.977	11.81	22.44	22.44	22.44
1.65	86.1312	70.9853	0.0000	14.2434	7.9084	6.8630	100.0000	94.532.466	0	18.968.211	10.531.747	9.139.553	133.171.977	11.78	22.57	22.57	22.57
1.66	85.9178	70.8094	0.0000	14.3297	7.9563	6.9046	100.0000	94.298.287	0	19.083.170	10.595.576	9.194.944	133.171.977	11.75	22.71	22.71	22.71
1.67	85.7044	70.6336	0.0000	14.4160	8.0042	6.9462	100.0000	94.064.108	0	19.198.129	10.659.405	9.250.336	133.171.977	11.72	22.85	22.85	22.85
1.68	85.4911	70.4577	0.0000	14.5024	8.0522	6.9878	100.0000	93.829.929	0	19.313.088	10.723.233	9.305.727	133.171.977	11.70	22.98	22.98	22.98
1.69	85.2777	70.2819	0.0000	14.5887	8.1001	7.0293	100.0000	93.595.750	0	19.428.046	10.787.062	9.361.118	133.171.977	11.67	23.12	23.12	23.12
1.70	85.0643	70.1060	0.0000	14.6750	8.1480	7.0709	100.0000	93.361.571	0	19.543.005	10.850.891	9.416.509	133.171.977	11.64	23.26	23.26	23.26
1.71	84.8510	69.9302	0.0000	14.7613	8.1960	7.1125	100.0000	93.127.393	0	19.657.984	10.914.720	9.471.901	133.171.977	11.61	23.39	23.39	23.39
1.72	84.6376	69.7543	0.0000	14.8477	8.2439	7.1541	100.0000	92.893.214	0	19.772.923	10.978.549	9.527.292	133.171.977	11.58	23.53	23.53	23.53
1.73	84.4242	69.5785	0.0000	14.9340	8.2918	7.1957	100.0000	92.659.035	0	19.887.882	11.042.377	9.582.693	133.171.977	11.55	23.67	23.67	23.67
1.74	84.2109	69.4026	0.0000	15.0203	8.3397	7.2373	100.0000	92.424.856	0	20.002.841	11.106.206	9.638.074	133.171.977	11.52	23.80	23.80	23.80
1.75	83.9975	69.2268	0.0000	15.1066	8.3877	7.2789	100.0000	92.190.677	0	20.117.800	11.170.035	9.693.465	133.171.977	11.49	23.94	23.94	23.94

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What If... Scenario Worksheet

RP		Share Repurchases					Levy Amounts					Estimated Tax Rate				
		Req	OS	Com	Ind	PR	Req	OS	Com	Ind	PR	Req	OS	Com	Ind	PR



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 1, 2023

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article: 70

Section: 387

Handicapped Parking

By inserting in proper alphabetical order the following:

INSERT

Name of Street

Side

Location

Buffinton Street

West

Starting at a point 236 feet West of Coggeshall Street
For a distance of 20 feet west.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

RECEIVED
2023 NOV - 2 A 10:30
CITY CLERK
FALL RIVER, MA



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 1, 2023

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

RECEIVED
2023 NOV - 2 A 10:36
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article: 70
Section: 387 **Handicapped Parking**

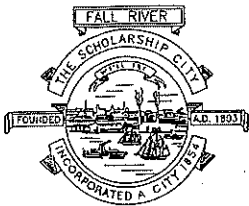
By inserting in proper alphabetical order the following:

INSERT

Name of Street	Side	Location
Hunter Street	East	Starting at a point 184 feet South of William Street For a distance of 20 feet south.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 1, 2023

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request met all the guidelines, requirements and was approved by the Traffic Commission Board.

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

Article: 70
Section: 387 **Handicapped Parking**

By inserting in proper alphabetical order the following:

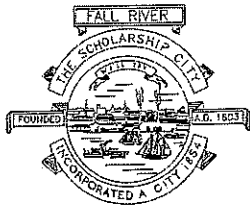
INSERT

Name of Street	Side	Location
Mason Street	West	Starting at a point 193 feet South of County Street For a distance of 20 feet south.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

RECEIVED
2023 NOV - 2 A 10:36
CITY CLERK
FALL RIVER, MA



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

RECEIVED
2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

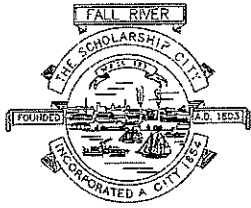
Article: 70
Section: 387 **Handicapped Parking**

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Ninth Street	west	Starting at a point 105 feet south of Bedford Street, For distance of 20 feet south.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

Article: 70
Section: 387

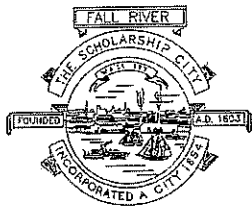
Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Anawan Street	North	Starting at a point 61 feet west of South Main Street, For distance of 50 feet west.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

RECEIVED
2023 NOV 10 A 9 25
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

Article: 70
Section: 387

Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Bay Street	east	Starting at a point 233 feet north of Pokross Street, For distance of 20 feet north.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

4



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

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2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

Article: 70
Section: 387 **Handicapped Parking**

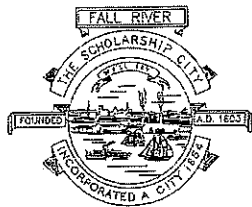
By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Franklin Street	south	Starting at a point 60 feet west of Oak Street, For distance of 20 feet west.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

W



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

RECEIVED
2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

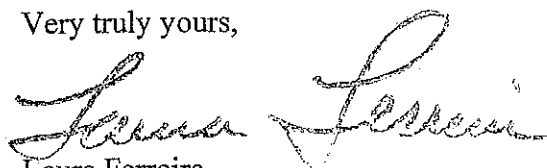
Article: 70
Section: 387

Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Fulton Street	west	Starting at a point 160 feet north of Wellington Street, For distance of 20 feet north.

Very truly yours,


Laura Ferreira
Director of Traffic & Parking



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

Article: 70
Section: 387 **Handicapped Parking**

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Jefferson Street	east	Starting at a point 60 feet south of Oman Street, For distance of 20 feet south.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

RECEIVED
NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

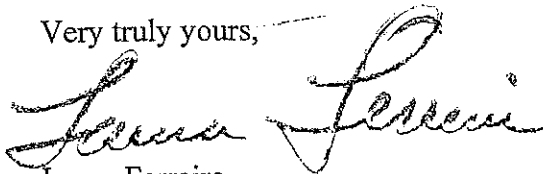
That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
John Street	West	Starting at a point 98 feet south of Rodman Street, For distance of 20 feet south.

Very truly yours,


Laura Ferreira
Director of Traffic & Parking

RECEIVED
2023 NOV 10 A 9:24
CITY CLERK
FALL RIVER, MA

JS



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

RECEIVED
2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

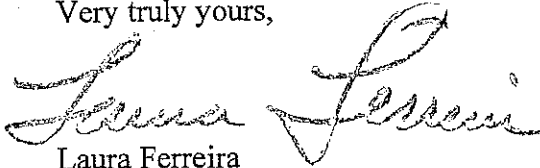
That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By striking out in proper alphabetical order the following.

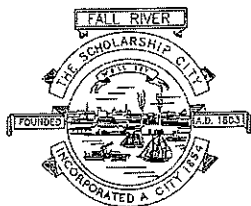
Name of Street	Side	Location
Maria Street	west	Starting at a point 28 feet south of Lawton Street, For distance of 25 feet south.

Very truly yours,


Laura Ferreira
Director of Traffic & Parking

SN

6



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

RECEIVED
2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

Article: 70
Section: 387

Handicapped Parking

By striking out in proper alphabetical order the following.

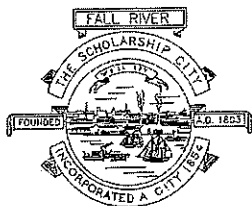
Name of Street	Side	Location
Montaup Street	East	Starting at a point 159 feet north of Dwelly Street, For distance of 20 feet north.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

82

6



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

RECEIVED
2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

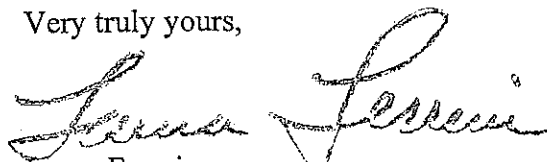
Article: 70
Section: 387

Handicapped Parking

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Pearce Street	north	Starting at a point 176 feet west of Underwood Street, For distance of 20 feet west.

Very truly yours,


Laura Ferreira
Director of Traffic & Parking

sf



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

RECEIVED
2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

Article: 70
Section: 387 **Handicapped Parking**

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Robeson Street	East	Starting at a point 130 feet north of New Boston Road, For distance of 20 feet north.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

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

Article: 70
Section: 387 **Handicapped Parking**

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Stetson Street	East	Starting at a point 120 feet south of Prospect Street, For distance of 20 feet south.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

RECEIVED
2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA



**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, October 18, 2023 the following request was heard and approved by the Traffic Commission.

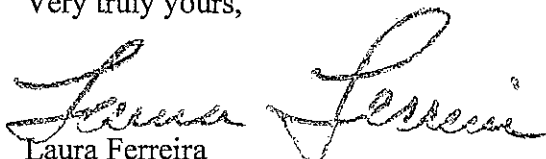
That Chapter 70 of Revised Ordinances be amended in the following Section:

Article: 70
Section: 387 **Handicapped Parking**

By striking out in proper alphabetical order the following.

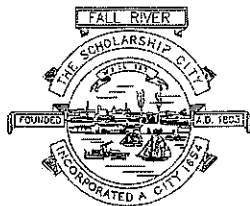
Name of Street	Side	Location
Swindell Street	west	Starting at a point 137 feet north of Pleasant Street, For distance of 20 feet north.

Very truly yours,


Laura Ferreira
Director of Traffic & Parking

RECEIVED
2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA





**CITY OF FALL RIVER
MASSACHUSETTS**

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

November 9, 2023

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

RECEIVED
2023 NOV 10 A 9:25
CITY CLERK
FALL RIVER, MA

Honorable Council Members:

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

Article: 70
Section: 387 **Handicapped Parking**

By striking out in proper alphabetical order the following.

Name of Street	Side	Location
Tecumseh Street	North	Starting at a point 180 feet west of Lawrence Street, For distance of 20 feet west.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

82

City of Fall River, In City Council

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

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

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

Name of Street	Side	Location
Birch Street	North	Starting at a point 260 feet east of King Street, for a distance of 20 feet easterly
Forest Street	East	Starting at a point 140 feet south of Cottage Street, for a distance of 20 feet southerly
Fountain Street	West	Starting at a point 85 feet south of William Street, for a distance of 20 feet southerly
Osborn Street	South	Starting at a point 60 feet east of Ridge Street, for a distance of 20 feet easterly
Swindells Street	West	Starting at a point 116 feet north of Pleasant Street, for a distance of 20 feet northerly

CITY OF FALL RIVER
IN CITY COUNCIL
OCT 24 2023

*Passed through
first reading*

City of Fall River, In City Council

(Vice President Linda M. Pereira)

WHEREAS, there has been significant development in smoke and carbon monoxide detector devices over the past few years, including photoelectric and ionization technology, and

WHEREAS, there are state laws requiring that these devices be updated prior to the sale of a home, and

WHEREAS, all residential real estate owners, whether they are selling their property or not, should be updated on these recommendations, now therefore

BE IT RESOLVED, that the Committee on Public Safety convene with the Fire Chief and any other interested parties to provide education and information to homeowners and landlords regarding these alarm system updates for the safety and well-being of all City residents.



City of Fall River
Notice of Claim

RECEIVED

2023 OCT 23 P 1:22

#23-74

1. Claimant's name: Mary Lou Gomes
2. Claimant's complete address: 8 Walnut St, Freetown, MA 02702
3. Telephone number: Home: 508-951-2248 Work: _____
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Auto Accident
5. Date and time of accident: 10/4/23 Amount of damages claimed: \$ _____
6. Exact location of the incident: (include as much detail as possible):
Bedford St, Fall River MA
7. Circumstances of the incident: (attach additional pages if necessary):
I was side swiped, while other driver switched lanes
Driver = Dennis Silva - L# 596909408
Vehicle = 2013 Chevy Equinox, Plate # M87400
I Am looking for rental coverage.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☒ Yes ☐ No
Plymouth Rock Insurance (my company)

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

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

Date: 10-12-23

Claimant's signature: MARY LOU GOMES

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

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

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

For official use only:

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

Date: 10/23/23

19

IVON DIAZ
WILBER & ASSOCIATES
210 LANDMARK DR
NORMAL, IL 61761-2119



9214 8901 0661 5400 0189 9881 02

RETURN RECEIPT (ELECTRONIC)

RECEIVED

2023 OCT 30 A 11:52

CITY CLERK 23-75
FALL RIVER, MA

30499142

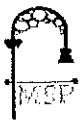
CITY CLERK
CITY OF FALL RIVER
1 GOVERNMENT CTR #2
FALL RIVER, MA 02722-7700

CUT / FOLD HERE

Zone 5

6"x9" ENVELOPE
CUT / FOLD HERE

CUT / FOLD HERE



November 1, 2023

Fall River City Council
1 Government Center
Fall River, MA 02722

RECEIVED

2023 NOV -9 A 11:43

CITY CLERK
FALL RIVER, MA

Dear Councilors,

At City Council meetings where the sale of the Bank Street Armory was discussed it was questioned if an appraisal was completed and what would be the cost for the City to re-develop the property itself.

The Fall River Redevelopment Authority owns an appraisal completed in July 2021 that determined the market value of the property is a negative number. The appraisal narrative is attached, with key direct quotes presented below:

"Given the existing conditions throughout the armory and the cost to cure, the demolition of the building and redevelopment of the site seem to be the best approach to achieving the highest and best use."

"The cost of refurbishing and maintaining the existing building far exceeds what is reasonable."

"There is no contributory value to the building and the property could never achieve a value equal to the cost to cure."

"the current market value of the subject property is a negative number."

"the lot of land has no value, considering the negative impact of the existing structure."

"It is unusual to find that zero value exists in a property. In this case, whatever underlying value may exist in the land is overwhelmed by the facts and costs of curing the deficiencies of the building."

The City's cost to re-develop the Armory into a community sports and event center is \$19M - \$20M. In addition, a \$500,000 operating deficit and bonding expense of \$1,200,000 would need to be funded annually. A purpose-built new construction alternative would cost \$10.5M.

Cost to Redevelop: As of July 2021, the cost estimates made during the 2015 study increased to \$13,466,445 as stated in the appraisal conducted for the Redevelopment Authority. This escalates to \$16,001,649 in 2023 dollars, not including architecture, engineering or FFE. The total project cost will likely be \$19M - \$20M.



Operating Cost: A study prepared for Vermillion, South Dakota notes a similar sized sports and event center type facility have insufficient revenues to cover expenses. It benchmarked the operating deficit at \$500,000 annually. Select pages of the Vermillion study are attached herein.

Financing Cost: Debt coverage at the current 30-year AA municipal bond rate of 4.5% would be \$1,200,000 annually. The same rate is assumed if the City or CPA bonded the funds.

New Construction Alternative: A purpose built high end 48,000 SF steel framed or concrete structure would cost \$12,525,000 based on the Vermillion study. Features include natural daylighting, best commercial quality building envelope, professional grade interiors and enhanced mechanical systems. A mid-range build would cost \$10,500,000 and include a standard commercial building envelope, moderate number of windows and standard interiors. The mid-range build would most resemble a re-developed Armory at a savings of \$5.5M.

Sport and event centers as envisioned for the Armory are typically constructed by communities that lack gymnasiums and performance art centers in their schools and area colleges. Likewise, the schools and colleges subsidize the operating deficit and support the necessary bonding.

Fall River is fortunate in that all the features and benefits which could be provided in a new sports and event center exist elsewhere in the City. A new venue would simply duplicate the large investments made at the Durfee, Morten and Kuss schools, Bristol Community College, YMCA and the Boys and Girls Club.

Sincerely,

Alan F. Macomber

Principal and Managing Member



Giroux Realty Advisers, LLC

Real Estate Consultants, Analysts and Appraisers

1167 Russells Mills Road, South Dartmouth, Massachusetts 02748
• Tel. 508-677-9500 • Fax 508-636-6970 www.girouxrealestate.com

July 23, 2021

Fall River Redevelopment Authority
One Government Center
Fall River, MA 02720

RE: RESTRICTED REPORT
72 Bank Street, Fall River, MA

Gentlemen:

The Restricted Report which follows is based upon a study and analysis of the above referenced property, the real estate location and the market in which it is located. The purpose of the study is to estimate the current market value of the real estate, as is, zoned CBD, Central Business District, under an Arts Overlay, as of July 23, 2021. This report is prepared in accordance with the Uniform Standards of Professional Appraisal Practice, 2020-2021 edition [USPAP]. The appraisal shall provide an opinion of the value of the fee simple interest of the subject property as of the specified date. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Appraisal Practice of the American Society of Appraisers and the MA Board of Real Estate Appraisers [together, known as: the "Appraisal Requirements"].

Property Description

The property appraised consists of a 36,573 s.f. lot of land, more or less, improved with a former state armory built circa 1890, consisting of a four story structure [the "head house"] facing Bank Street and single story connecting drill hall at the rear of the building. The armory contains approximately 59,588 s.f., including the basement. There is a full basement under the building. The foundation is concrete and brick with granite stone supports. The structure is wood framed with granite exterior cladding and a steel and wood truss support for the drill hall roof. The roof on the head house is flat and covered with a membrane. The lot of land is located at the northeast corner of Bank and Durfee Streets. The building extends the length of the block to the southeast corner of Durfee and Elm Streets. The lot of land is serviced by sewer, water, gas, and electricity. The building is currently used for storage by the City of Fall River. The building may not be considered as occupied on a regular basis. It has remained in its current state for some number of years.

Building Existing Conditions

The building conditions and the work required to correct the issues to bring the property into code and fit to occupy are described in a study conducted by William Starck Architects,

Inc. of Fall River, MA. In 2015, Starck directed a study entitled: Existing Conditions Assessment & Feasibility Study- Universal Accessibility of the Bank Street Armory. The Starck Report is the basis and supplies the facts used in developing this report. It should be referred to for detailed description and analyses of the subject property. Particular attention is paid to the existing conditions within and without the building and its infrastructure. The study provided facts used by the appraiser in drafting this report. In its current condition, this property may not be occupied to conduct and/or operate any type of business, public, private or governmental. The building apparently does not meet current building codes for occupancy and use. Since the Starck study was conducted in 2015, it seems to the appraiser that, based on a personal visit and viewing of the exterior and interior of the building, no work was performed to comply with the study recommendations as proposed at the time. In addition, the study provided cost estimates designed to guide the process of determining priorities for correcting deficiencies, structural and other issues found while studying the building. In the appraiser's opinion, based on a review of the current data from the Marshall & Swift Cost Estimator, as of July 2021 the cost estimates made during the 2015 study may have increased by a minimum of thirty percent [30%], but more likely 50% based on the latest data, as illustrated in the Excel chart below.

2015 Cost Summary Chart With Current Escalation

72 BANK STREET ARMORY COST PROJECTIONS

SUMMATION FROM THE REPORT PREPARED BY ARCHITECT WILLIAM STARK OF STARK ARCHITECTS IN 2015

SHORT TERM COSTS*		LONG TERM COSTS**	
2015		2015	
EXTERIOR CONDITIONS:	\$2,415,000	SITE WORK:	\$200,000
SPRINKLER SYSTEM:	\$375,000	BLDG. EGRESS:	\$800,000
MECHANICAL:	\$800,000	PLUM; RESTROOMS:	\$685,000
PLUMBING:	\$75,000	INCIDENTALS:	<u>\$1,169,000</u>
ELECTRICAL:	<u>\$550,000</u>		
SUBTOTAL:	\$4,215,000	SUBTOTAL:	\$2,854,000
CONTINGENCIES: 20%	\$843,000	CONTINGENCIES: 20%	\$570,800
COST ESCALATIONS: 7%	<u>\$295,050</u>	COST ESC.: 7%	<u>\$199,780</u>
SUBTOTAL:	\$1,138,050	SUBTOTAL:	\$770,580
2015 TOTAL COST SHORT TERM	\$5,353,050	LONG TERM:	\$3,624,580
2015 TOTAL ESTIMATED COST OF REFURBISHMENT:		2015 TOTAL COST:	\$8,977,630
UNIT COST/S.F. BASED ON 59,588 S.F. BUILDING:			
BUILDING AREA: S.F.		2015 UNIT COST:	\$150.66
59,588			
2021: ADD 50% COST ESCALATION TO 2015 ESTIMATE:		2021 UNIT COST	\$225.99
2021 COST ESTIMATE:		2021 TOTAL COST:	\$13,466,445

*Defined in the study as "work to be completed between 3-5 years from the date of the study"

** Defined in the study as "work to be completed between 5-8 years from the date of the study"

In the appraiser's opinion, given the size and scope of the issues discussed in the study by the various contractors providing their analyses for the different building components, the proposal to schedule the amount of work to be done to this building over a 5 to 8 year period seems to disregard the purpose of re-conditioning the building as outlined in the existing Preservation Restriction Agreement. In order to re-establish structural and systems integrity inside and outside the building, it seems that whether the use is to be public or private, the building cannot possibly be issued an occupancy permit without most of the issues and items discussed in the study having been completed within a reasonable time frame.

In that regard, a Preservation Restriction Agreement exists as an encumbrance on the title. The property is subject to a Preservation Restriction Agreement between the Commonwealth of Massachusetts by and through the Massachusetts Historical Society and the City of Fall River, dated July 26, 2017. [See Addenda] These recorded restrictions are applicable *in perpetuity* to whichever entity or individual ultimately purchases the property.

The document has the purpose "*...of the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed in the National and/or State Registers of Historic Places, -under applicable state and federal legislation. Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.*" This is a heavy burden to place upon any owner of this property, particularly with a potentially \$13 million expense to bring the building back to the architectural standards required by the Historical Commission and at the same time, meet the current Building and other Code requirements for occupancy.

In the appraiser's opinion, the cost to cure the deficiencies exceeds the value of the real estate. The building adds no contributory value to the asset because of the excessive costs to cure its defects and conditions which cause the property to be out of code.

Access

The subject property has direct access from all major traffic arteries in Fall River.

Location and Neighborhood

The subject parcel is located within the Fall River CBD. Noted for its historical significance, the property was listed in both the State and National Register of Historic Places in 1983. The site is also included within the Downtown Fall River Historic District and the Fall River Multiple Resource Area. The neighborhood comprises the area enclosed by I-195 on the south; Durfee Street on the west; Pine Street to the north; and North Main Street to the east.

These business zones, developed during the early 20th century, thrived on a pedestrian population who either walked or rode busses to these districts. There was little parking for automobiles, except for on-street spaces. Pedestrian commerce was the rule and buildings

built in the area accommodated this type of traffic. This building has limited parking of approximately 20 spaces located along the east property line. There are multiple on-street spaces along Bank Street and Elm Street. The trend in this neighborhood area during recent years has been to re-purpose or remodel buildings where possible. On the whole, the area has slowly progressed into tertiary level tenants and the upper stories on most of the buildings along this corridor have become vacant. The former B. M. C. Durfee Trust Company building, adjacent to the subject property at its southeast corner and fronting on North Main Street, has been vacant for some time. The Fall River Public Library abuts to the east. There is a parking lot across Bank Street to the south serving the office building facing North Main Street.

Highest and Best Use²

While undertaking this study and analysis, the appraiser concluded that the Highest and Best Use of this site is that the lot of land be developed as a commercial site. Given the existing conditions throughout the armory and the cost to cure, the demolition of the building and redevelopment of the site seem to be the best approach to achieving the Highest and Best Use. The cost of refurbishing and then maintaining the existing building far exceed what is reasonable. There is no contributory value to the building and the property could never achieve a value equal to the cost to cure.

Potential redevelopment uses for the land may include institutional, educational or governmental uses. Small retail or other types of commercial uses, including office, may be feasible at this location, but on-site parking would be limited.

This opinion of Highest and Best Use, therefore, is based upon the physical conditions found in and about the subject property. In the appraiser's opinion, based upon a visual viewing of the building, that the conclusions of the 2015 Starck study remain valid, and the recommendations of the study have not been followed. The structural, infrastructure and other issues which required attending to, remain as they were, with an additional six years' deterioration following. Without resolution to these issues, it is not possible to determine the impact on Highest and Best Use and resolve the appraisal problem. The other issue with this property is the lack of parking for a structure of this size. The count is 21 spaces along the east line, barely adequate for what the occupancy levels of this facility might be. The building, in its current condition, contributes no value to the property. Contributory Value³ cannot exist when the building produces no income and requires such an inordinately high cost to cure the obsolescence and other factors relating to legal occupancy.

Highest and Best Use is defined as: "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are the legal permissibility, physical possibility, financial feasibility and maximum productivity."

- A. Legal permissibility: In the case of the subject, whatever may be legally permissible may not be able to be accomplished as the site is improved. The cost to achieve legal occupancy and use would exceed the value of the property. Highest and Best Use would be more easily achieved with the improvements demolished. The property is subject to the terms and conditions of a Preservation Restriction Agreement. Notwithstanding that the building may be of archeological or historic value, its actual physical condition, without correction, prevents any use or occupancy of the property. These conditions may not be corrected without the expenditure of considerable capital, before one can even contemplate a re-adaptation or change of use of the existing structure while maintain its historical status.
- B. Physical Possibility: In the case of the subject, it may be possible to extend and continue the physical and economic life of the building, but not without first considering the considerable expense which may be undertaken to make that a possible fact. The cost to achieve the corrections needed to make it physically possible to use the existing building far exceed what the market value might be after

² The Dictionary of Real Estate Appraisal, 6th Ed., Chicago, 2015, Pg. 104.

³ Id., Pg. 50.

the corrections are completed.

- C. **Financial Feasibility:** In the case of the subject, assuming that all of the Starck recommendations and conclusions are acted upon and completed, these expenditures must occur before any other use for the building may be considered. Maintaining this structure to preserve its historic characteristics pursuant to the Preservation Agreement is not cost effective. The question would remain as to how the costs of preserving the structure might be recovered, as well as what use would provide sufficient financial and economic return to justify the initial preservation costs and the costs associated with a new use. A cost potentially exceeding \$200/s.f. to bring the building up to code and then allowing for further development or repurposing of the property exceeds any potential projected value of the real estate.
- D. **Maximum Productivity:** Maximum productivity for this property, no matter what use is proposed, cannot be achieved, in the appraiser's opinion, without the building being brought into a condition where it might be occupied under safe conditions. If the cost to cure remains impossibly high, then the most logical conclusion is that the structure cannot remain.

Appraisal Report

The Appraisal Report format, under which this study was prepared, is an abbreviated, narrative form of appraisal prepared in conformance with the revised Standard 2-2(b) of the Uniform Standards of Professional Appraisal Practice—2020-2021 Edition. Because of the major issues found within this building, the appraiser concluded that applying any of the three approaches to value regarding this property would not be reasonable. It is more appropriate to rely on the Starck Report regarding the condition of the building and its systems, the cost to cure the deficiencies which are in evidence. In the appraiser's opinion, irrespective of its historical significance, the building is obsolete, a detriment to the site and it causes a diminution in value to the property. There is no contributory value remaining in the existing building.

The discussion contained in this Appraisal Report is specific and limited to the needs of the client and the intended use as specified in the assignment, i.e., determination of the market value of the property located at 72 Bank Street, Fall River, MA. The appraiser is not responsible for the unauthorized use of this report. Giroux Realty Advisers, LLC certifies that it has no present or contemplated future interest in the subject property; its employment and compensation are in no way contingent upon the value reported; and this appraisal is not based on a requested minimum valuation or specific valuation or approval of a loan.

Scope of Work

This study included, but was not limited to, in part: an analysis of the commercial and specialized real estate market in and around the City of Fall River and along the South Coast region of MA; a physical view of the area in which the property is located and the surrounding neighborhood; an analysis of the neighborhood, an observation of surrounding land uses; consideration of the Fall River Zoning Ordinance; the Downtown Fall River Historic District; the Fall River Multiple Resource Area; a review of the Historic Preservation Restriction; observation of the streets and access to the site; assumptions about the physical characteristics of the property, based upon the Starck Report; research regarding

the sale and re-use of armories in New England, with a focus on Portland, Maine, Woonsocket, RI, Newport, RI, West Newton and Newburyport, MA. An examination of a group of armories in Pennsylvania which are for sale, a review of the repurposing of the Duluth, MN Armory into an entertainment venue. A review of the existing list of state armories in the Commonwealth of MA. Examination and study of the Starck Report; a comparison of the data and comments in the Starck Report with the multiple photographs taken inside and outside the building. The preparation, drafting and delivery of this report.

Rights Appraised

The rights appraised are of the fee simple interest.

Client and Intended User of the Report

The client is the Fall River Redevelopment Authority [FRRA]. The intended user of the report is the client for purposes of determining the value of the subject parcel for disposition.

Intended Use

The report provides a basis for the client to determine the value of the asset on the date specified, in preparation for disposition.

Purpose of the Report

The purpose of the report is to provide an opinion of the market value of the subject property, 72 Bank St., Fall River, MA, as of July 23, 2021.

Opinion & Certification

This is to certify that based on this study and an investigation into the economics of the property and the financial requirements to bring the property into code compliance, it is the appraiser's opinion that the current market value of the subject property, 72 Bank Street, Fall River, MA as of July 23, 2021, is a negative number, which is not measurable, and dependent upon the final engineering costs for bringing the building up to code. The cost to cure the building deficiencies is greater than the value of the property as a whole.

This is to certify that based on this study and an investigation, it is the appraiser's opinion that the current market value of the subject land parcel only, without considering that the building has no contributory value to the parcel, is \$512,000.00. The cost of curing the building deficiencies is greater than the value of the property.

As of July 23, 2021, it is the appraiser's opinion that the 36,573 s.f. lot of land has no value, considering the negative impact of the existing structure.

Say: \$.00

It is unusual to find that zero value exists in a property. In this case, whatever underlying value may exist in the land is overwhelmed by the facts and costs of curing the deficiencies of the building.

The Starck study does not prove that the building is salvageable. It focuses on recommendations to correct observed faults in the structure and the building as an historic structure built circa 1890. Even with inherent land value, the magnitude of the costs to cure or correct inadequate, obsolete, faulty and other issues tied to the building, may produce a negative result, because they are so high. Without the type of information contained in the Stark Report, it is not possible to judge whether something other than salvage value remains with this property. Thus, the conclusion above. The cost to cure exceeds the potential economic and market value of the property, in this appraiser's opinion. The value remains in the land parcel only, subject to the conditions existing in the building which may or may not be corrected or rebuilt.

Conditions

This value conclusion is an opinion only and not warranted as fact. The appraiser has no present or future interest in this property and that the fee is contingent only upon delivery of this appraisal report. The value conclusion is subject to the Assumptions and Limiting Conditions hereinafter contained. The values reported are the opinion of the appraiser only and not warranted as a fact.

The appraiser certifies that he has no interest in this property and that this appraisal assignment was not conditioned upon the appraisal producing a specific value, or a specific mortgage request, nor was it dependent upon future employment or compensation.
Respectfully submitted,



Bernard P. Giroux, MS, ASA, MRA
Certified General Real Estate Appraiser, MA-Lic. #2990, RI CGA.0A01111

APPRAISER'S CERTIFICATION

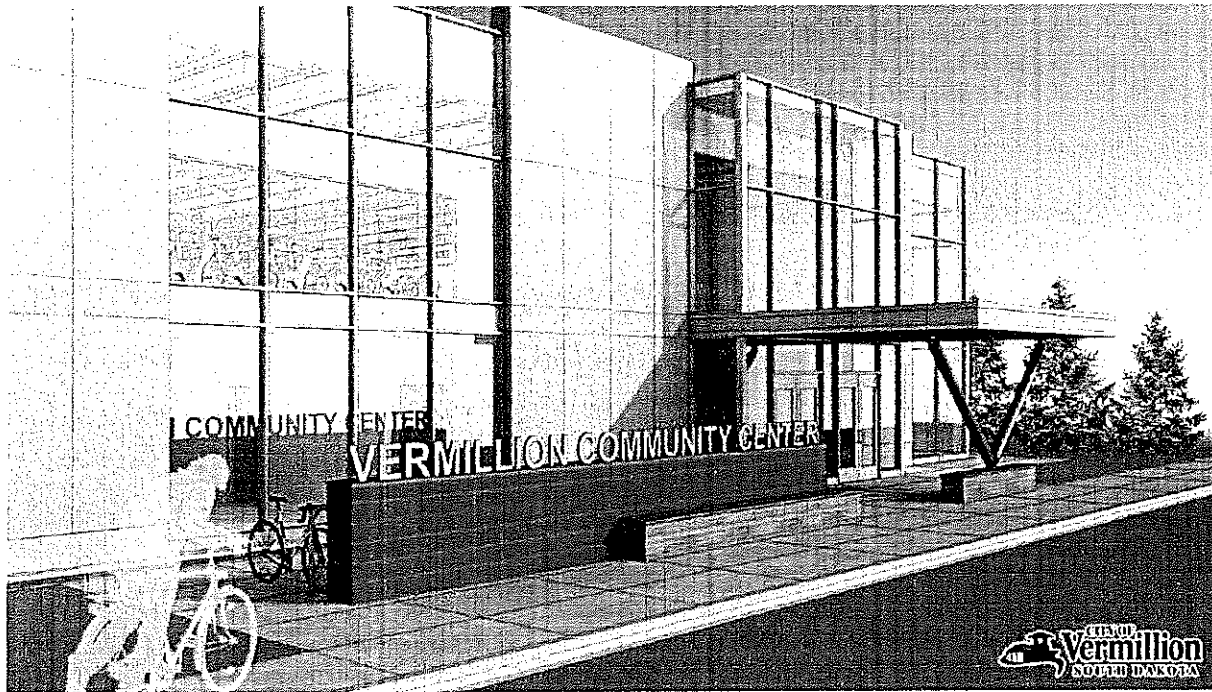
In compliance with the Appraisal Requirements the appraiser submits the following certification, whereby the appraiser hereby certifies that to the best of his knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, unbiased professional analyses, opinions and conclusions of the undersigned;
- the undersigned has no present or prospective interest in the property that is the subject of this report, and has no personal interest or bias with respect to the property or to the parties involved with this assignment;
- the appraiser has not personally performed any services, as an appraiser or other capacity, regarding the subject property within a three year period preceding acceptance of this appraisal assignment;
- the appraiser's engagement for this assignment was not contingent upon developing or reporting predetermined results;
- compensation for this assignment is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report;
- compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- the reported analyses, opinions and conclusions developed in this study, and this report are intended to conform with the Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition; the reported analyses and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Appraisal Practice of the American Society of Appraisers and the MA Board of Real Estate Appraisers, which include the Uniform Standard of Professional Appraisal Practice.
- the use of this report is subject to the requirements of the American Society of Appraisers and the MA Board of Real Estate Appraisers relating to review by its duly authorized representatives;
- the undersigned has viewed and personally visited the property which is the subject of this report
- in the event significant professional assistance to the undersigned were provided the name, address and qualifications of the source of such assistance shall be attached hereto, however no one provided significant professional assistance to the individual signing this report;
- the value conclusion is not based on a requested minimum valuation, a specific valuation, or the approval of a loan;
- the appraiser certifies that he is appropriately licensed or certified in the state in which the property is located and he is competent to appraise the subject property.



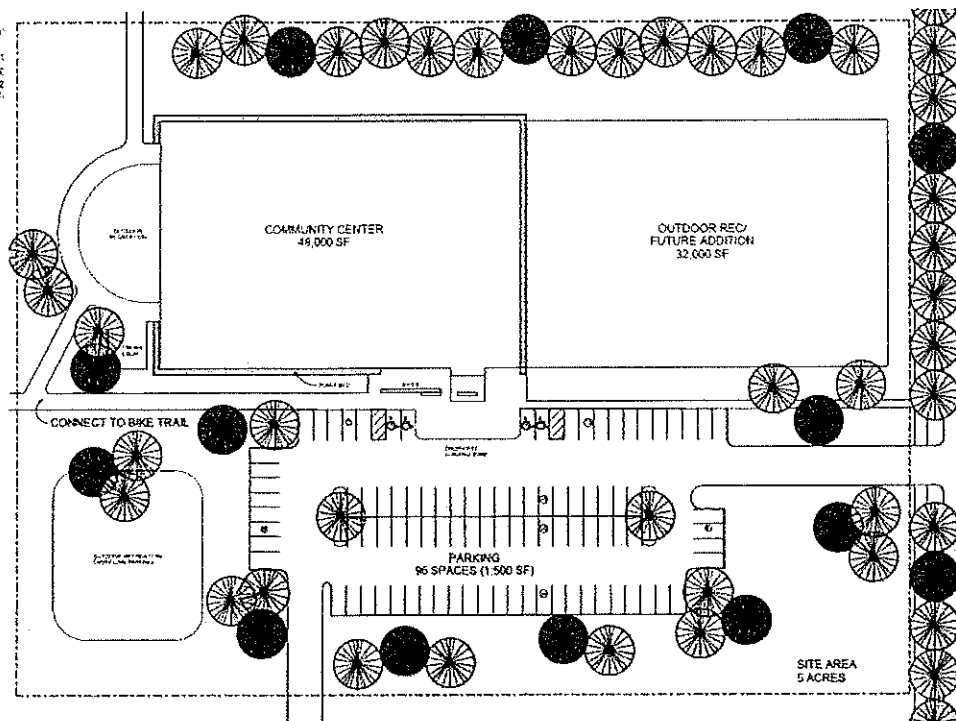
Bernard P. Giroux, MS, ASA, MRA
Senior Vice President,
Certified General Real Estate Appraiser, MA Lic. #2990, RI CGA.0A01111

2017-2018 Community Center Study

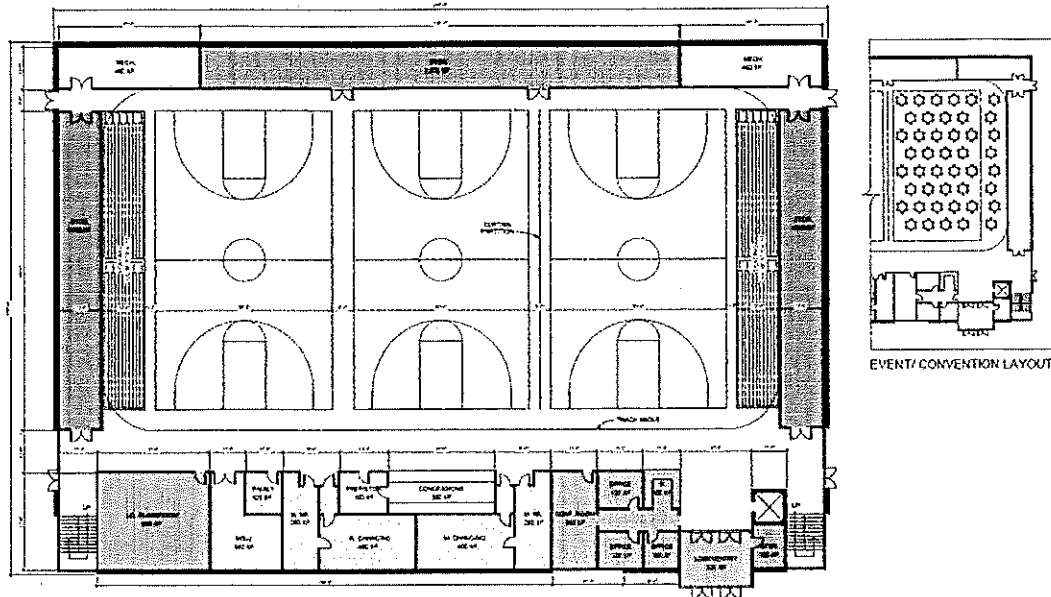


Site Plan

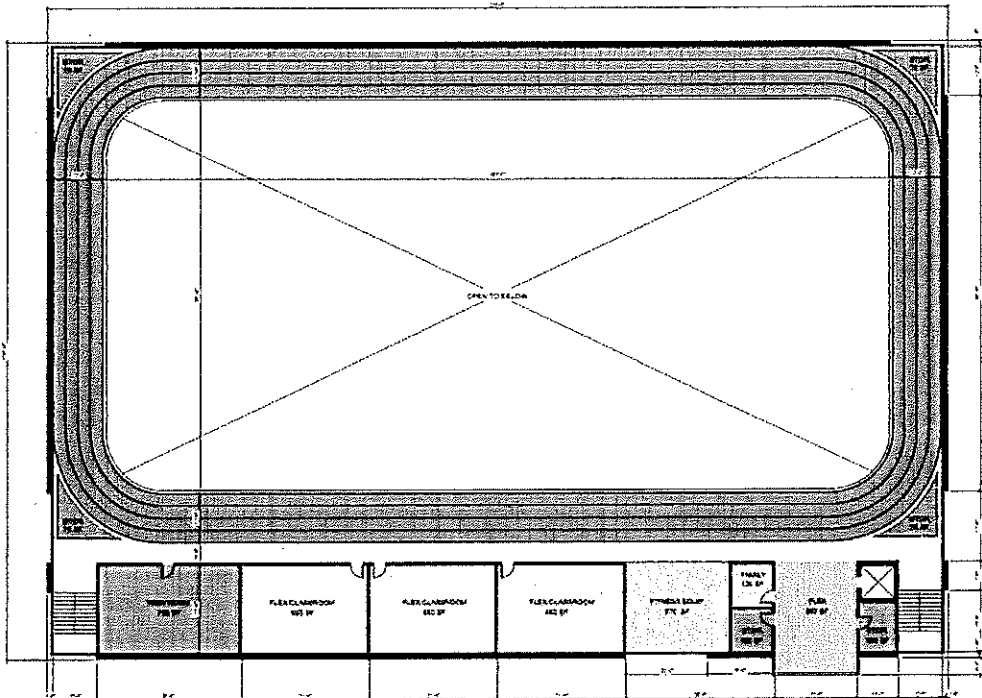
This conceptual site plan is intended to help guide final location selection with a "best fit" on a lot of approximately 5 acres. The selected lot may be somewhat smaller and could certainly have larger factors including location of access, utility infrastructure, surrounding parking, drainage, soil quality and topography which all influence the final site layout.



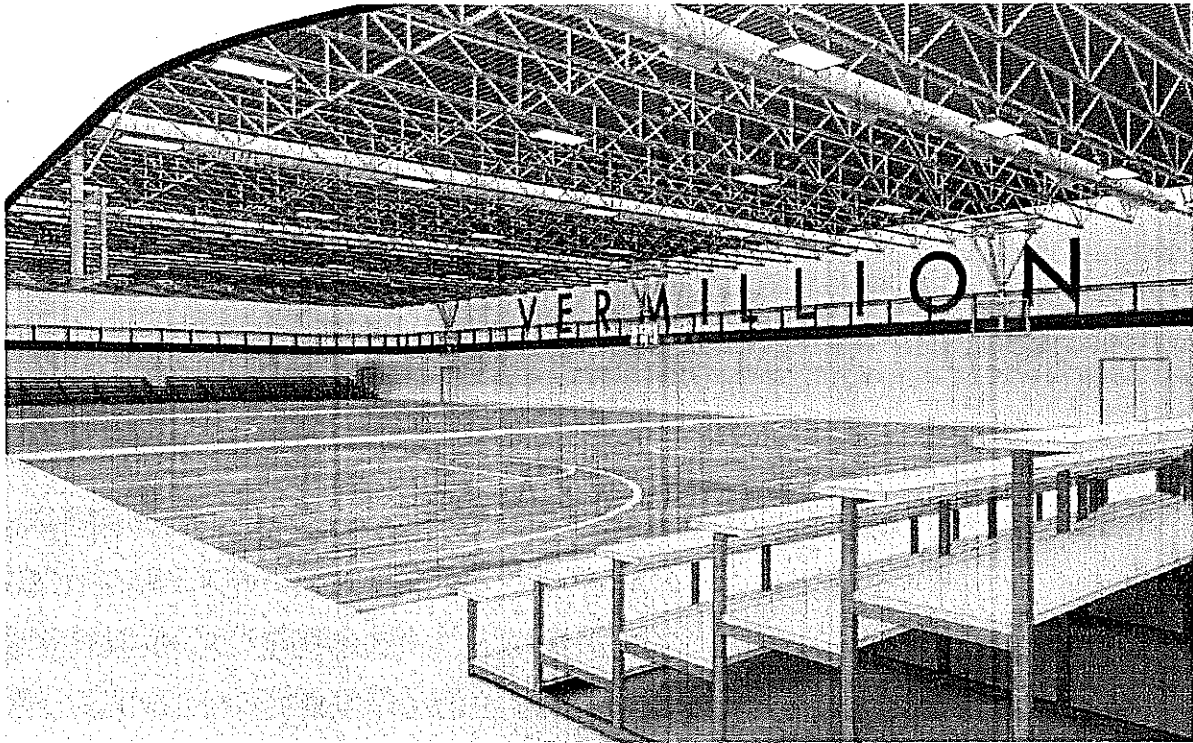
First Floor



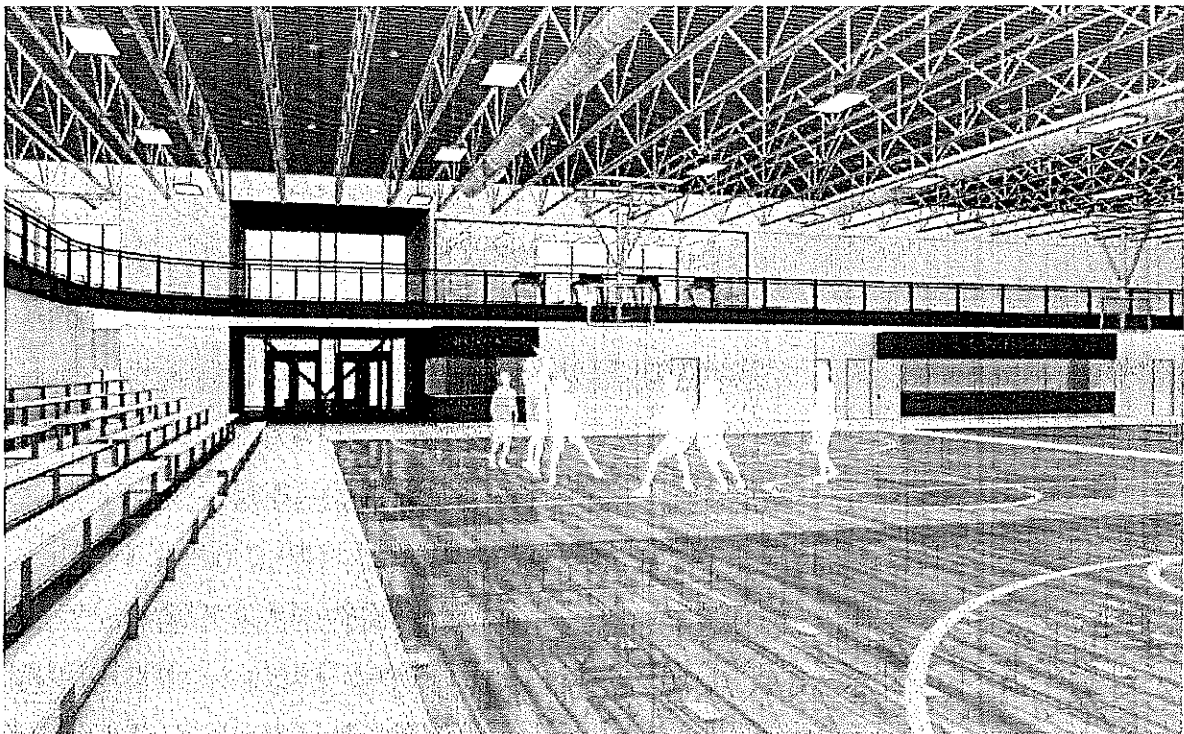
Second Floor



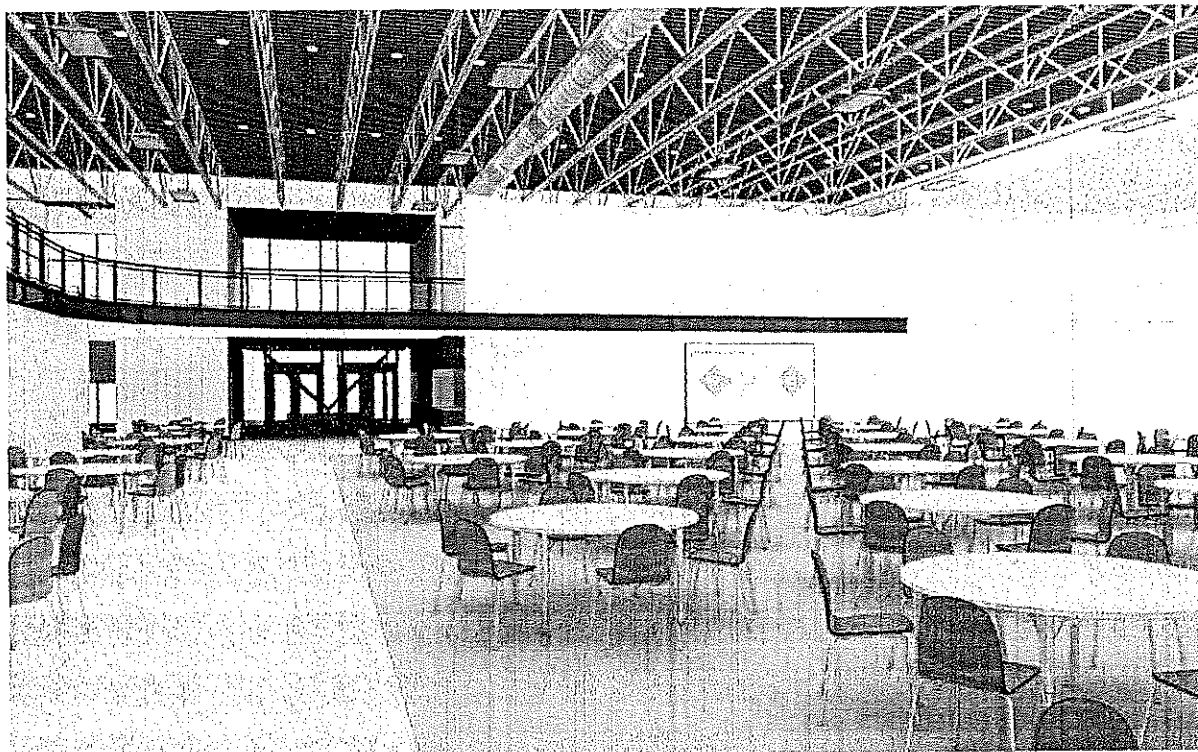
Interior Rendering




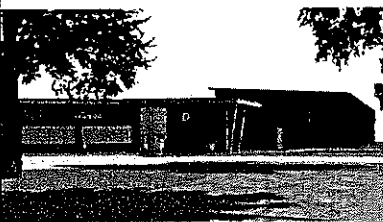
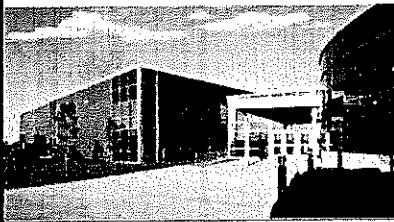
Interior Rendering



Interior Rendering



Cost Summary

BASIC	MID-RANGE (PREFERRED)	HIGH-END
\$6,240,000 \$9,048,000 (2023 Dollars) <ul style="list-style-type: none"> \$130/SF Square Footage: 48,000 SF (figure based on "must-have" programming) Pre-engineered metal building Unfinished interior expansion options Lower quality building envelope Few windows Modular interiors Minimal site work/landscaping Minimal curb appeal Basic mechanical system - non-mounted single zone units Standard electrical system with LED lighting 	\$7,200,000 \$10,450,000 (2023 dollars) Rounded (\$10.5M) <ul style="list-style-type: none"> \$150/SF Square Footage: 48,000 SF (figure based on "must-have" programming) Steel truss structure with lightweight cladding Aesthetically pleasing and expansion options Standard commercial quality building envelope Moderate number of windows Standard commercial interiors Enhanced site work/landscaping Good curb appeal Enhanced mechanical system - VAV or multi-zone, possible ERV or heat pump Standard electrical system with LED lighting 	\$8,640,000 \$12,525,000 (2023 dollars) <ul style="list-style-type: none"> \$180/SF Square Footage: 48,000 SF (figure based on "must-have" programming) Steel framed or composite structure with heavy cladding Greatest flexibility and expansion options Best commercial quality building envelope Natural day lighting Professional grade commercial interiors Outdoor community space Standout facility in the community Enhanced mechanical system - geothermal or hybrid, etc. storage Standard electrical system with enhanced LED lighting
COMPARABLE FACILITIES		
Perfect Practice Sports Academy  <p>Project Details</p> <ul style="list-style-type: none"> Harrisburg, SD Square Footage: 60,000 SF Built in 2014 Est. \$900/SF Training facility: 2 full basketball courts, 5 half basketball courts, 4 volleyball courts, 5 batting cages (none of the 1st), 5 soft-toss cages, indoor turf field (16,000 SF) Full service bar/restaurant Reception and parking (100 cars) Added in addition in 2015 	Grant Life/DI Performance and Fitness Center  <p>Project Details</p> <ul style="list-style-type: none"> Sioux Falls, SD Square Footage: 40,300 SF Built in 2019 Estimated cost: \$4.75M \$120/SF Training facility: 16 treatment area, fitness, locker rooms, showers, restrooms, day spa, basketball/volleyball courts, offices and space for retail Collegiate track and 5 oval fair Sportsman on cars in the facility 	Lambert Wellness  <p>Project Details</p> <ul style="list-style-type: none"> Sioux Falls, SD Square Footage: 73,190 SF Built in 2006 Cost: \$79 M \$108/SF (2006) (\$146 (2017 Dollars) Multi-purpose gym (10,000 SF) with 10 basketball courts, fitness center, 3,000 sq. locker rooms/showers/restrooms, day spa, fitness rooms, lounge, indoor tracks, and viewing area in gym Physiotherapy office

COMMITTEE ON FINANCE

MEETING: Tuesday, October 24, 2023 at 6:00 p.m.
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Bradford L. Kilby,
Pamela S. Laliberte, Leo O. Pelletier, Linda M. Pereira,
Andrew J. Raposo and Laura-Jean Washington

ABSENT: None

IN ATTENDANCE: Seth Thomas Aitken, City Administrator
Bridget Almon, Director of Financial Services
Daniel Aguiar, City Engineer
Valerie Kilduff, Project Manager,
Massachusetts Department of Transportation
Brian Lewis, Resident Engineer, District 5
Massachusetts Department of Transportation

The chair called the meeting to order at 6:03 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

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

1. Citizens' Input Time – Before Discussion of Financial Matters:

Russell Correia, 170 William Street – Bank Street Armory

Nelson Vasquez, 210 Sunset Hill – Bank Street Armory

There was a brief discussion regarding the Historical Commission's meeting regarding additional grant funding. President Camara stated that all City Councilors received an invitation to attend this meeting. Councilor Dionne stated that some could not attend, as there was a conflict of interest with that meeting and a candidate forum.

Kelly Buchanan, 16 Bradford Avenue – Illegal Encampments and Bank Street Armory
Councilor Cadime made brief remarks regarding the Bank Street Armory proposal and that outside sources do not influence his voting decisions.

Alexander Silva, 148 Purchase Street – Bank Street Armory

Councilor Cadime stated that the City Council has no authority to submit bids for this property. Councilor Kilby agreed and stated that he has had multiple discussions with the Administration regarding alternative plans for the Bank Street Armory and he was told nothing else would be presented.

Mike Herren, 453 Stafford Road – Bank Street Armory

David Wood, 145 Blackstone Street – Maplewood School Drop Off

President Camara stated that he would be reaching out to the Traffic Department regarding the traffic issues in this area.

Wendy Malenfant, 499 Dwelly Street – Bank Street Armory and Housing

On a motion made by Vice President Pereira and seconded by Councilor Kilby, it was unanimously voted to waive the rules and allow Ms. Malenfant three more minutes to speak, with Councilor Pelletier absent and not voting.

Councilor Kilby stated that the development of housing in Watuppa Heights is important and that he will reach out to Ms. Malenfant with information. President Camara provided a brief explanation regarding this history of housing in this area and recommended the resident reach out to the Housing Authority.

2. The Committee on Finance reconvene with a representative from the Massachusetts Department of Transportation, the City Administrator and the City Engineer for an update on the progress of the Route 79/Davol Street Corridor Improvements Project.

Daniel Aguiar, City Engineer, provided a brief update regarding topics of discussion at the previous meeting with the Committee on Finance in May 2023, including utility work and general construction detours. Valarie Kilduff, Project Manager, Massachusetts Department of Transportation (MADOT), provided information regarding current loam and seeding, leveling of grade within the construction sites and the plan to have utilities, such as water drainage, turned on in December. The City Engineer stated that there will be no additional water discharge stations installed and instead, the new tunnels will all connect to the existing outfall.

Vice President Pereira asked if all utilities would be underground, requested information regarding intersections in the area and expressed interest in the development of Commonwealth Landing. Mr. Aguiar confirmed that all utilities, other than traffic lights, will be underground and explained that perpendicular intersections between the two sides of Davol Street would be non-compliant with zoning for privately owned properties in the area, which is why they chose to omit them from the plan. The City Engineer also provided a brief update on how access to businesses is a priority with the development of Commonwealth Landing. Brian Lewis, Resident Engineer, District 5, MADOT, stated that contractors have been very accommodating to making necessary changes for businesses within the area.

Councilor Kilby and the City Engineer held a brief discussion regarding the development of the train system in the City and the safety testing that must be completed before the transit services opens to the public.

Councilor Cadime asked if the Route 79/Davol Street project was on schedule with the original construction plan. Mr. Aguiar stated that the plan was slightly ahead of schedule and Ms. Kilduff confirmed that all portions of the project were on time.

President Camara requested information regarding the sale of surrounding property and Mr. Aguiar explained that the property is currently owned by the Commonwealth and that the City is waiting for their final property sale decisions. The City Engineer also stated that the Redevelopment Authority is currently sending out requests for proposals to create a Master Plan and there are currently four very qualified applicants. Councilor Dionne asked if the Master Plan, once chosen, could be shared with the City Councilors. Mr. Aguiar assured the Council that this plan would be a public record and available to anyone to review and provide public comment.

On a motion made by Councilor Kilby and seconded by Councilor Washington, it was unanimously voted to table the resolution, with Councilor Pelletier absent and not voting.

On a further motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted to lift item 3 from the table, with Councilor Pelletier absent and not voting.

On a further motion made by Councilor Kilby and seconded by Vice President Pereira, it was unanimously voted to take items 3 and 4 together, with Councilor Pelletier absent and not voting.

Councilor Pelletier arrived at 7:02 p.m.

3. Fiscal Year 2023 Quarter 4 Budget Report

4. Fiscal Year 2024 Quarter 1 Budget Report

Bridget Almon, Director of Financial Services provided a brief explanation of current City revenue, which increased by 12% from the previous quarter. Ms. Almon stated that the marijuana excise tax, higher interest rates with investments and decreased spending within different departments assisted with this increased revenue.

Vice President Pereira stated that there are many unfilled positions within the City and that the Park Department needs additional assistance. Ms. Almon stated that there was recently a job fair held to attract candidates. Seth Thomas Aitken, City Administrator, provided information on a new Commercial Driver's License (CDL) training program that is being sponsored by the City. President Camara asked if there was a required commitment for those who receive free CDL training and Mr. Aitken stated that the City would require the participants to plow snow for one year to compensate for the cost of training. Vice President Pereira encouraged the Administration to consider offering the public an "open house" for the new water treatment facility and Mr. Aitken agreed to pursue that idea. Councilor Pelletier expressed concern regarding compensation for City employees being too low, especially those working in trades such as plumbers and electricians.

Councilor Raposo requested clarification regarding the Emergency Medical Services (EMS) funds from the Fiscal Year 2023 Quarter 4 Budget Report. Ms. Almon and Mr. Aitken provided a brief overview of EMS funding with Free Cash and Massachusetts Emergency Management Agency to assist with renovating facilities, EMS training programs and vehicles. Mr. Aitken stated that the EMS training program would begin within Fiscal Year 2024.

Councilor Cadime asked about future changes following recent amendments to Massachusetts General Laws regarding investment options. Ms. Almon stated that she had reviewed the different options that were now available, but felt that the current investment strategy is efficient. Councilor Cadime requested final number of employees working for the EMS Department for Fiscal Year 2023 and Mr. Aitken stated that he will review that information and forward it to the City Council.

A discussion was held between Councilor Dionne, the City Administrator and the Director of Financial Services regarding clarification on multiple department expenses, including those of the Mayor's Office, the Health Department and the Auditor Department. Mr. Aitken and Ms. Almon provided information regarding Opioid Funds affecting the Health Department, Mayoral Membership Association fees affecting the Mayor's Office and the cost of consultants in the Auditor Department.

Councilor Dionne requested clarification regarding increased expenses for Streets and Highways and Mr. Aitken explained that this increase was due to vehicle repairs and rentals. Councilor Dionne requested that the City place signs in neighborhoods to avoid parking on days when the new street sweeper machines needs to clean the street. Councilor Dionne requested clarification regarding numerous line items within the Solid Waste section of the report and Mr. Aitken explained that many of these expenses were due to rental of forklifts, tire recycling and funds that are encumbered for future expenses, but not yet used. Councilors Cadime and Dionne and Mr. Aitken held a brief discussion regarding business trash pick-up and the need to discontinue this program.

Councilor Raposo requested an update regarding the cardboard recycling pilot program. Mr. Aitken stated that the pilot program was successful and he will ask the Director of Operations and Director of Community Maintenance to provide the City Council with more specific information.

5. Transfers and appropriations

Councilor Cadime requested clarification regarding the Tax Levy appropriations. Bridget Almon, Director of Financial Services, explained that these appropriations would go into the Reserve Fund and Overlay Account instead of Free Cash, which will allow for transfers and appropriations throughout this fiscal year. Ms. Almon explained that this action was taken at the recommendation of the Board of Assessors. Councilor Cadime provided a brief explanation of the function of the Overlay Account and how it assists the City with abatements regarding property assessment. Councilor Cadime also requested clarification regarding the Bristol County Agricultural High School appropriation and Ms. Almon stated that the invoices received for certain expenses were higher than expected and this appropriation would offset the difference.

6. Citizens' Input Time – After Discussion of Financial Matters:

Daniel Robillard, 145 Old Second Street – Bank Street Armory

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adjourn at 7:50 p.m.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)
DVD of meeting


Clerk of Committees

REGULAR MEETING OF THE CITY COUNCIL

MEETING: Tuesday, October 24, 2023 at 7:00 p.m.
Council Chamber, One Government Center

PRESENT: President Joseph D. Camara, presiding;
Councilors Shawn E. Cadime, Michelle M. Dionne, Bradford L. Kilby,
Pamela S. Laliberte, Leo O. Pelletier, Linda M. Pereira,
Andrew J. Raposo and Laura-Jean Washington

ABSENT: None

IN ATTENDANCE: None

President Camara called the meeting to order at 8:02 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

PRIORITY MATTERS

On a motion made by Councilor Dionne and seconded by Vice President Pereira, it was unanimously voted to lift item 1 from the table.

1. Mayor and order for the Bank Street Armory Proposal Review and Recommendation (resubmittal)

A motion was made by Councilor Dionne and seconded by Vice President Pereira to grant the order leave to withdraw. Councilor Dionne stated that there are multiple avenues of funding available and that residents do not want this building sold to a developer. Vice President Pereira stated that there may be federal money available and that adequate research should be conducted prior to making a decision on the sale. Vice President Pereira also explained that there may be available funding from the Community Preservation Commission if an application is submitted. Councilor Cadime stated that there is currently no definite funding and no support from the Administration is guaranteed. Councilor Cadime also explained that many people have reached out to him regarding this matter and he feels more research needs to be completed prior to selling the property. On a motion made by Councilor Cadime and seconded by Vice President Pereira, it was voted 9 yeas to table the order.

Councilor Pelletier excused himself at 8:19 p.m.

2. Mayor and order to accept donation from Rhode Island Novelty of four boxes of miscellaneous small toys to be used at the Tree Lighting Event in December.
Vice President Pereira requested that a letter of thanks be sent to Rhode Island Novelty for their donation of toys, a copy of which is hereto attached and made part of these minutes. On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.
 Approved, October 25, 2023
 Paul E. Coogan, Mayor

3. Mayor and order to accept the Massachusetts Executive Office of Public Safety and Security (EOPSS) Municipal Road Safety Program award in the amount of \$60,000 to fund additional traffic enforcement patrols to increase road safety.
On a motion made by Councilor Dionne and seconded by Councilor Raposo, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.
 Approved, October 25, 2023
 Paul E. Coogan, Mayor

4. Mayor and proposal for Bristol County ARPA funding in the amount of \$35,200.00 for the Open Space and Recreational Plan (OSRP).
On a motion made by Councilor Washington and seconded by Councilor Cadime, it was unanimously voted to approve the proposal, with Councilor Pelletier absent and not voting.

5. Mayor and orders appropriating:
 a. \$308,843.00 from the Tax Levy to the Reserve Fund
On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.

b. \$150,000.00 from the Tax Levy to the Overlay Account
On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.

c. \$31,248.64 from the Reserve Fund to the Intergovernmental Expenses (Bristol Agricultural Assessment)
On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.

PRIORITY COMMUNICATIONS

6. Traffic Commission recommending amendments to the traffic ordinances
On a motion made by Councilor Raposo and seconded by President Camara, it was unanimously voted that the recommendations be referred to the Committee on Ordinances and Legislation, with Councilor Pelletier absent and not voting.

7. Planning Board recommendation **not to approve the following:**

a. Discontinuance of Ash Street extending from Center Street to Globe Street
On a motion made by Councilor Cadime and seconded by Councilor Raposo, it was unanimously voted that the recommendation be accepted and placed on file and that the order be granted leave to withdraw, with Councilor Pelletier absent and not voting.

b. Discontinuance of Center Street extending from Ash Street to South Beacon Street
On a motion made by Councilor Dionne and seconded by Councilor Raposo, it was unanimously voted that the recommendation be accepted and placed on file and that the order be granted leave to withdraw, with Councilor Pelletier absent and not voting.

8. Planning Board recommendation **to approve the following:**

a. Acceptance of Gatehouse Drive extending from Maple Street to Prospect Street
On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted that the recommendation be accepted and placed on file and that the order be adopted, with Councilor Pelletier absent and not voting.

b. Acceptance of Mohawk Drive extending from Indian Town Road back to Indian Town Road
On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted that the recommendation be accepted and placed on file and that the order be adopted, with Councilor Pelletier absent and not voting.

c. Discontinuance of Vine Street from South Beacon Street to Ash Street
On a motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted that the recommendation be accepted and placed on file and that the order be adopted, with Councilor Pelletier absent and not voting.

COMMITTEE REPORTS – None

ORDINANCES – None

RESOLUTIONS – None

CITATIONS – None

ORDERS – HEARINGS

Street Acceptances – Hearings to be scheduled for November 14, 2023

9. Hayfield Lane extending from Highland Farm Road to northern and southern terminus
On a motion made by Councilor Raposo and seconded by President Camara, it was unanimously voted to adopt the order; with Councilor Pelletier absent and not voting.

10. Highland Farm Road extending from Highland Avenue to Hayfield Lane
On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.

11. Old Pasture Way extending from Highland Farm Road to terminus
On a motion made by Councilor Raposo and seconded by Councilor Washington, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.

12. Steepbrook Terrace extending from Highland Farm Road to terminus
On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.

ORDERS – MISCELLANEOUS

13. Order – cancelling the Committee on Finance and Regular Meetings of the City Council on December 26, 2023

The City Clerk stated that the reason for cancellation is that Government Center will be closed on December 26, 2023. On a motion made by Vice President Pereira and seconded by Councilor Dionne, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.

14. Police Chief's report on licenses

Taxicab Drivers

Edward Butler, Jr. Colby Olsen Victor J. Principe, II

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

15. Auto Body Shop License Renewal

Gabrielle Z. Cabral d/b/a Competitive Auto Body and Sales – 1021 Locust Street

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

Approved, October 25, 2023

Paul E. Coogan, Mayor

16. Auto Repair Shop License Renewal

Toni Elkhoury, TNK Gas & Repair Inc. d/b/a Tony Gas & Repair – 402 Brightman Street

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

Approved, October 25, 2023

Paul E. Coogan, Mayor

17. Auto Repair Shop License Transfer

Auto Repair Shop License No. 346 located at 681 Brayton Avenue from Nuno DoSouto, d/b/a Easy Auto Repair, LLC to Cardoso Garage, Inc. d/b/a Easy Auto Repair

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

Approved, October 25, 2023

Paul E. Coogan, Mayor

COMMUNICATIONS – INVITATIONS – PETITIONS

18. Claims

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

19. City resident requesting to purchase a parcel of city owned land

On a motion made by Vice President Pereira and seconded by Councilor Dionne, it was unanimously voted to refer the communication to the Committee on Real Estate, with Councilor Pelletier absent and not voting.

20. Structure on or over a public way application for Board of Elections Department to hang banners across South Main Street (downtown) and Bedford Street (at Fire Station)

On a motion made by Councilor Raposo and seconded by Councilor Dionne, it was unanimously voted to approve the application, with Councilor Pelletier absent and not voting.

21. Drainlayer License – Rosciti Construction Company, LLC

On a motion made by Vice President Pereira and seconded by Councilor Dionne, it was unanimously voted to approve the license, with Councilor Pelletier absent and not voting.

Approved, October 25, 2023

Paul E. Coogan, Mayor

On a further motion made by Vice President Pereira and seconded by Councilor Raposo, it was unanimously voted to take items 22-25 together, with Councilor Pelletier absent and not voting

City Council Minutes:

22. City Council – September 26, 2023

23. Public Hearings – October 10, 2023

24. Committee on Finance – October 10, 2023

25. City Council – October 10, 2023

On a motion made by Councilor Kilby and seconded by Councilor Dionne, it was unanimously voted to approve the minutes, with Councilor Pelletier absent and not voting.

BULLETINS – NEWSLETTERS – NOTICES

26. Notice of personal injuries pursuant to M.G.L., Ch. 258, Sec. 4, re Millicent Toro, 300 Amity Street

On a motion made by Councilor Dionne and Councilor Raposo, it was unanimously voted to refer the notice to Corporation Counsel, with Councilor Pelletier absent and not voting.

ITEMS FILED AFTER THE AGENDA DEADLINE CITY COUNCIL MEETING DATE: OCTOBER 10, 2023

COMMITTEE REPORTS

- 8d. Committee on Ordinances and Legislation recommending:

All readings with Emergency Preamble:

Proposed Ordinance – Traffic, handicapped parking

Eastern Avenue Eddy Street Forest Street

Fountain Street Mott Street Stafford Road

On a motion made by Vice President Pereira and seconded by Councilor Cadime, it was voted 8 yeas to adopt the emergency preamble, with Councilor Pelletier absent and not voting. On a further motion made by Councilor Raposo and seconded by Vice President Pereira, it was unanimously voted that the proposed ordinance be passed through first reading, second reading, passed to be enrolled and passed to be ordained, with Councilor Pelletier absent and not voting.

Approved, October 25, 2023

Paul E. Coogan, Mayor

8e. First Reading

Proposed Ordinance – Traffic, miscellaneous

Handicapped parking removals:

Birch Street Forest Street Fountain Street Osborn Street Swindells Street

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

On a further motion made by Councilor Raposo and seconded by Councilor Washington, it was unanimously voted to adjourn at 8:28 p.m.

List of documents and other exhibits used during the meeting:

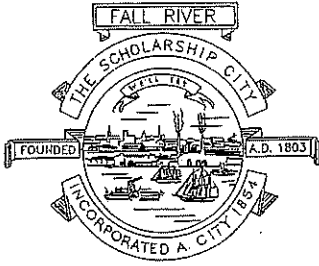
Agenda packet (attached)

DVD of meeting

A true copy. Attest:



City Clerk



City of Fall River Massachusetts
Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

October 25, 2023

Rhode Island Novelty
350 Commerce Drive
Fall River, MA 02720

To Whom It May Concern,

At a meeting of the City Council held on Tuesday, October 24, 2023, a request was made to forward a letter of thanks to you. Your donation of miscellaneous small toys to be used at the Tree Lighting Event in December is greatly appreciated.

This donation provides an excellent representation of your generosity to the residents of Fall River. On behalf of the Fall River City Council, please accept our sincerest gratitude.

Sincerely,

Alison M. Bouchard
City Clerk

/jc

(EEA No. 16596) - SouthCoast Wind 1 Project - Supplemental Final Environmental Impact Report

jamie.durand@powereng.com <jamie.durand@powereng.com>

Tue 10/31/2023 4:29 PM

1 attachments (433 KB)

SouthCoast Wind 1_Supplemental FEIR Cover Letter_10302023_Final Draft_signed.docx.pdf;

Good Afternoon -

On behalf of SouthCoast Wind Energy, LLC, POWER Engineers has filed the Supplemental Final Environmental Impact Report (SFEIR) for the SouthCoast Wind 1 Project (EEA No. 16596) with MEPA on October 31, 2023. The Certificate on the Final Environmental Impact Report issued by Secretary of EEA, dated September 15, 2023, required the project proponent to prepare a Supplemental Final Environmental Impact Report.

To access the Supplemental Final Environmental Impact Report, please use the following link to the SouthCoast Wind 1 Project website, and once you are on the website, click on the "State Permitting" tab and under the SouthCoast Wind 1 -Massachusetts Section you will find the SouthCoast Wind 1 Project - MEPA Supplemental FEIR (SFEIR)-Front Matter Compiled documents and associated Attachments.

<https://southcoastwind.com/documents/>

Should you have any issues, require assistance, or to request a paper copy, please feel free to contact me.

Thank you,
Jamie Durand
jamie.durand@powereng.com
774-643-1829 or 401-439-3020

POWER Engineers, Inc.

Energy • Facilities • Communications • Environmental

www.powereng.com



Go Green! Please print this email only when necessary. Thank you for helping POWER Engineers be environmentally responsible.



SouthCoast Wind Energy LLC
101 Federal Street
Suite 1900
Boston, MA 02110

October 31, 2023

Rebecca Tepper, Secretary
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office
100 Cambridge Street, Suite 900
Boston, MA 02114

Tori Kim, Director
MEPA Office
100 Cambridge Street, Suite 900 (9th Floor)
Boston, MA 02114

**RE EEA No. 16596 - SouthCoast Wind 1 Project (formerly Mayflower Wind SouthCoast Project),
Somerset – Supplemental Final Environmental Impact Report**

Dear Secretary Tepper and Director Kim,

On behalf of SouthCoast Wind Energy LLC (SouthCoast Wind), we are pleased to submit the attached Supplement to the Final Environmental Impact Report (FEIR) for our SouthCoast Wind 1 Project (EEA Number 16596), a set of transmission connector facilities that will be used to interconnect an estimated 1,200 megawatts (MW) of renewable clean energy to the New England regional electric power grid at Brayton Point in Somerset, Massachusetts. We greatly appreciate the engagement, feedback, and suggestions your office and other state agencies provided during the preparation of this FEIR Supplement. We have endeavored to develop a FEIR Supplement that is responsive to the Secretary's September 15, 2023, Certificate on the FEIR and public comments received.

Importantly, this is an offshore wind connector project that will enable the delivery of 1,200 MW of renewable clean energy to the Commonwealth and substantial greenhouse gas (GHG) reductions. The Project will combat climate change by reducing GHG emissions across the region and supplement or displace electricity generated by fossil fuel powered plants and improve energy system reliability and security. The urgency of reducing GHG emissions is underscored by Governor Healey's new Climate Chief, Melissa Hoffer who, on October 25, 2023, released a report titled "Recommendations of the Climate Chief" (the "Climate Report").¹ According to the Climate Report, Massachusetts needs to shift from an era of statewide planning for climate policy to the key details of implementing it, to accelerate the state's progress toward its emissions reduction goals. The Climate Report states that the Commonwealth's renewable power will, in large part, come from offshore wind, solar, and imported clean power from other regions.

Once completed, the offshore wind energy generation delivered by the SouthCoast Wind 1 Project will eliminate over two million metric tons of GHG emissions annually (per 1,200 MW), which is equivalent to reducing the GHG emissions of more than five million miles driven each year.² The Project will also enhance economic competitiveness by reducing energy costs, attracting new investments, and providing new jobs and economic development. The Project's renewable clean energy

¹ See [Recommendations of the Climate Chief | Mass.gov](https://www.mass.gov/info-details/recommendations-of-the-climate-chief)

² For the average passenger vehicle. Greenhouse Gas Equivalencies Calculator (<https://www.epa.gov/energy/greenhousegas-equivalencies-calculator>) (as of October 26, 2021).



will help decrease the demand of fossil fuels as well as reduce pollutants that harm public health, degrade environmental quality, and contribute to climate change impacts – thereby improving the overall quality of life for residents in the Somerset community and nearby Environmental Justice populations.

This FEIR Supplement is an important next step to obtaining state and local permits for offshore and onshore transmission and the converter station necessary to deliver the SouthCoast Wind 1 Project's renewable clean energy from SouthCoast Wind's offshore wind generation facility located in federal waters on the Outer Continental Shelf (OCS) in the designated Bureau of Ocean Energy Management (BOEM) Renewable Energy Lease Area OCS-A 0521 (Lease Area). This is the first of two separate projects from the Lease Area (see also, the Falmouth Connector Project, EEA Number 16507).

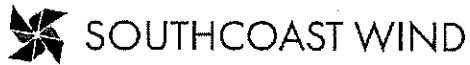
This FEIR Supplement has been prepared to address the Secretary's directive to SouthCoast Wind to provide additional information on wetlands, water quality, air emissions, ocean/ benthic impacts, marine and rare species, and environmental justice. SouthCoast Wind was also directed to provide more definitive mitigation measures and commitments for the Project. SouthCoast Wind has developed comprehensive responses to the comment letters received on the FEIR. We have addressed the items outlined in the Scope of the FEIR Certificate, including updated reports such as an updated Fisheries Monitoring Plan, which has been revised to reflect recent consultations with the Massachusetts Division of Marine Fisheries (DMF). As requested in the Secretary's Scope, SouthCoast Wind has consulted with the Massachusetts Coastal Zone Management (CZM) Office, Massachusetts Department of Environmental Protection Southeast Regional Office (MassDEP), Massachusetts Natural Heritage and Endangered Species Program (NHESP), and MA DMF to review SouthCoast Wind's analysis and response to agency comments. In addition, SouthCoast Wind is actively working with the Town of Somerset to develop a host community agreement designed, in part, to address coordination with the Town on construction of the Project.

We respectfully request that you place notice of the FEIR Supplement in the Environmental Monitor to be published on November 8, 2023. Upon publication of the availability of the FEIR Supplement in the next Environmental Monitor, the Public Comment period will extend for 30 days through Friday, December 8, 2023, and the Secretary's Certificate will be issued on Friday, December 15, 2023, in accordance with 301 CMR 11.08(4).

As demonstrated herein, SouthCoast Wind is committed to working with the Commonwealth of Massachusetts, federal agencies, tribal, local and regional officials, the fishing community, environmental justice populations, Project neighbors, and all interested stakeholders to advance Massachusetts towards a Net Zero emissions future through the expansion of the offshore wind industry in Massachusetts and the region.

SouthCoast Wind looks forward to a long-standing partnership with the Commonwealth, the Towns of Somerset and Swansea, the EJ community in Fall River, and the region.

SouthCoast Wind is grateful for the opportunity to submit this FEIR Supplement. Please do not hesitate to contact us with any questions.



Sincerely,

DocuSigned by:
Francis Slingsby
4758423DE94E469...

Francis Slingsby
Chief Executive Officer
SouthCoast Wind Energy LLC

Attachment: USGS Locus Map

C: Jennifer Hughes, MEPA
FEIR Circulation List
Prysmian Brayton Point
Brayton Point LLC
SouthCoast Wind Project Team