



City of Fall River Massachusetts
Office of the City Clerk

RECEIVED

2023 NOV 22 A 11:53

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 28, 2023
AGENDA

5:55 P.M. PUBLIC HEARING

Underground Conduit

1. Massachusetts Electric Company d/b/a National Grid for an underground conduit location as follows:

Lindsey Street

Beginning at a point approximately 370 feet south of the centerline of the intersection of Lindsey Street and Brightman Street and continuing approximately 130 feet in a northerly direction, install underground facilities on Lindsey Street and install new primary conductors to upgrade feeder 106W46.

In accordance with Plan No. 30637607

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

1. Citizen Input
2. *Discussion re: 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 (referred 11-14-2023)

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 order for the Bank Street Armory Proposal Review and Recommendation (resubmittal) (tabled 10-24-2023)

PRIORITY COMMUNICATIONS

2. *Traffic Commission recommending amendment to the traffic ordinances

COMMITTEE REPORTS – None

ORDINANCES – None

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

RESOLUTIONS – None

CITATIONS

3. Fall River Police Department Award Recipients and Retirees:
- | | | |
|-----------------------|--------------------------|-----------------------|
| Daniel J. Ahaesy | Paul Furtado | Charles J. O'Gara |
| John Albin | Guy Furtado | Wanda Otero-Sanchez |
| Faith Amaral | Ronald Furtado | Norbert Pacheco |
| Brandon Antone | Ronald H. Gagnon | Cynthia Page |
| Edward J. Ayers | Matthew Gauvin | Athanasios Parousis |
| Joseph Bailey | Christopher J. Gibson | Gary Pasternak |
| Manuel A. Bernardo | Anthony R. Goff | Derek Pereira |
| Michael R. Berube | Patricia Gosselin | Keith Pires |
| Paul Borges | Gregory J. Homen | Marques Pires |
| Scott M. Boyer | Jason N. Jacob | William Platt |
| Chelsea T. Campellone | Brett D. Kimball | Kyle Raposo |
| Jeffrey Cardoza | David V. Lafleur | John E. Robinson |
| Christopher J. Caron | Jeremias DaSilva Lameiro | Christopher Rodrigues |
| Samuel Chace | Glenn Macdonald | Steven M. Roseberry |
| Brian Cordeiro | William D. Mace | Douglas Rosenberg |
| Marc Correia | James M. Machado | Thomas Santos |
| Jaime Costa | Timothy Magan | Nicholas Soule |
| Robert A. Costa Sr. | Jeffrey R. Maher | David M. St. Laurent |
| Andrew Crook | Thomas G. Mauretti | Keith Strong |
| Jennifer D. Deleon | Rory McCoomb | Michael Sullivan |
| Jhonathan Delgado | David McElroy | Douglas Swass |
| Corey Dolan | Paul McGuire | Christopher J. Teves |
| Luis Duarte | Robert McGuire | Jackson S. Tracy |
| Daniel W. Dube | Brendan McNerney | Zachary Vorce |
| Albert F. Dupere | Coleen Medeiros | Mitchell Walsh |
| Lauren Fiola | Felicia Melo | |
| Michael A. Fogarty | Nicole A. Motta | |
4. Bristol Community College – Student Veterans of America Chapter:
- | | | | |
|-------------------|-----------------|----------------|--------------|
| Sarah Ashley | Michael Duphily | John Morris | Austin Scott |
| Amanda Bartlett | Devon Martinez | Analyn Sanchez | |
| Brandon Blanchard | Colin McKeon | Amanda Scott | |
5. Charles N. Gagnon – Receipt of the Vietnamese Cross of Gallantry with Palm Medal from the Armed Forces of the Republic of Vietnam in 1965
6. Inês Leite, Assistant City Clerk – Awarded the designation of Certified Municipal Clerk by the International Institute of Municipal Clerks

ORDERS – HEARINGS

Underground Conduit

7. Massachusetts Electric Company d/b/a National Grid – Installation of underground conduit on Lindsey Street

ORDERS – MISCELLANEOUS

8. Police Chief's report on licenses:
Taxicab Drivers (2024)
Douglas J. Carvalho Gilbert W. Correia Edward Rego
9. Auto Body Shop License Renewal:
Wayne Pereira d/b/a Fall River Auto Body and Sales, Inc. – 155 Williston Street
10. Auto Repair Shop License Renewal:
Tannya Castro and Marco Rojas d/b/a R&C Auto Sales – 2291 South Main Street

COMMUNICATIONS – INVITATIONS – PETITIONS

11. *Claims
12. Structure on or over a public way applications for Fall River Masonic Building Association to place permanent metal signs to provide building name and location (One 30" round sign with building logo and one 12" x 24" rectangle sign with building address) at the following locations:
 - a. Eastern Avenue between 871 Eastern Avenue and 1163 New Boston Road (on an existing pole)
 - b. Eastern Avenue just before McGowan Street
 - c. Wilson Road east of the intersection at Highland Avenue

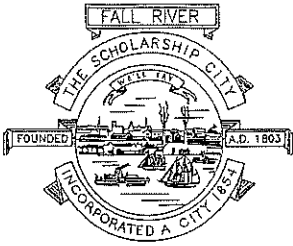
BULLETINS – NEWSLETTERS – NOTICES – None


Assistant City Clerk

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

Committee on Finance recommending action:

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



City of Fall River
Massachusetts
Office of the Mayor

FINANCE 2

RECEIVED

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,

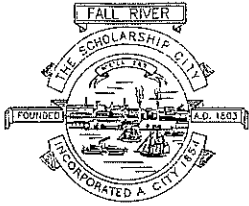
Paul E. Coogan
Mayor

PC/amos

CITY OF FALL RIVER
IN CITY COUNCIL

NOV 14 2023

*Referred to the
Committee on Finance*



City of Fall River
American Rescue Plan Act

FINANCE 2

PAUL E. COOGAN
Mayor

KARA HUMM
ARPA Director

November 2, 2023

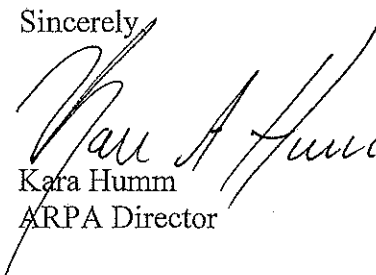
The Honorable Paul Coogan
Mayor of the City of Fall River
One Government Center
Fall River, MA 02722

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.

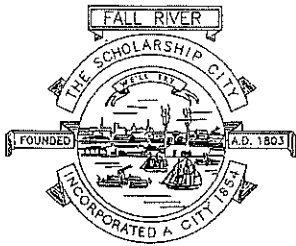
The ventilators have multiple uses for EMS. The 911 medic units will utilize them on patients presenting with the most difficult breathing emergencies. Emergency transfers will use the

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
IN CITY COUNCIL

NOV 14 2023

Referred to the Committee
on Finance



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

PAUL E. COOGAN
Mayor

RECEIVED

2023 OCT -4 P 1:49

CITY CLERK _____
FALL RIVER, MA

October 4, 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 request to resubmit the proposal for the sale of the Bank Street Armory to the Honorable Council for 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
IN CITY COUNCIL

OCT 10 2023

*Objected to and laid on the
table, in accordance with the
City Charter.*

CITY OF FALL RIVER
IN CITY COUNCIL

OCT 24 2023

Tabled 9 years

City of Fall River, *In City Council*

ORDERED, that the Mayor is hereby authorized to execute a Purchase & Sales Agreement, in a form acceptable to the Corporation Counsel, for the sale of the Bank Street Armory, 72 Bank Street, Fall River, MA, shown as Fall River Assessors' Parcel # N10-0048, to Main Street Property, LLC for the sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars, and further, upon satisfaction of any contingencies set forth in said Purchase & Sales Agreement, that the Mayor is hereby authorized to execute a Quitclaim Deed of said parcel to Main Street Property, LLC, and all closing documentation necessary to effectuate said conveyance.

CITY OF FALL RIVER
IN CITY COUNCIL

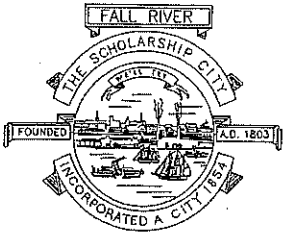
OCT 10 2023

objected to and laid on the
table, in accordance with the
City Charter

CITY OF FALL RIVER
IN CITY COUNCIL

OCT 24 2023

Tabled 9 years



CITY OF FALL RIVER, MASSACHUSETTS

October 4, 2023

Honorable Paul E. Coogan
Office of the Mayor
City of Fall River

Re: RFP# 23-05, Bank Street Armory Proposal Review

Mister Mayor:

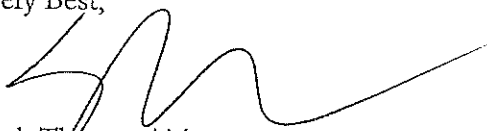
As you know, in response to Request for Proposals (RFP) 23-05 regarding the Bank Street Armory, the City received one proposal from Main Street Projects, LLC. Pursuant to the terms of the RFP, the proposal was subject to a committee review to evaluate the strength of the proposal.

Attached, please find a summary of the proposal review as well as the Committee's recommendation based on eight (8) different criteria that the proposal is, "Advantageous" to the City.

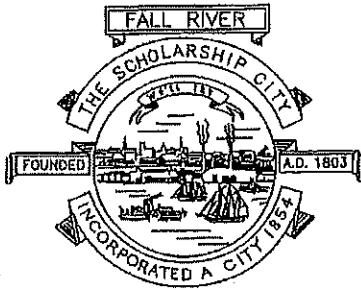
This matter was before the Council on September 26, 2023. With only seven Councilors in attendance, the proposal was supported by a simple majority, but failed to pass with the required two thirds majority.

I am asking that you resubmit this summary and recommendation to the City Council, once again, for their consideration.

Very Best,



Seth Thomas Aitken
City Administrator

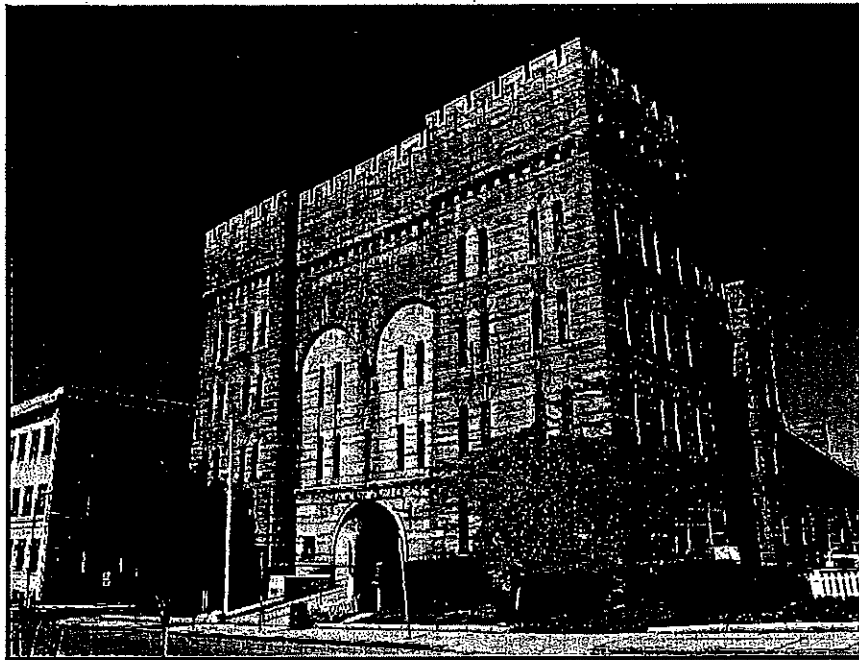


CITY OF FALL RIVER

REQUEST FOR PROPOSALS

SALE OF BANK STREET ARMORY

RFP# 23-05



PROPOSAL REVIEW TEAM MATERIALS

Thank you for participating in the review of the Proposal that was received in response to RFP# 23-05 for the Sale of the Bank Street Armory. This Packet contains the materials you will need to participate in the review process.

The Proposal Review Criteria and Process was set forth in the Section 10 of the RFP. Section 10, as amended, provides:

10.0 SELECTION CRITERIA AND PROCESS

10.1 The Proposal Review Team - The Proposal Review Team shall consist of the City Administrator, the Assistant City Planner, the City Engineer, the Executive Director of the Fall River Community Development Agency, the Chairperson of the City of Fall River Historical Commission, the Chairperson of the City Council Real Estate Committee, and one (1) additional member of the City Council as selected by the City Council President.

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

1. Proposed Reuse of the Property;
2. Qualifications and experience of staff expected to work on the redevelopment of the Property;
3. Adequate resources and staffing to successfully redevelop the Property, including availability of pertinent technical disciplines;
4. Adequate funding to successfully redevelop the Property;
5. Knowledge of the City of Fall River;
6. Knowledge of requirements to successfully redevelop the Property and technical approach to the redevelopment project;
7. Price Proposal.

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

10.4 Selection of Most Advantageous Proposal - Following the review of the Comparative Evaluation Criteria by the Proposal Review Team, the City Administrator shall prepare a report identifying the most advantageous Proposal from a responsive and responsible bidder, taking into consideration price and all other evaluation criteria set forth in this RFP, and will deliver the report to the Mayor and City Council for review and award. The selected bidder may not necessarily be the highest Price Proposal. The Property has a present assessed value of \$260,400.00. The City Administrator reserves the right to recommend acceptance of a bid price below said assessed value in accordance with the provisions of M.G.L. c. 30B, § 16(g) and in accordance with the terms and conditions of this RFP. The City will award the bid within sixty (60) days of the submission deadline.

10.5 Execution of a Purchase & Sales Agreement - Upon the selection of a successful bidder, the City Administrator will cause a Purchase and Sale Agreement to be prepared and presented to the selected bidder for execution. The Purchase and Sale Agreement shall be executed by an authorized official(s) of the selected bidder and by the Mayor of the City of Fall River.

All the information contained in this RFP, and the selected bidder's submitted proposal in response to this RFP, shall be incorporated by reference into the Purchase and Sale Agreement which is to be entered into between the selected bidder and the City.

The Purchase and Sale Agreement shall at a minimum require a deposit of 10% of the purchase price and shall require the selected bidder to complete all of its due diligence for the Property and close on the Property no later than December 30, 2023.

10.6 Non-Assignment of Rights - The selected bidder may not assign its rights under the selected Proposal or the Purchase and Sale Agreement without the prior written consent of the City of Fall River

10.7 Rejection of Proposals - The City of Fall River reserves the right to reject any and all proposals received in response to this RFP.

Section 11 of the RFP contained the Proposed Redevelopment Benchmarks. The Proposed Redevelopment Benchmarks set forth in the RFP will be adjusted to account for the delay in commencing the review process.

Section 11 of the RFP provided as follows:

11.0 PROPOSED REDEVELOPMENT BENCHMARKS

Redevelopment of the Property shall be subject to the following proposed Redevelopment Benchmarks:

June 16, 2023	A mutually agreeable Purchase and Sales Agreement for Conveyance of the Property must be executed by this date.
December 31, 2023	The conveyance of the Property must be completed by this date.
December 31, 2024	All environmental remediation must be completed by this date and all necessary permits and approvals for the proposed redevelopment of the Property must be submitted by this date. All Bank Financing must be secured and in place by this date.
June 1, 2025	Construction must begin by this date.

June 1, 2026

A Certificate of Occupancy for the Property must obtained by this date.

The foregoing Benchmarks may be subject to some negotiation based on the details and specifications of the redevelopment and reuse proposed by the successful bidder.

Performance of the finally negotiated Benchmark Schedule will be secured by a Performance Bond or Irrevocable Letter of Credit in the amount of \$75,000.00 in favor of the City of Fall River which shall be secured at the successful bidder's sole cost and expense prior to conveyance of the Property from the City of Fall River.

Please review the attached Non-Price Proposal and the Price Proposal in light of the Comparative Evaluation Matrix attached as Exhibit "A", as follows:

- If you believe the Response to the particular Evaluation Criteria satisfies the definition of "Highly Advantageous" please insert the number "3" in the left column.
- If you believe the Response to the particular Evaluation Criteria satisfies the definition of "Advantageous" please insert the number "2" in the left column.
- If you believe the Response to the particular Evaluation Criteria satisfies the definition of "Not Advantageous" please insert the number "1" in the left column.
- If you believe the Response to the particular Evaluation Criteria satisfies the definition of "Unacceptable" please insert the number "0" in the left column.

During the Proposal Review Team Meeting on Thursday, June 1, 2023 at 10:00 AM in the Conference Room in the Mayor's Office, members of the Team will be given the opportunity to explain why they assigned a particular number to Evaluation Factor.

The various Review Sheets will be tabulated and included in the Report of the City Administrator to the Mayor. Only one response to the RFP was received, but it is still important to review the Proposal to determine if it is advantageous to the City.

EXHIBIT "A"
COMPARATIVE EVALUATION MATRIX

		HIGHLY ADVANTAGEOUS (3)	ADVANTAGEOUS (2)	NOT ADVANTAGEOUS (1)	UNACCEPTABLE (0)
1.	Proposed Reuse of the Property	A redevelopment that includes a mix of commercial units/live performance or exhibition space and market rate housing units on the upper floors.	A redevelopment that includes commercial units or live performance/exhibition space, with market rate housing units on the upper floors.	A mixed redevelopment that does not include commercial space or live performance/exhibition space.	Not used
2.	Qualifications and experience of staff expected to work on the redevelopment of the Property	Has over ten years of experience with the redevelopment of urban historically significant properties.	Has between five and ten years of experience with the redevelopment of urban historically significant properties.	Has less than five years of experience with the redevelopment of urban historically significant properties.	No experience with the redevelopment of urban historically significant properties.
3.	Adequate resources and staffing to successfully redevelop the Property, including availability of pertinent technical disciplines	Clearly demonstrates the ability to meet the RFP's Benchmarks.	Presents, with some exceptions, the ability to meet the RFP's Benchmarks.	Does not clearly evidence the ability to meet the RFP's Benchmarks.	No evidence of ability to meet the RFP's Benchmarks.
4.	Adequate funding to successfully redevelop the Property	Clearly demonstrates the funding to meet the RFP's Benchmarks.	Presents, with some exceptions, the funding to meet the RFP's Benchmarks.	Does not clearly evidence the funding to meet the RFP's Benchmarks.	No evidence of the funding to meet the RFP's Benchmarks.
5.	Knowledge of the City of Fall River	Clearly demonstrates a strong understanding of the history, culture and demographics of the City of Fall River, and the role the Bank Street Armory has played in that history.	Presents, with some exceptions, a general understanding of the history, culture and demographics of the City of Fall River, and the role the Bank Street Armory has played in that history.	Does not clearly evidence an understanding of the history, culture and demographics of the City of Fall River, and the role the Bank Street Armory has played in that history.	No evidence of an understanding of the history, culture and demographics of the City of Fall River, and the role the Bank Street Armory has played in that history.

EXHIBIT "A"

COMPARATIVE EVALUATION MATRIX (CONTINUED)

		HIGHLY ADVANTAGEOUS	ADVANTAGEOUS	NOT ADVANTAGEOUS	UNACCEPTABLE
6.	Knowledge of requirements to successfully redevelop the Property and technical approach to the redevelopment project	Clearly demonstrates a strong understanding of project requirements and a thorough technical approach.	Presents, with some exceptions, a general understanding of project requirements and a strong technical approach.	Does not clearly evidence an understanding of project requirements or a reasonable technical approach.	No evidence of an understanding of project requirements or a reasonable technical approach.
7.	Preservation Restriction	Proposal provides a detailed discussion how the proposed adaptive reuse could be accomplished in a fashion that minimizes the impact on the historic integrity of the Property.	Proposal provides a general discussion how the proposed adaptive reuse could be accomplished in a fashion that minimizes the impact on the historic integrity of the Property.	Proposal does not provide a discussion how the proposed adaptive reuse could be accomplished in a fashion that minimizes the impact on the historic integrity of the Property.	No evidence of understanding that the proposed adaptive reuse must be accomplished in a fashion that minimizes the impact of the historic integrity of the Property.
8.	Price Proposal	Provides a Price Proposal that is higher than the suggested minimum bid.	Provides a Price Proposal that is less than or equal to \$20,000.00 less than the suggested minimum bid and provides a justification as to why the Price Proposal is less than the suggested minimum bid.	Provides a Price Proposal that is greater than \$20,000.00 less than the suggested minimum bid and provides a justification as to why the Price Proposal is less than the suggested minimum bid	Provides a Price Proposal that is less than suggested minimum bid and does not provide justification as to why the Price Proposal is less than the suggested minimum bid



Main Street Projects
Re-imagining Historical Properties

3/17/23

City of Fall River
One Government Center
Fall River, MA 02722

Re: RFP# 23-05 Sale of the Bank Street Armory

For the City's consideration, please accept our proposal to purchase and rejuvenate the Armory.

We have invested significant time and money to return the Bradford Durfee Textile School to the City's tax roll and will begin redevelopment of the Post Office garage building. We would like to redevelop the Armory as it is adjacent to these properties offering an integrated live/work area for the City.

Our intent with the Post Office building was to change the use from commercial to residential as allowed in the Arts Overlay district. There were to be apartments on the top two floors with parking on the lower level. If granted the opportunity to re-develop the Armory our intention with the Post Office building will change. We would renew the exiting leases with the current commercial tenants, use the top two floors to supplement parking for the Armory and add apartments as a vertical addition.

In our opinion, the City's preferred use of the Armory as an arts and entertainment venue would be prohibitive financially and also impact the economics of other venues nearby, specifically the Narrows and the black box theater underway at the Creative Class. We would be excited if the City could develop a regional arts and entertainment center at the Armory, but we would need to reassess the viability of a black box theater across the street.

We plan to redevelop the Armory into thirty-seven market rate apartments, but would be open to a mixed rate project with twenty percent of the units being designated affordable. The drill hall would accommodate seventeen one-bedroom townhouses and the headhouse would accommodate eighteen one-bedroom residences on the first three floors and a pair of large two-bedroom units on the fourth floor. The property would be marketed as an expansion of the Creative Class campus and be managed by the same on-site staff currently in place.



Main Street Projects
Re-imagining Historical Properties

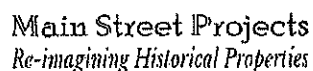
The property presents a unique challenge, as any modification will need to be approved by the Massachusetts Historical Commission. We're familiar with these restrictions as we have had three successful redevelopment projects with MHC to date.

As we work with MHC to insure our plan is consistent with the Preservation Restriction, we are concerned the water infiltration caused by failing gutters, coping, roof ridge and the south headhouse roof could make redevelopment impractical if left to continue. Addressing these issues sooner rather than later is imperative.

Please address communications regarding our proposal to Alan Macomber via the contact information in the footer section below.

Very Truly Yours,

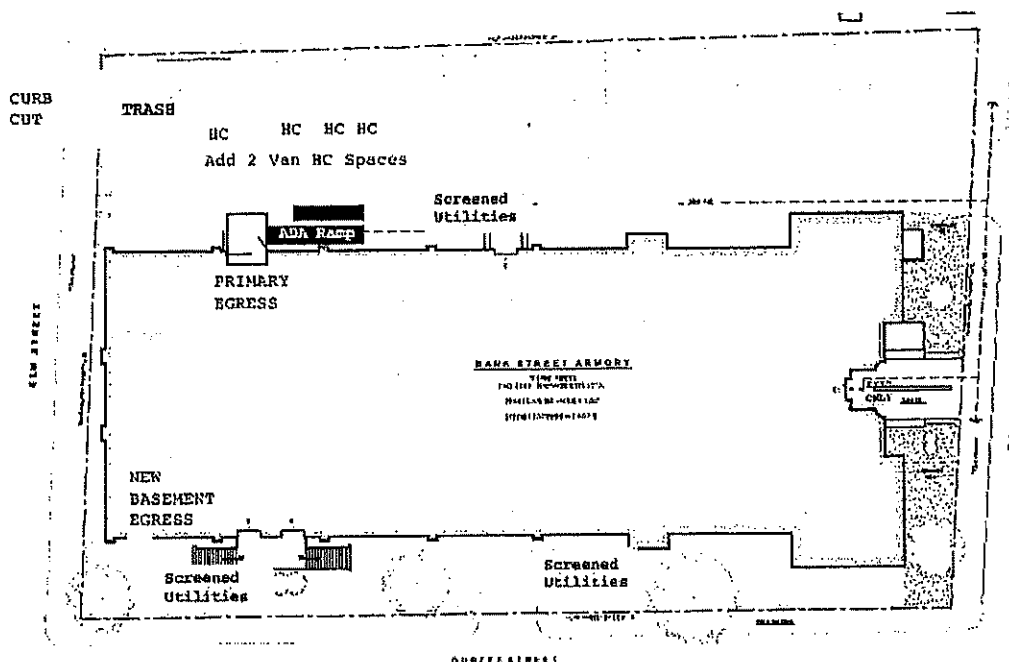
Alan F. Macomber



We propose to develop the Bank Street Armory to complement our recently completed Creative Class project which re-developed the Bradford Durfee Textile School. The Armory, located across the street, will be developed into 37 apartments, expanding the Creative Class campus to include 92 residences, a coworking office space, a black box theater, retail and an enrichment program for Autistic adults.

The site will accommodate 22 parking spaces, far short of the 74 required by zoning ordinance or the 50 spaces we deem necessary for a successful project. We are prepared to supplement parking with our re-development of the Post Office Garage building. Ultimately, we envision the Creative Class Campus revitalizing three city blocks and becoming the gateway between the City's waterfront and downtown.

Proposed Site Plan

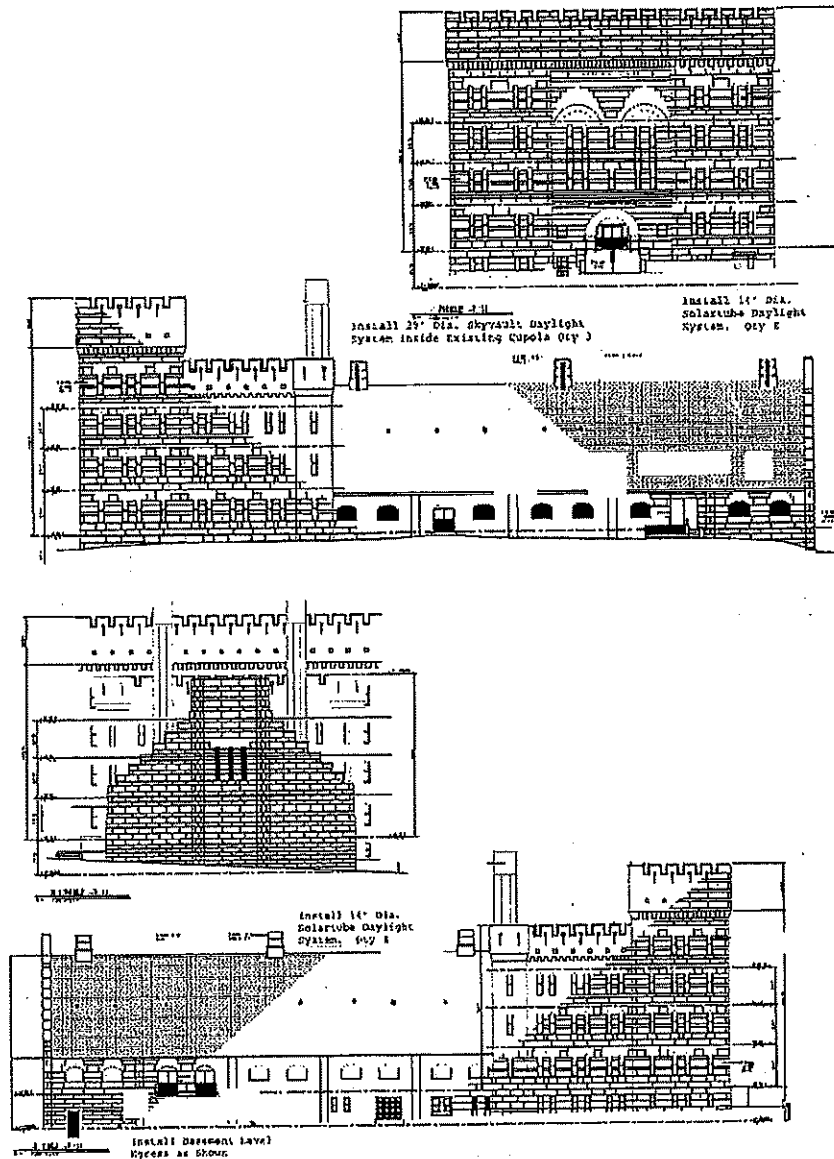




Main Street Projects
Re-imagining Historical Properties

Our proposed re-development will have minimal impact to the historic exterior elevations. There will be nine small penetrations on west drill house roof and eight on the east side to accommodate a daylighting system (shown below). In addition the basement level will include a single door egress on the northeast of the drill house.

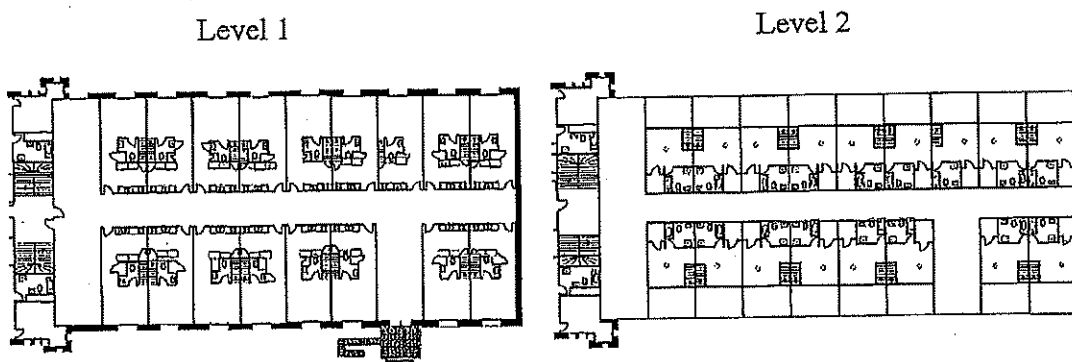
Minimal Impact to Historic Façade



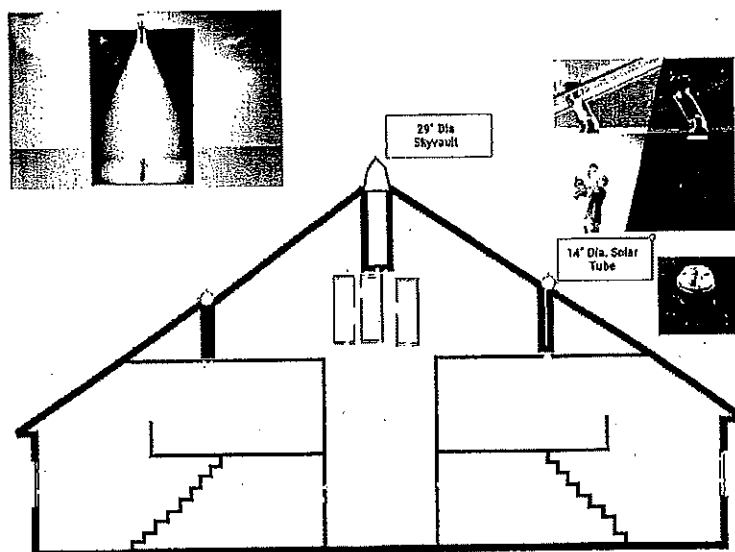


Main Street Projects
Re-imagining Historical Properties

The drill house will have seventeen townhouse apartments in a double loaded corridor set-up.



Daylight will be added through a unique application of an existing technology.



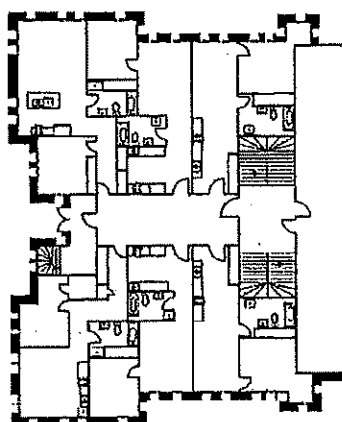
We have refined our concept to have minimal impact on the Armory's character defining features. The exterior architecture remains as is, including the main entrance, retaining the drill hall gallery and exposed drill hall roof structure. In addition, wood wall paneling, baseboards, main staircase and wood components, and the sequence of spaces will generally remain intact. The pressed tin and ornamented plaster ceilings will be impacted when a new fire suppression system code compliant MEP systems are installed.



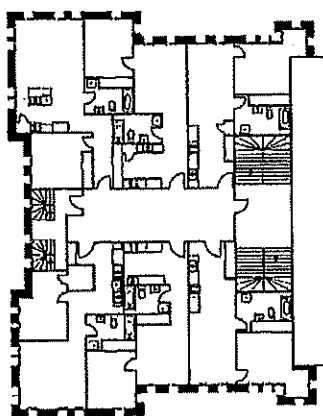
Main Street Projects
Re-imagining Historical Properties

The head house will accommodate twenty apartments spanning four floors. The historic central corridor on each floor remains unchanged, and each apartment's floor plan incorporates the historic wainscoting, fireplaces, wood flooring and expansive rooms.

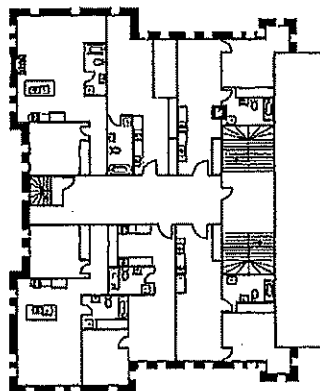
▼ 1st Floor



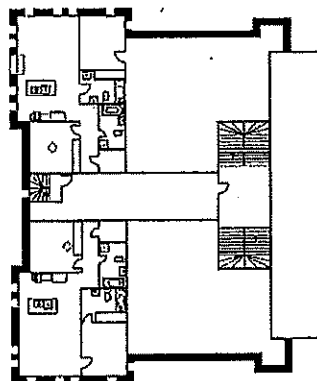
▼ 2nd Floor



▼ 3rd Floor



▼ 4th Floor





Main Street Projects
Re-imagining Historical Properties

Developer's Qualifications



2010 – 2017 Commonwealth Landing. A 200,000 square foot historic textile mill overlooking Mount Hope Bay in Fall River. Redeveloped into restaurants, retail, office, and market rate apartments. Total development cost \$33M.



2017 -2022 The Creative Class. Transformed a 100,000 square foot historic college campus overlooking Mount Hope Bay in Fall River's downtown. Redeveloped into a mix of office, retail, art and, market rate and affordable apartments. Total development cost \$21M.

Alan Macomber the Principal of Main Street Projects LLC is a graduate of Worcester Polytechnic University and the University of Connecticut. He has been active in the community serving as a board member with FROED, Bristol County WIB, Greater Fall River Development Corporation, South Coast Hospital President's Council, the Fall River Children's Museum and Child and Family Services.

Development Benchmarks

The proposed benchmarks are acceptable but will require adjustment based on required actions defined in the Preservation Restriction.

In accordance with the Preservation Restriction, the Massachusetts Historical Commission (MHC) must approve the proposed project to insure *"the characteristics which contribute to the architectural and historical integrity are preserved according to the Secretary of the Interior's Standards for the Treatment of Historic Properties for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings."*



Main Street Projects
Re-imagining Historical Properties

Based on discussions with Heritage Preservation Consultants, it is our opinion that the redevelopment concept will meet the standards set forth in the preservation restriction.

If selected, we will submit plans and specifications *"in sufficient detail to permit the MHC to make an informed judgement as to the project's consistency with the purposes of the Preservation Restriction."*

Note, the italicized phrases above are taken from the deed recorded Preservation Restriction between the Commonwealth and the City of Fall River recorded in Book 9296 Page 1.

We will work diligently to secure MHC approval of the development plan and will be prepared for conveyance of the property sixty days thereafter.

Development Sources and Uses

The total development cost of our proposal will be approximately \$13.6M. The project will support hard debt of \$5.1M in addition to developer equity. We anticipate using the programs identified in the RFP solicitation twinned with other complementary sources as shown below.

Anticipated Sources	
Bank Debt	\$ 5,100,000
Developer Equity	\$ 750,000
HDIP TC	\$ 1,800,000
Federal HTC	\$ 1,800,000
State HTC	\$ 1,700,000
HOME Partnership	\$ 1,350,000
TBD	\$ 400,000
HSF/AHTF	\$ 700,000
	<u>\$ 13,600,000</u>



Main Street Projects
Re-imagining Historical Properties

Organizational Structure

Main Street Projects LLC will be the developer of the Armory Project. The real estate will be purchased through a single purpose LLC. This is the same structure we used in the re-development of Mechanics Mill and the Bradford Durfee Textile School. Alan Macomber is the sole member of Main Street Projects LLC.

Brownfield Development Experience

The developer has re-developed brownfield sites totaling ten acres and 300,000 SF of repurposed space.

Regulatory Actions and Litigation

None.



Main Street Projects
Re-imagining Historical Properties

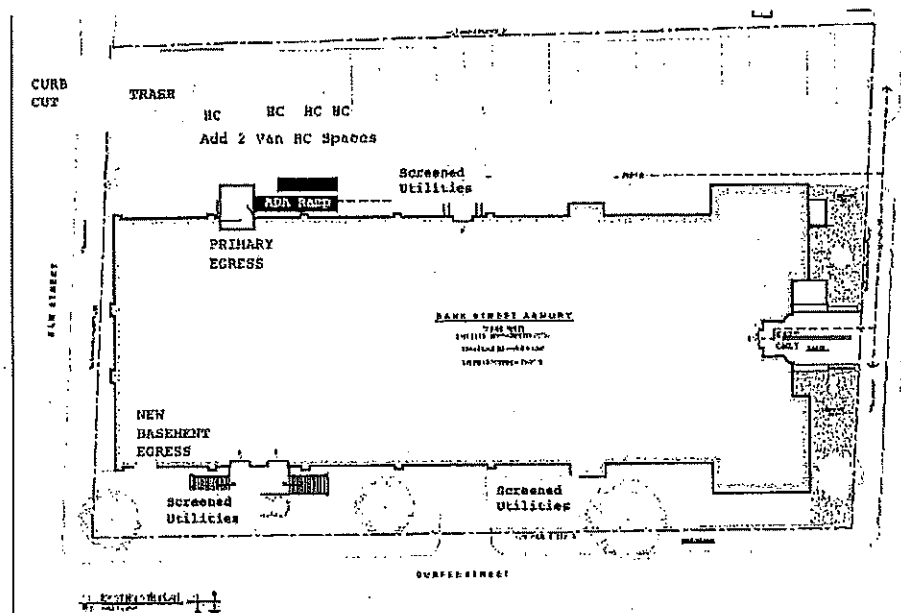
Appendices



Main Street Projects
Re-imagining Historical Properties

Two Bank Street
Fall River, MA 02720

Proposed Site Plan



- Primary accessible entrance moved to existing northeast egress. Front entrance to become exit only in order to forego changes impacting historic character.
- Basement level egress added to northwest corner.
- Curb cut added to Elm Street.
- Drill Hall will not facilitate roof top units. Heat pump compressors to be hidden with a screened fencing.
- On-site parking space count 22. Additional parking can be provided at 10 Durfee Street in order to meet zoning ordinance parking load requirements.

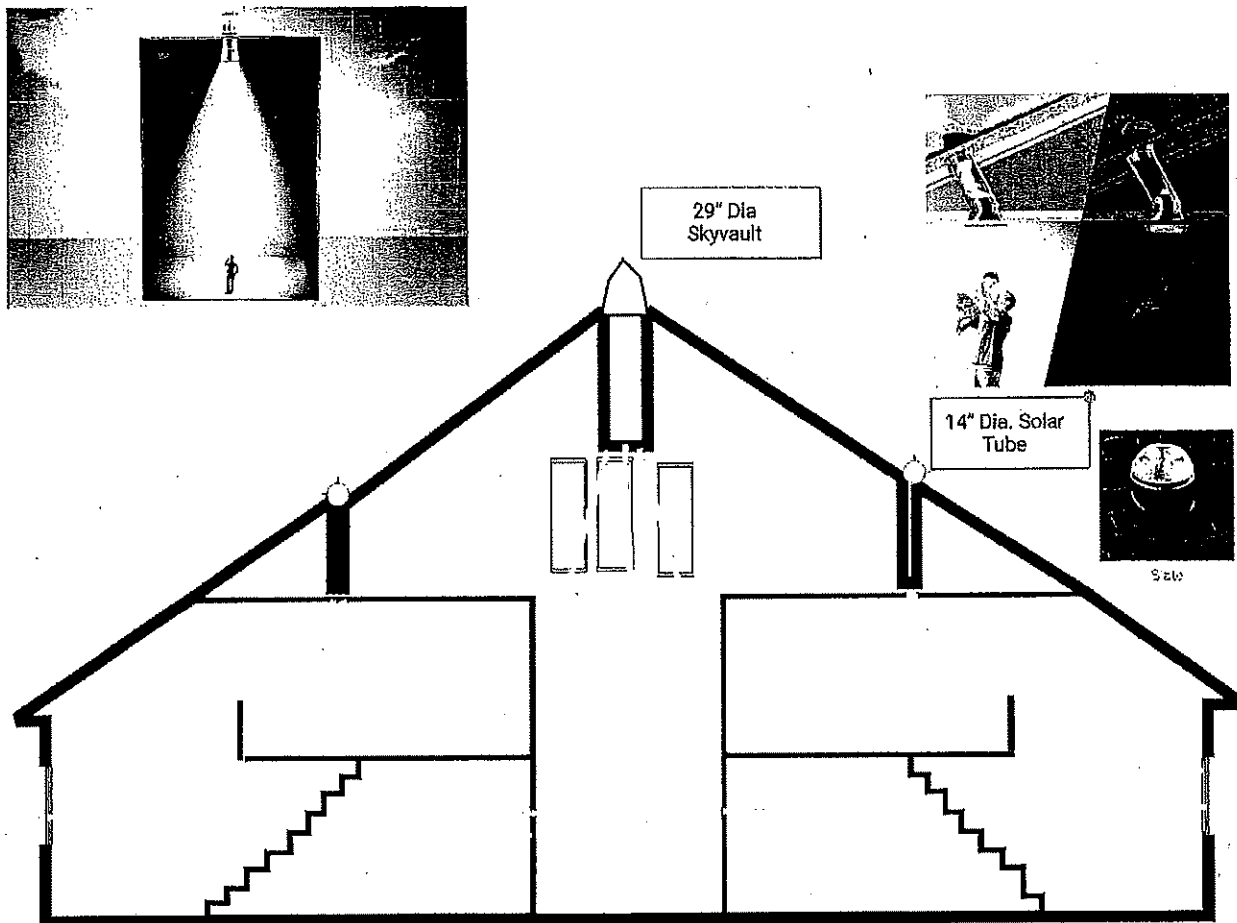
Drill Hall Concept

72 Bank St, 02720 Fall River, MA, United States
FLOORS: 1



▼ 1st Floor

Drill Hall Daylighting System



0' 4' 8' 12' 16' 20' 1:127
Page 1/1

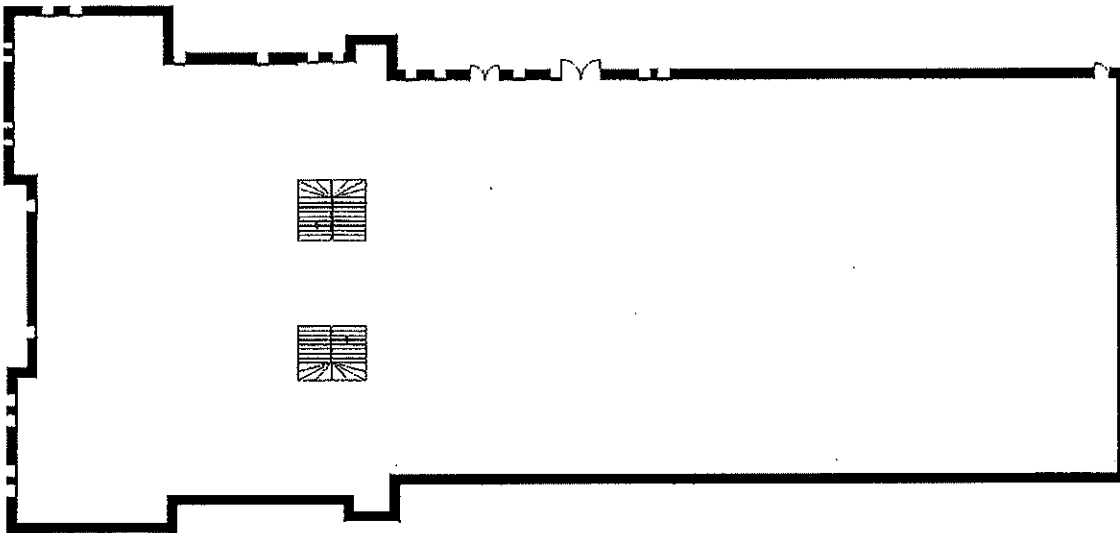
Bank Street Armory

72 Bank St, 02720 Fall River, MA, United States
FLOORS: 5

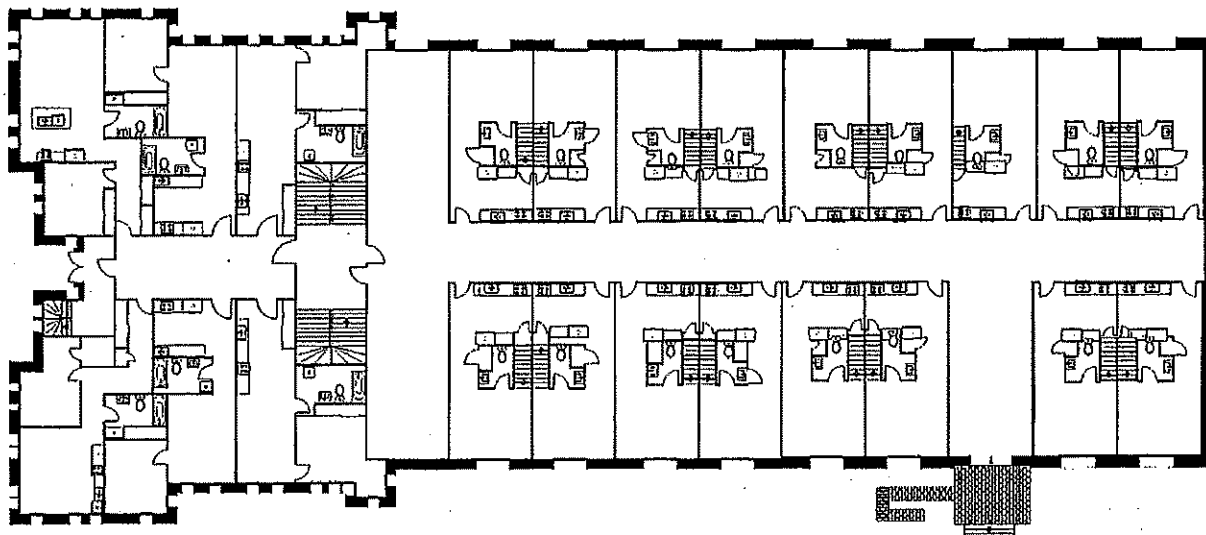


SUBMITTED BY Main Street Projects
alanmacomber@gmail.com

▼ Ground Floor



▼ 1st Floor



0' 16' 32' 48'

1:352

Page 1/3

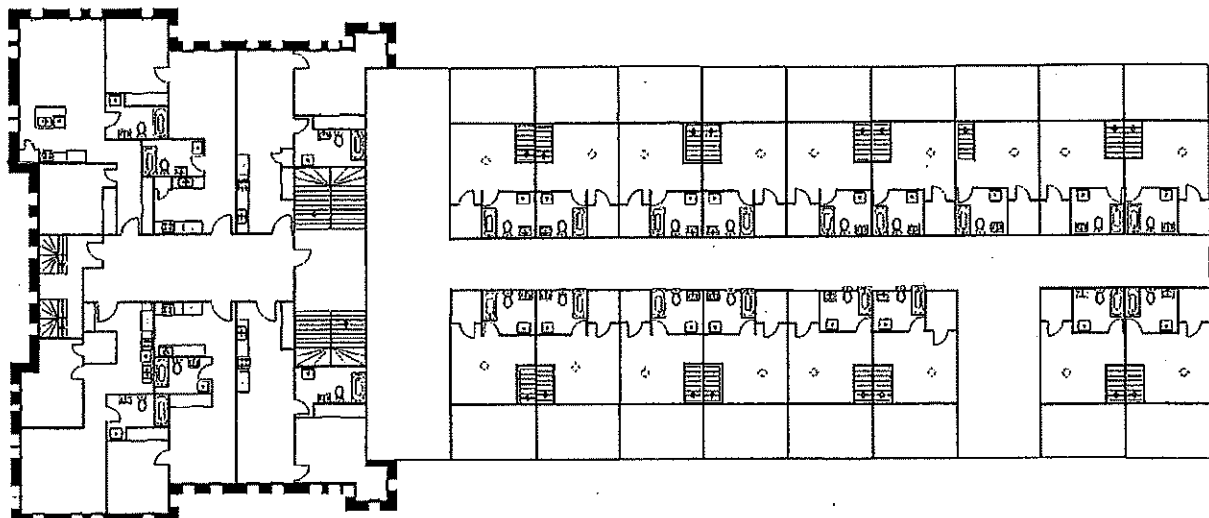
Bank Street Armory

72 Bank St, 02720 Fall River, MA, United States
FLOORS: 5

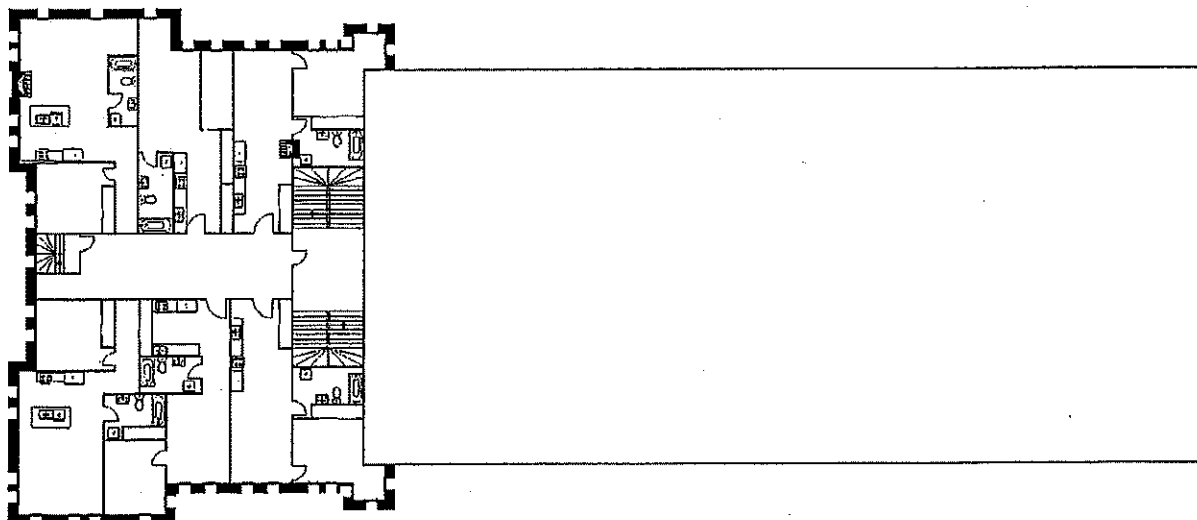


SUBMITTED BY Main Street Projects
alanmacomber@gmail.com

▼ 2nd Floor



▼ 3rd Floor



0' 16' 32' 48'

1:352

Page 2/3

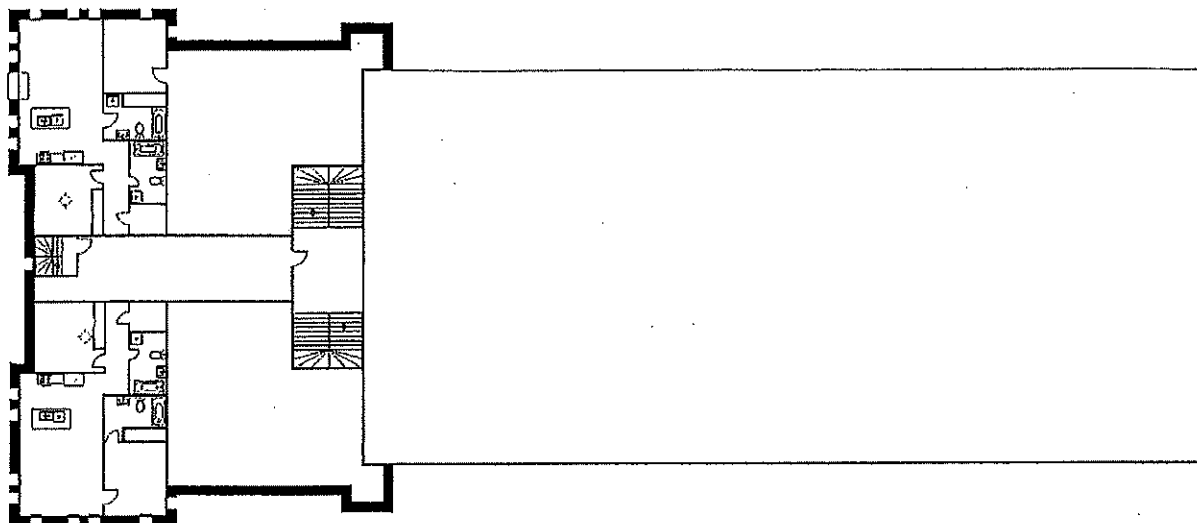
Bank Street Armory

72 Bank St, 02720 Fall River, MA, United States
FLOORS: 5



SUBMITTED BY Main Street Projects
alanmacomber@gmail.com

▼ 4th Floor



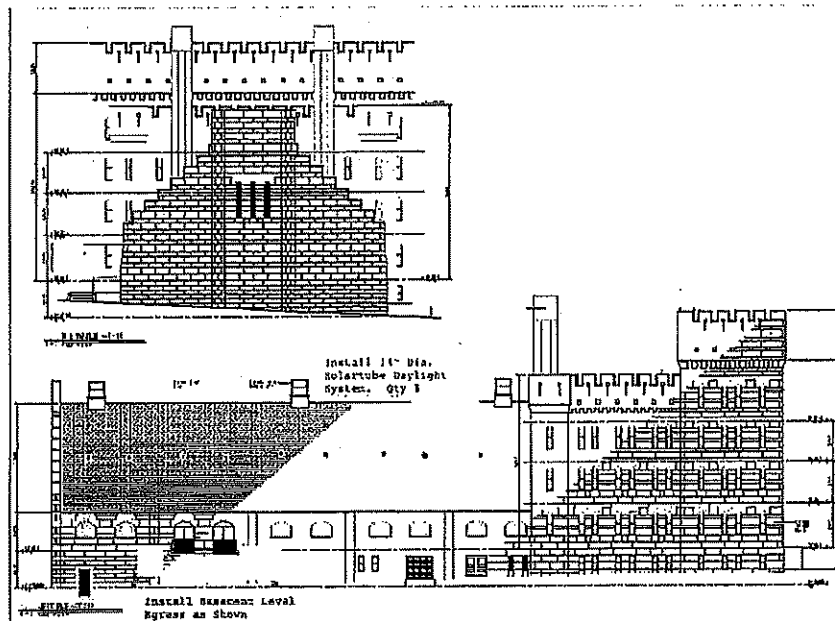
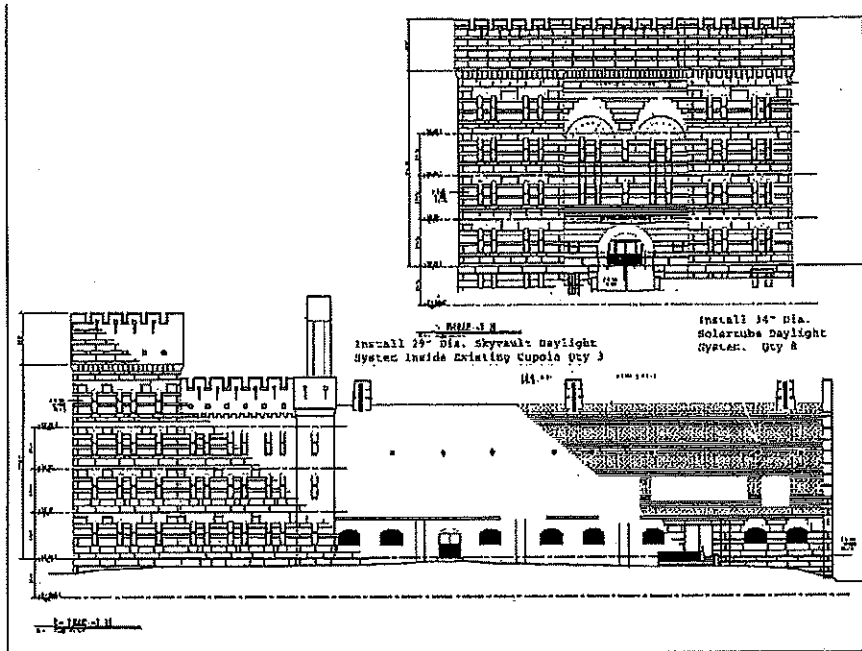
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Page 3/3



Main Street Projects
Re-imagining Historical Properties

Two Bank Street
Fall River, MA 02720

Minimal Impact to Historic Façade





Main Street Projects
Re-imagining Historical Properties

Two Bank Street
Fall River, MA 02720

Main Street Projects

3/17/2023

Multifamily

Bank Street Armory

Surface Area Sq. Ft.

Ground Floor	16,227
1st Floor	17,538
2nd Floor	12,446
3rd Floor	5,834
4th Floor	5,859
	<u>57,905</u>

Living Area Sq. Ft.

Ground Floor	-
1st Floor	16,224
2nd Floor	10,412
3rd Floor	5,139
4th Floor	3,067
	<u>34,842</u>

Wall Area sq ft

	145,137
--	---------

Electric Supply AMP

1500

Floors	5
Rooms	287
Bedrooms	39
Bathrooms	54
Dishwasher	37
Electric Stove	37
Two-door Refrigerator	37
Stacked Washer and Dryer	37
Bypass Door	27
Double Hinged Door	4
Hinged Door Interior	146
Hinged Door Apartment	37
Solar Tubes	19
Skyvault	3
Electric Water Heater	37
150 AMP Metered Load	37
300 AMP Metered Load	1
3 Ton Heat Pump System	37
12 Ton Heat Pump System	1
Electric Hot Water Heater	37
Vanity Sink	39
Rectangular Sink	17
Back-to-wall Bath	39
Double Sink	37
Toilet	56
12/12 Window	20
1/1 Window	168
Fixed Window	17

CITY OF FALL RIVER
SALE OF BANK STREET ARMORY, FALL RIVER, MA

RFP# 23-05
PAGE 16

Attachment "A"

RFP # 23-05

Sale of Bank Street Armory
72 Bank Street, Fall River, Massachusetts
Parcel ID# N10-0048

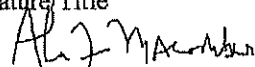
PRICE PROPOSAL

<u>Property</u>	<u>Suggested Minimum Bid Price</u>	<u>Proposed Purchase Price</u>
72 Bank Street Fall River, MA N10-0048	\$ 200,000.00	\$ 200,000.00

If the Proposed Purchase Price is less than the Suggested Minimum Bid Price of \$ 200,000.00 then this Price Proposal must be accompanied by a written detailed explanation by the bidder as to how the current condition of the Property adversely affects the minimum suggested bid and why the amount proposed by the bidder is reasonable in light of said conditions. Unless accompanied by such written explanation, a Price Proposal containing a Proposed Purchase Price of less than \$ 200,000.00 will be deemed non-responsive.

Name: Main Street Projects, LLC
Address: Two Bank Street, Suite 10
Fall River, MA 02720
e-mail: alanmacomber@gmail.com
Tel#: 508-989-3386

By: Alan F. Macomber, Managing Member
Signature/Title



CITY OF FALL RIVER
SALE OF BANK STREET ARMORY, FALL RIVER, MA

RFP# 23-05
PAGE 18

Attachment "C"
COMMONWEALTH OF MASSACHUSETTS
INDIVIDUAL CERTIFICATE OF TAX COMPLIANCE

Pursuant to M.G.L. c. 62C, §49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Federal Identification
Number or SS#

85-0547102

Company Name: Main Street Projects, LLC

Address: Two Bank Street Suite 10
Fall River, MA 02720

BY: Alan F. Macomber
Name of Company Officer (printed)

Alan F. Macomber

Signature

3/16/23

Date

Attachment "D"

COMMONWEALTH OF MASSACHUSETTS CORPORATE OR OTHER LEGAL ENTITY CERTIFICATE OF TAX COMPLIANCE

Pursuant to the requirements of G.L. c. 62C, s. 49A, the undersigned does hereby state the following:

I, Alan F. Macomber, as the Managing Member of Main Street Projects LLC, whose principal place of business is located at Two Bank Street, Suite 10, Fall River, MA 02720 do hereby certify under the penalties of perjury that, to the best of my knowledge and belief, the above named corporation/firm is in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Federal Identification

Number: 85-0547102

Company Name: Main Street Projects LLC

Address: Two Bank Street, Suite 10
Fall River, MA 02720

BY: Alan F. Macomber
Name of Company Officer (printed)

Alan F. Macomber

Signature

3/16/23

Date

CITY OF FALL RIVER
SALE OF BANK STREET ARMORY, FALL RIVER, MA

RFP# 23-05
PAGE 22

Attachment "F"
CERTIFICATE OF NON-COLLUSION

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

Alan F. Macomber

Signature of individual submitting bid



Main Street Projects LLC

Name of business/organization


3/16/23

Date

Attachment "H"
ACKNOWLEDGEMENT OF SOLICITATION REQUIREMENTS

As evidenced by the signature of the Proposer's authorized signatory below, the Proposer certifies that it has read and understands the Request for Proposal 23-05 - Bank Street Armory, Fall River and understands the requirements of the solicitation.

The Proposer expressly acknowledges RFP Addendum #: none and further expressly acknowledges that said Addendums have been read and that Proposer's Response has been made in light of the information contained in said Addendums.



Proposer's Authorized Signatory

Main Street Projects LLC
Printed Name

3/16/23
Date

Managing Member
Title

Attachment "I"
TAX STATUS AND HISTORY DISCLOSURE*

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

If Proposer is Corporation, LLC or Trust:

Company Name: Main Street Projects LLC

BY: Alan F. Macomber
Name of Company Officer (printed)

Alan F. Macomber
Signature

3/16/23
Date

If Proposer is an Individual or Partnership:

Signature

Proposer's Name (printed)

Date

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

Attachment "J"
HEALTH AND BUILDING CODES VIOLATIONS DISCLOSURE*

The undersigned states that the Proposer, Main Street Projects LLC, has never been cited by the City of Fall River, and has never owned any property in the City of Fall River that has been cited, for a violation of the Health Code or Building Code. I further state that the Proposer does not currently own any property in the City of Fall River on which there are outstanding Health or Building Code violations.

If Proposer is Corporation, LLC or Trust:

Company Name: Alan F. Macomber
BY:

Name of Company Officer (printed)

Alan F. Macomber

Signature

3/16/23

Date

If Proposer is an Individual or Partnership:

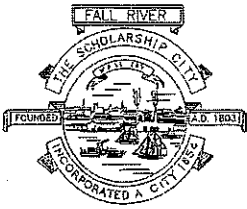
Signature

Proposer's Name (printed)

Date

*If Proposer has been cited by the City of Fall River, or has owned any property in the City of Fall River that has been cited, for a violation of the Health Code or Building Code, or currently owns any property in the City of Fall River on which there are outstanding Health or Building Code violations, state the circumstances of same below. (Attach additional sheets, if necessary.)

ORDERED, that the Mayor is hereby authorized to execute a Purchase & Sales Agreement, in a form acceptable to the Corporation Counsel, for the sale of the Bank Street Armory, 72 Bank Street, Fall River, MA, shown as Fall River Assessors' Parcel # N10-0048, to Main Street Property, LLC for the sum of Two Hundred and 00/100 (\$200,000.00) Dollars, and further, upon satisfaction of any contingencies set forth in said Purchase & Sales Agreement, that the Mayor is hereby authorized to execute a Quitclaim Deed of said parcel to Main Street Property, LLC, and all closing documentation necessary to effectuate said conveyance.



**CITY OF FALL RIVER
MASSACHUSETTS**

RECEIVED

2023 NOV 14 P 3:18

Traffic & Parking Division

CITY CLERK
FALL RIVER, MA

Paul E. Coogan
Mayor

LAURA FERREIRA
Manager of Traffic

November 8, 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 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: 241 **Stop Sign**

By inserting in proper alphabetical order the following.

<u>Name of Street</u>	<u>Direction of Travel</u>	<u>At Intersection of</u>
West Street	South Bound	West Street at Probber Lane

Very truly yours,

Laura Ferreira
Manager of Traffic



RECEIVED

City of Fall River
Notice of Claim

2023 NOV 17 A 11:57

1. Claimant's name: Debra Oliveira CITY CLERK 23-76
FALL RIVER, MA
2. Claimant's complete address: 5 Attleboro Ave, Portsmouth RI
3. Telephone number: Home: Cell 401-595-4701 Work: 02871
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
Sewer Cap flew off and damaged rim + tire
5. Date and time of accident: 11/07/23 Amount of damages claimed: \$ 364.28 (\$200.75 Rim, 163.53 Tire)
1:10PM
6. Exact location of the incident: (include as much detail as possible):
Bay Street - between Penn St + Charles Street
7. Circumstances of the incident: (attach additional pages if necessary):
I was traveling on Bay St + the sewer cap flew off + hit my rim/tire, when I traveled over the sewer cap. Two workers from Gold Medal Bakery saw this + said I was the 2nd car that day. They called DPW twice to let them know that they had to keep putting the cover back on. When I got to my mother's home
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 Over

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: 11/17/23

Claimant's signature: Debra Oliveira

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

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

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

For official use only:

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

Date: 11/17/23