City of Fall River Massachusetts
Office of the City Clerk

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

REGULAR MEETING OF THE CITY COUNCIL

MEETING: Tuesday, October 10, 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 7:10 p.m. with a moment of silence followed by a salute to the flag and announced that the meeting may be recorded with audio or video and transmitted through any medium.

PRIORITY MATTERS

1. Mayor requesting confirmation of the reappointment of Luis Ferreira to the Conservation Commission

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

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

Councilor Dionne expressed concern regarding this item being resubmitted, stated that there is a due process for how the City Council should address this proposal and read aloud parts of the City Charter, Article 1, Section 1-7, City Charter, Article 2, Section 2-9 and portions of City Ordinances, Chapter 2, Article II, Section 2-78, copies of which are attached and hereto made a part of these minutes.

Vice President Pereira agreed with Councilor Dionne and stated that she would object to this proposal. Vice President Pereira emphasized that there had already been a vote on this item that failed and many residents have expressed their support of keeping the Bank Street Armory.

Councilor Laliberte stated that a communication regarding this item had been received via email from Corporation Counsel. The City Clerk read that communication, a copy of which is attached hereto and made a part of these minutes. Councilor Laliberte asked if the previous submittal had been reconsidered and the City Clerk confirmed that it had been reconsidered, based upon the item being inadvertently announced as a "Loan Order" during the roll call vote. Councilor

Laliberte emphasized that the Administration has stated there will be no funding available for this property for the foreseeable future, expressed confidence that the buyer would successfully redevelop this building and that the resubmittal of this proposal was not in violation of the City Charter or ordinances.

Councilor Cadime expressed concern regarding the delay of the vote with an objection and provided a brief overview of the lack of funding for future renovations by the City. Councilor Cadime also emphasized that all Councilors wanted to restore the Bank Street Armory but had different opinions on how to accomplish that goal. Councilor Kilby agreed with Councilor Cadime, emphasized that this building would deteriorate without redevelopment and stated that it was the responsibility of the City Council to vote on this item without delay.

Councilor Washington agreed that all City Councilors want to save the Bank Street Armory, but there is no funding to achieve that goal. Councilor Raposo stated that as there is no long term plan and no alternative proposal, a vote must be taken.

Vice President Pereira stated that her objection would be due to a lack of proper procedure and that the City Council needs to put forward a request for alternative proposals. President Camara emphasized that this issue is not exclusive to current Administration that it has been ongoing for over eight years and many elected officials have served during that time period.

A motion was made by Councilor Kilby and seconded by Councilor Cadime to adopt the order. President Camara asked for a roll call vote and Vice President Pereira objected to the motion. As a result, the matter was laid on the table in accordance with the Charter.

Councilor Pelletier excused himself at 7:54 p.m.

3. Fiscal Year 2024 Quarter 1 Budget Report
On a motion made by Councilor Dionne and seconded by President Camara, it was unanimously voted to refer the item to the Committee on Finance, with Councilor Pelletier absent and not voting.

PRIORITY COMMUNICATIONS
4. Traffic Commission recommending amendments to the traffic ordinances
On a motion made by Councilor Raposo and seconded by Councilor Laliberte, it was unanimously voted to refer the recommended amendments to the Committee on Ordinances and Legislation, with Councilor Pelletier absent and not voting.

5. Board of Election Commissioners and warrant for City Election scheduled for November 7, 2023
On a motion made by Councilor Dionne and seconded by Councilor Cadime, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.
Approved, October 11, 2023
Paul E. Coogan, Mayor

COMMITTEE REPORTS – None

ORDINANCES – None

RESOLUTIONS – None

CITATIONS – None

ORDERS – HEARINGS

Joint Pole Location:

6. Massachusetts Electric Company and Verizon New England, Inc – Two (2) new jointly owned pole locations and one (1) jointly owned pole relocation on Locust Street

On a motion made by Councilor Cadime and seconded by Councilor Raposo, it was unanimously voted to adopt the order, with Councilor Pelletier absent and not voting.
Approved, October 11, 2023
Paul E. Coogan, Mayor

Curb Removal:

7. CSEP Innovation, LLC, 711 Pleasant Street – Removal of 9 feet on 711 Pleasant Street for a total opening of 27 feet

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 11, 2023
Paul E. Coogan, Mayor

ORDERS – MISCELLANEOUS

8. Police Chief's report on licenses:

   Taxicab Driver:
   Luis Parrilla

   Private Livery Driver:
   Josue Michel

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

9. Auto Body Shop License Renewal:
   John Medeiros d/b/a Medeiros Auto Body and Sales, Inc. – 96-98 Alden Street

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 11, 2023
Paul E. Coogan, Mayor

10. Auto Repair Shop License Renewals:
    Robert W. Saraiva d/b/a Peckham Street Garage – 213 Peckham Street
    Roy Oliveira d/b/a Auto Boutique – 101 Price Place

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 11, 2023
Paul E. Coogan, Mayor

COMMUNICATIONS – INVITATIONS – PETITIONS

11. Claims

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

City Council Minutes:

12. Committee on Finance – September 26, 2023

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

BULLETINS – NEWSLETTERS – NOTICES – None

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

On a motion made by Councilor Raposo and seconded by Councilor Cadime, it was voted 8 yeas to adopt an emergency preamble allowing orders filed after the agenda deadline to be introduced, with Councilor Pelletier absent and not voting.

PRIORITY MATTERS

3a. Mayor and orders to accept and expend the following grants:

- i. $72,116 from the National Association for County and City Health Organizations (NACCHO) for Mitigation of Infectious Disease Outbreaks
- ii. $111,170 from the Mass. Executive Office of Energy and Environmental Affairs (EOEEA) for Municipal Vulnerability Preparedness for a water supply analysis
- iii. $2,000,000 from the Mass. Executive Office of Economic Development (EOED) for a MassWorks Grant to mitigate flooding and prevent combined sewer overflows at Stafford Square
- iv. $36,000 from the Mass. Department of Environmental Protection for a Sustainable Materials Recovery Program within the Dept. of Community Maintenance
- v. $85,000 from the Mass. Executive Office of Economic Development (EOED) for a Downtown Parking Study
- vi. $7,400 from the Mass. Executive Office of Public Safety and Security (EOPSS) for a Law Enforcement Body-Worn Camera (BWC) Program

Councilor Dionne expressed concern regarding the limited state funding for the Law Enforcement Body-Worn Cameras Program in comparison to other municipalities and Councilor Raposo stated that the amount may be lower as the grant application only included four cameras and docking stations. On a motion made by Councilor Kilby and seconded by Councilor Raposo, it was unanimously voted to adopt the grants, with Councilor Pelletier absent and not voting.

Approved, October 11, 2023
Paul E. Coogan, Mayor

COMMITTEE REPORTS

Committee on Finance recommending action:

5a. Mayor's request and order amending the Fall River Waterfront Urban Renewal Plan to allow inclusion of Lots O-22-0009 and O-23-0004 as properties for acquisition, disposition and redevelopment

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 11, 2023
Paul E. Coogan, Mayor

RESOLUTIONS

5b. The Committee on Public Safety convene with the Chief of Police, a representative of the Administration, area residents and any other interested parties to discuss public safety issues in the area of 181 South Main Street and Old Second Street.

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

On a motion made by Councilor Raposo and seconded by Councilor Washington, it was unanimously voted to adjourn at 8:00 p.m., with Councilor Pelletier absent and not voting.

List of documents and other exhibits used during the meeting:

Agenda packet (attached)
DVD of meeting
Email correspondence from Corporation Counsel re Bank Street Armory proposal resubmission
Fall River City Charter, Article 1, Sect. 1-7 (Definitions)
Fall River City Charter, Article 2, Sect. 2-9 (Ordinances and other measures)
Code of the City of Fall River, Chapter 2, Article II, Division 2, Sec. 2-78 (Motion to reconsider)

A true copy. Attest:

Alison M. Bouchard

City Clerk

In City Council, October 24, 2023
Approved.

City of Fall River Massachusetts
Office of the City Clerk

RECEIVED
2023 OCT -5 P 12:22
CITY CLERK
FALL RIVER, MA

ALISON M. BOUCHARD
CITY CLERK

INÊS LEITE
ASSISTANT CITY CLERK

MEETINGS SCHEDULED
CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER
TUESDAY, OCTOBER 10, 2023
AGENDA

5:00 P.M. COMMITTEE ON HUMAN SERVICES, HOUSING, YOUTH, ELDER AND VETERANS' AFFAIRS

5:55 P.M. PUBLIC HEARINGS (OR IMMEDIATELY FOLLOWING THE COMMITTEE ON HUMAN SERVICES, HOUSING, YOUTH, ELDER AND VETERANS' AFFAIRS 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 location and relocations as follows:

Locust Street — Two (2) new jointly owned pole locations, One (1) jointly owned pole relocation

Locust Street – Install two jointly owned poles on Locust Street. Install two jointly owned anchors on Locust Street. Relocate one jointly owned pole on Locust Street. Due to the location of the new Diman Regional Vocational Technical High School, National Grid is proposing to install two new jointly owned poles and two anchors and relocate one jointly owned pole on Locust Street. Pole 78-3 and anchor to be relocated 15 feet east out of proposed driveway. Proposed pole 78-21 to be installed 20 feet east of existing pole 78-2 and proposed pole 78-22 to be installed 95 feet from existing pole 78-2.

In accordance with Plan No. 30793991

Curb Removal

2. CSEP Innovation, LLC, 711 Pleasant Street, for the removal of curbing as follows:

	Existing Opening	Curbing to be Removed	Curbing to be Added	Combined Opening Proposed After Alteration
711 Pleasant Street	18'	9'	0'	27'

The applicant proposes to extend the existing 18' curb opening by an additional 9' on the west side. The total opening for the location will be 27'.

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

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

1. Citizen Input
2. *Discussion re: Mayor's request and order amending the Fall River Waterfront Urban Renewal Plan to allow inclusion of Lots O-22-0009 and O-23-0004 as properties for acquisition, disposition and redevelopment (referred 9-26-2023)

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 requesting confirmation of the reappointment of Luis Ferreira to the Conservation Commission
2. *Mayor and order for the Bank Street Armory Proposal Review and Recommendation (resubmittal)
3. *Fiscal Year 2024 Quarter 1 Budget Report

PRIORITY COMMUNICATIONS

4. *Traffic Commission recommending amendments to the traffic ordinances
5. *Board of Election Commissioners and warrant for City Election scheduled for November 7, 2023

COMMITTEE REPORTS – None

ORDINANCES – None

RESOLUTIONS – None

CITATIONS – None

ORDERS – HEARINGS

Joint Pole Location:

6. Massachusetts Electric Company and Verizon New England, Inc – Two (2) new jointly owned pole locations and one (1) jointly owned pole relocation on Locust Street

Curb Removal:

7. CSEP Innovation, LLC, 711 Pleasant Street – Removal of 9 feet on 711 Pleasant Street for a total opening of 27 feet

ORDERS – MISCELLANEOUS

8. Police Chief's report on licenses:
   Taxicab Driver:
   Luis Parrilla

   Private Livery Driver:
   Josue Michel

9. Auto Body Shop License Renewal:
   John Medeiros d/b/a Medeiros Auto Body and Sales, Inc. – 96-98 Alden Street

10. Auto Repair Shop License Renewals:
Robert W. Saraiva d/b/a Peckham Street Garage – 213 Peckham Street
Roy Oliveira d/b/a Auto Boutique – 101 Price Place

COMMUNICATIONS – INVITATIONS – PETITIONS

11. *Claims

City Council Minutes:

12. *Committee on Finance – September 26, 2023

BULLETINS – NEWSLETTERS – NOTICES – None

Chris Leite
Assistant City Clerk

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

PRIORITY MATTERS

3a. *Mayor and orders to accept and expend the following grants:

i. $72,116 from the National Association for County and City Health Organizations (NACCHO) for Mitigation of Infectious Disease Outbreaks
ii. $111,170 from the Mass. Executive Office of Energy and Environmental Affairs (EOEEA) for Municipal Vulnerability Preparedness for a water supply analysis
iii. $2,000,000 from the Mass. Executive Office of Economic Development (EOED) for a MassWorks Grant to mitigate flooding and prevent combined sewer overflows at Stafford Square
iv. $36,000 from the Mass. Department of Environmental Protection for a Sustainable Materials Recovery Program within the Dept. of Community Maintenance
v. $85,000 from the Mass. Executive Office of Economic Development (EOED) for a Downtown Parking Study
vi. $7,400 from the Mass. Executive Office of Public Safety and Security (EOPSS) for a Law Enforcement Body-Worn Camera (BWC) Program

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

COMMITTEE REPORTS

Committee on Finance recommending action:

Mayor's request and order amending the Fall River Waterfront Urban Renewal Plan to allow inclusion of Lots O-22-0009 and O-23-0004 as properties for acquisition, disposition and redevelopment

PAUL E. COOGAN
Mayor

City of Fall River
Massachusetts
Office of the Mayor

FINANCE 2

RECEIVED
2023 SEP 21 P 1:17
CITY CLERK
FALL RIVER, MA

September 21, 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:

I am respectfully requesting your vote to adopt Amendment 1 to the Fall River Waterfront Urban Renewal Plan. Said Amendment is described fully in the attached correspondence from Sarah Page, Executive Director of the Fall River Redevelopment Authority. I have also attached a proposed order 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

Paul E. Coogan
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL
SEP 26 2023

Referred to the
Committee on Finance

One Government Center • Fall River, MA 02722
TEL (508) 324-2600 • FAX (508) 324-2626 • EMAIL mayor@fallriverma.org

City of Fall River, *In City Council*

FINANCE 2

Proposed Order

Whereas, the City Council adopted an order on April 11, 2019 approving the Fall River Waterfront Urban Renewal Plan in accordance with M.G.L c.121B and 760 CMR 12.00 and approved the boundaries of the Waterfront Urban Renewal Area as depicted in Figure 1-1 in the Plan, and

Whereas, there exists a need to amend the 2019 Waterfront Urban Renewal Plan to facilitate further development and redevelopment of the designated waterfront area in the City to reflect the current status, progress, and priorities of the City of Fall River, therefore be it

Ordered, that the City Council hereby adopt Amendment 1 to the Fall River Waterfront Urban Renewal Plan attached as Exhibit 1 as adopted by the Fall River Redevelopment Authority on August 23, 2023 and submit it to the Executive Office of Housing and Livable Communities for approval. This Order authorizes the Mayor to approve minor, non-substantiative language changes in Amendment 1 to the Waterfront Urban Renewal Plan if such changes are recommended by the Executive Office of Housing and Livable Communities. This Order shall take effect upon the final approval of Amendment 1 by the Executive Office of Housing and Livable Communities.

CITY OF FALL RIVER
IN CITY COUNCIL
SEP 26 2023
Referred to the
Committee on Finance

FINANCE 2

FALL RIVER REDEVELOPMENT AUTHORITY

SARAH PAGE
Executive Director

BOARD OF DIRECTORS

JOHN R. ERICKSON
Chair

ANNE KEANE
Vice-Chair

JOAN MIRDIRIOS
Treasurer

LUIS GONSALVES

RON RUSIN

Maggie Schmitt, AICP, LEED AP BD+C
Urban Renewal and Relocation Coordinator
Executive Office of Housing and Livable Communities (EOHLC)
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Amendment to the Fall River Waterfront Urban Renewal Plan
(Waterfront URP Amendment #1)

Dear Ms. Schmitt:

The Fall River Redevelopment Authority (FRRA) kindly requests an amendment to the Fall River Waterfront Urban Renewal Plan (the Plan or URP). This amendment identifies the Turner Street Lot (O-22-0009), located on Davol Street south of Turner, and the MS Gasoline Services gas station (O-23-0004), located at 431 Davol Street, as properties for acquisition, disposition, and redevelopment. These parcels are decadent and substandard. The Turner Street Lot is also a contaminated blighted open area.

Acquisition by the FRRA will provide maximum opportunity for privately-financed urban revitalization consistent with the 2019 URP and the ongoing Route 79 development project. When approved, this change will be the first amendment to the Waterfront Urban Renewal Plan.

These two parcels are ripe for redevelopment but will require public investment and support to bring redevelopment projects to fruition. Consistent with the vision outlined in the 2019 URP, redevelopment of these parcels will result in additional housing units (at varying income levels) and commercial space, bringing needed vibrancy to Fall River's Waterfront District and supporting several of the 2019 Plan Objectives. Redevelopment of these two parcels would fill in "missing teeth" in the vicinity of the proposed commuter rail station while addressing blighted open space. In this area, both sides of Davol Street are in active transition. Multiple projects are planned or in progress. Given current market conditions and potential redevelopment interest, the FRRA has the opportunity to encourage the redevelopment of these two parcels. Neither parcel is located within Fall River's Historic Districts, nor is either parcel listed on state or federal registries of historic places.

The Turner Street Lot (O-22-0009) formerly supported both a natural gas distribution system and a coal gasification facility. Environmental assessments have uncovered excess concentrations of certain oil and hazardous materials in the soil and groundwater on and below the parcel, resulting in the filing of a Release Tracking Form (RTF) with the Massachusetts Department of Environmental Protection (MassDEP) and the development of an Activities Use Limitation (AUL) for the property which will determine the range of potential future uses allowable at this site. The current owners have not pursued redevelopment; public investment and partnership will be necessary to complete a redevelopment project at this site.

FINANCE 2

The MS Gasoline Services site (O-23-0004) was last sold in 2010 and continues to be operated as a gas station. The parcel hosts a functionally obsolete building, which cannot be converted to other commercial or residential uses. Clearance of the structures will require the FRRA to conform to an approved Relocation Plan, pursuant to MGL Chapter 79A and 760 CMR 27.00.

Both redevelopment projects will be subject to Land Use Disposition agreements with the FRRA and the design guidelines outlined in the 2019 URP in addition to any other land use controls and environmental permitting.

The two new acquisition/disposition parcels are shown in blue on the new and updated maps in Attachment B. The two parcels are within the existing urban renewal area and add 0.59 acres to the overall URP, an increase of less than 0.5 percent. Table 2-2a Amendment 1 Parcels for Acquisition provides pertinent information on each of the new acquisition parcels as of July 2023 as available in the City's Assessor's Database and on the City's online GIS platform. The original Table 2-2: List of Parcels for Acquisition and Disposition has not been updated and is included here for reference. These Tables can be found in Attachment A.

A public hearing was held on August 23, 2023. The public hearing was advertised consistent with Fall River procedures and fliers were sent via email to known stakeholders (including the affected property owners). Following the close of the public hearing, the FRRA voted unanimously in favor of the amendment. The amendment was then approved by the Fall River Planning Board on September 13, 2023 and by the Fall River City Council on September XX, 2023. Materials presented at these meetings are included in Attachment C of this Amendment and evidence of certified votes/meeting minutes are included in Attachment D.

Thank you for your assistance.

Sincerely,

Sarah Page, Executive Director

On behalf of the Fall River Redevelopment Authority

FINANCE 2

Attachments

Tables

A: Tables

Table 2-2a: Amendment 1 Parcels for Acquisition and Disposition

Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)

B: Figures

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)

Figure 2-20a: Amendment 1 Parcels to be Acquired

Figure 2-24: Lots to be Created for Disposition (Revised, Amendment 1)

Figure 2-24a: Amendment 1 Lots to be Created for Disposition

Figure 2-28: Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)

Figure 2-28a: Amendment 1 Buildings to be Demolished, Rehabilitated and/or Constructed

C: Public Materials

Public Hearing Flier

Public Hearing Presentation

Planning Board Presentation

City Council Presentation

C: Evidence of Requisite Municipal Approvals

FRRA Certified Vote

Planning Board Vote/Minutes

City Council Vote/Minutes

FINANCE 2

Attachment A

Tables

Table 2-2a: Amendment 1 Parcels for Acquisition and Disposition

Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)

Table 2-2a: Amendment 1 Parcels for Acquisition and Disposition

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
O-22-9	Davol Street	Liberty Utilities (New England Natural Gas Company) Corp	0.269	$172,800	Acquisition	Vacant, Former Utility Distribution	Mixed Use (Residential / Commercial)
O-23-4	431 Davol Street	SM Fall River Properties LLC c/o Syed Masihuddin	0.32	$424,400	Acquisition Spot Clearance	Gas Station	Mixed Use (Residential / Commercial)

Table 2-2: List of Parcels for Acquisition and Disposition (2019 URP, Included for Reference)

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
I-02-1	81 Ferry Street	Lee Francis LLC	8.28	$1,238,100	Acquisition, Rehabilitation	Buildings for manufacturing operations	Mixed-use residential/ commercial
N-12-11	30 Pond Street	Commonwealth of Mass; c/o DCR	0.71	$230,200	Acquisition, Spot Clearance	Dept. of Conservation and Recreation	Mixed-use residential/ commercial
N-12-13	Pond Street	New york Central Lines LLC	0.35	$2,800	Acquisition	Undevelopable Residential Land	Mixed-use residential/ commercial
N-12-3	104 Anawan Street	Shane Landing, LLC	2.63	$1,239,100	Acquisition, Rehabilitation	Buildings for manufacturing operations	Mixed-use residential/ commercial
N-16-11	56 Water Street	Azar Jeanne Etali	0.4	$577,800	Acquisition, Rehabilitation	Eating and Drinking Establishments	Connect Gates of the City to Maritime Museum
N-16-16	Water Street	Edward J Nasser, II; Nasser Real Estate Trust	0.74	$130,600	Acquisition	Developable Commercial Land	Mixed-use residential/ commercial
N-16-2	45 Anawan Street	Liberty Utilities (New England Natural Gas Company) Corp	2.06	$561,500	Acquisition, Spot Clearance	Buildings for manufacturing operations	Connect Gates of the City to Maritime Museum
N-16-32	Central Street	Commonwealth of Mass; Dept Environmental Mngmnt	1.18	$174,700	Acquisition	Dept. of Conservation and Recreation	MassDOT Infra-Space improvements
N-16-4	115 Anawan Street	SAS International, LLC	1.23	$556,500	Acquisition, Rehabilitation	Buildings for manufacturing operations	Connect Gates of the City to Maritime Museum

FINANCE 2

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
N-16-9	28 Anawan Street	Megara Properties Massachusetts LLC	0.71	$620,600	Acquisition, Rehabilitation	Buildings for manufacturing operations	Connect Gates of the City to Maritime Museum
None	Route 79/Davol Street	"Massachusetts Department of Transportation/City of Fall River"	~10	0	Acquisition	Route 79	Roadway realignment; Mixed-use residential/commercial
O-15-1	825 Davol Street	Tetrault Real Estate LLC	0.82	$268,200	Acquisition, Spot Clearance	"Warehouses for storage of manufactured products"	Proposed commuter rail platform
O-15-11	174 Baylies Street	Ayotte David W	0.06	$170,300	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
O-15-12	184 Baylies Street	"Camara Antonio S; Camara Laureana A; Camara Joseph C"	0.09	$179,700	Acquisition, Spot Clearance	Two-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
O-15-13	852 & 856 North Main Street	Patel Niragi; Patel Brijesh Mahesh	0.1	$317,200	Acquisition, Spot Clearance	Small Retail and Services stores	Parking for proposed commuter platform; Mixed-use residential/ commercial
O-15-14	928 North Main Street	"Mendes Maria E; Mendes Irrevocable Trust; Silva Trustee Maria G"	0.21	$304,400	Acquisition, Spot Clearance	Multiple Houses	Parking for proposed commuter platform; Mixed-use residential/ commercial
O-15-15	121 Pearce Street	Marques Timothy; Silva-Marques Rebecca	0.1	$236,700	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
O-15-16	127 Pearce Street	Dacamara Eduino; Dacamara Mary	0.13	$200,000	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
O-15-17	956 North Main Street	Daponte Jonathan J	0.08	$150,700	Acquisition, Spot Clearance	Two-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
O-15-19	870 North Main Street	Shum David Trustee; 840 Plaza Real Estate Trust	2.25	$1,944,500	Acquisition, Spot Clearance	Shopping Centers/Malls	Parking for proposed commuter platform; Mixed-use residential/ commercial

Table 2-2 Continued (2 of 5)

FINANCE 2

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
0-15-21	844 North Main Street	Marques Georgina; Botelho Luis B	0.07	$203,900	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
0-15-22	170 Baylies Street	Shum David	0.14	$171,500	Acquisition, Spot Clearance	Warehouses for storage of manufactured products	Parking for proposed commuter platform; Mixed-use residential/ commercial
0-15-23	105 Pearce Street	Faria Maria Fernanda; Garcia Maria Graca	0.13	$201,500	Acquisition, Spot Clearance	Single-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
0-15-24	10 Dyer Street	Viera Filomena M	0.13	$234,900	Acquisition, Spot Clearance	Single-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
0-15-25	192 Baylies Street	Marques Georgina; Botelho Luis B	0.06	$174,000	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
0-15-3	11 Dyer Street	Chin Angela	0.16	$79,100	Acquisition, Spot Clearance	Developable Residential Land	Parking for proposed commuter platform; Mixed-use residential/ commercial
0-15-4	137 Pearce Street	Paiva Andrew Scott	0.09	$205,400	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
0-15-5	948 North Main Street	Arruda John S; Arruda Maria; Tavares Hildeberto C	0.14	$202,900	Acquisition, Spot Clearance	Three-family Residential	Parking for proposed commuter platform; Mixed-use residential/ commercial
0-15-8	753 Davol Street	Cotter Electrical Co Inc	0.38	$436,500	Acquisition, Spot Clearance	"Other Storage, Warehouse, and Distribution"	Parking for proposed commuter platform; Mixed-use residential/ commercial
0-20-2	1 Hathaway Street	Massachusetts Electric Co; c/o Property Tax Dept	3.25	Unknown	Acquisition	Electricity Regulating Substations	National Grid sites: continuation of Bicentennial Park Trail/ Waterfront Boardwalk
0-22-11	175 Baylies Street	Cotter Electrical Co Inc	0.47	$171,700	Acquisition, Spot Clearance	Other Storage, Warehouse, and Distribution	Parking for proposed commuter platform

Table 2-2 Continued (3 of 5)

FINANCE 2

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
O-22-5	729 Davol Street	Raposa James M	0.17	$199,700	Acquisition, Spot Clearance	Auto Repair Facilities	Parking for proposed commuter platform
S-21-1	Davol Street	Commonwealth of Mass	0.26	$97,500	Acquisition	Dept. of Conservation and Recreation	Mixed-use residential/ commercial
S-21-13	Davol Street	Commonwealth of Mass; DPW	0.14	$52,900	Acquisition	Mass. Highway Dept. (MHD)	Mixed-use residential/ commercial
S-21-6	1244 Davol Street	1244 Davol Realty Assoc LLC	3.61	$1,781,600	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/ commercial
S-21-7	1338 Davol Street	D&S Marine Inc	4.41	$671,200	Acquisition	Other Storage, Warehouse, and Distribution	Mixed-use residential/ commercial
S-22-1	223 Remington Avenue	St Pierre Michael; St Pierre Debra	0.21	$243,000	Acquisition, Spot Clearance	Three-family Residential	Mixed-use residential/ commercial
S-22-12	1190 Davol Street	1244 Davol Realty Associates LLC	3.3	$1,263,400	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/ commercial
S-22-14	W End Remington Ave	Verizon New England Inc; c/o Duff and Phelps	0.07	$63,800	Acquisition, Spot Clearance	Undevelopable Commercial Land	Mixed-use residential/ commercial
S-22-2	201 Remington Avenue	1148 Davol Street LLC	0.35	$167,500	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/ commercial
S-22-6	1148 Davol Street	1148 Davol Street LLC	2.34	$895,100	Acquisition, Spot Clearance	Automotive Vehicles Sales and Service	Mixed-use residential/ commercial
S-22-8	Brownell Street	New England Power Co; c/o Property Tax Dept	1.22	$223,900	Acquisition	Electric Transmission Right-of-Way	National Grid sites: continuation of Bicentennial Park Trail/ Waterfront Boardwalk

Table 2-2 Continued (4 of 5)

FINANCE 2

PARCEL ID	ADDRESS	OWNER	AREA (AC)	VALUE	PLANNED ACTION	CURRENT USE	PROPOSED USE
S-22-9	Remington Ave	New England Power Co; c/o Property Tax Dept	0.81	$182,600	Acquisition	Electric Transmission Right-of-Way	National Grid sites: continuation of Bicentennial Park Trail/ Waterfront Boardwalk
T-01-38	2680 North Main Street	Weavers Cove Industrial Park LLC; c/o Thibeault Development LLC	4.12	$250,000	Acquisition	Developable Commercial Land	Future development; open space/recreation
T-02-1	No Main Street	Weavers Cove Industrial Park LLC; c/o Thibeault Development LLC	50.05	$6,013,300	Acquisition, Spot Clearance	Piers, Wharves, Docks, and related facilities that are used for storage and transit of goods	Shell Oil site : Marine industrial or other (with removal of DPA); public access
T-03-10	75 Weaver Street	Stanley Street Treatment and Resources Inc	3.02	$360,500	Acquisition, Spot Clearance	Vacant (Classified as Charitable Services)	Mixed-use residential/ commercial
T-03-17	93 Weaver Street	Albernaz Paul P; Teixeria Scott	0.42	$196,100	Acquisition, Spot Clearance	Warehouses for storage of manufactured products	Mixed-use residential/ commercial
T-03-20	75 Weaver Street	Weaver Cove Mill; c/o Gary Pave	1.55	$177,900	Acquisition, Spot Clearance	Buildings for manufacturing operations	Mixed-use residential/ commercial
T-03-24	77 Weaver Street	Albernaz Paul P; Teixeira Scott	0.41	$193,100	Acquisition, Spot Clearance	Warehouses for storage of manufactured products	Mixed-use residential/ commercial
T-15-2	No Main Street	New England Power Co; c/o Properties Dept	5.93	$272,600	Acquisition	Electric Transmission ROW	Open space/recreation
T-15-33	No Main Street	"Weavers Cove Industrial Park LLC; c/o Thibeault Development LLC"	13.78	$198,500	Acquisition	Developable commercial land	Open space/recreation

Table 2-2 Continued (5 of 5)

FINANCE 2

FINANCE 2

Attachment B

Figures

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)

Figure 2-20a: Amendment 1 Parcels to be Acquired

Figure 2-24: Lots to be Created for Disposition (Revised, Amendment 1)

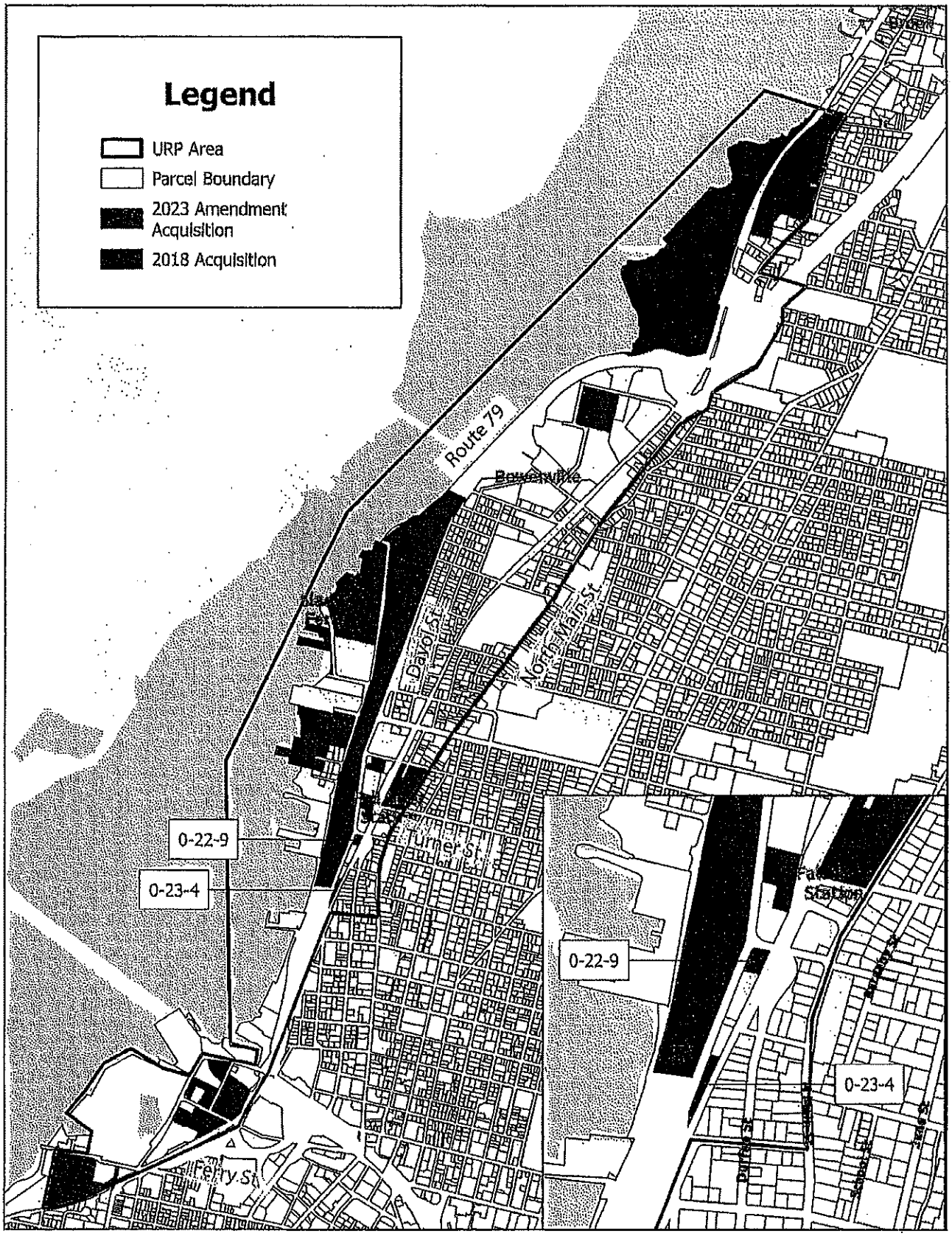
Figure 2-24a: Amendment 1 lots to be Created for Disposition

Figure 2-28: Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)

Figure 2-28a: Amendment 1 Buildings to be Demolished, Rehabilitated, and Constructed

FINANCE 2

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)



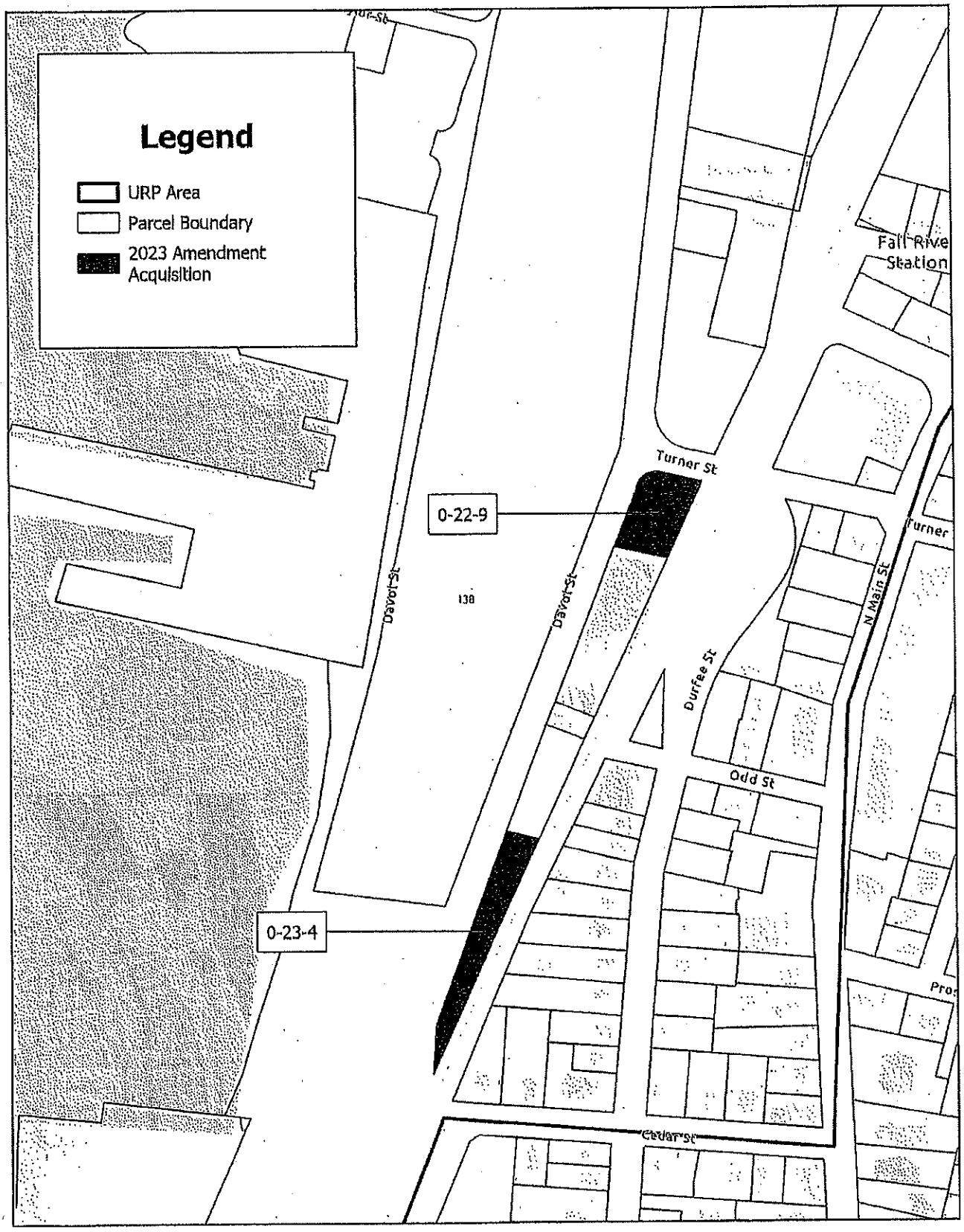
N

0 0.13 0.25 0.5 Miles

Sources: Parcel Data from the City of Fall River Assessors' Office; Esri Community maps contributors, MassGIS, Open Street Map, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA.

FINANCE 2

Figure 2-20a: Amendment 1 Parcels to be Acquired



N

0 0.01 0.03 0.06 Miles

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FINANCE 2

Figure 2-20: Parcels to be Acquired (Revised, Amendment 1)

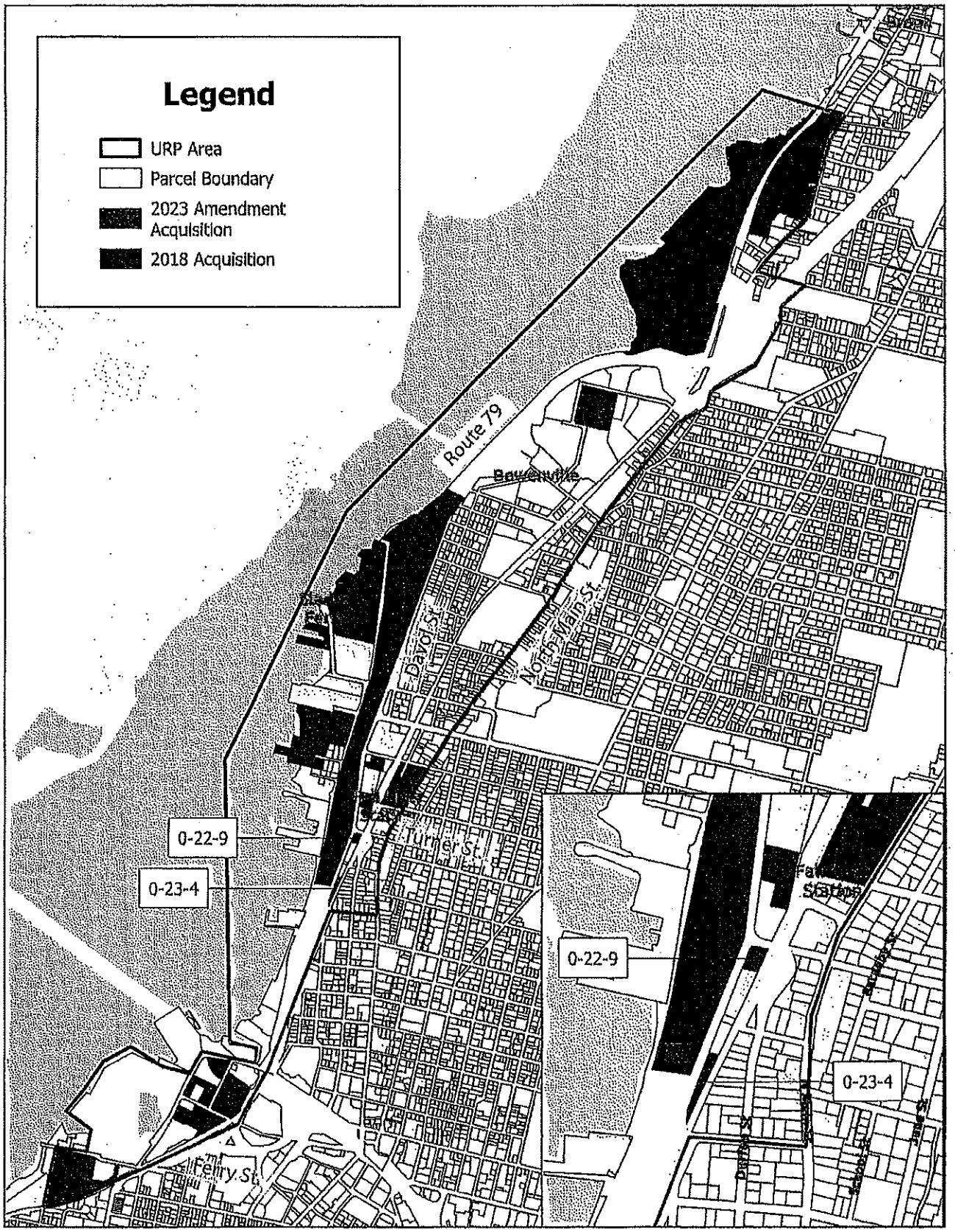

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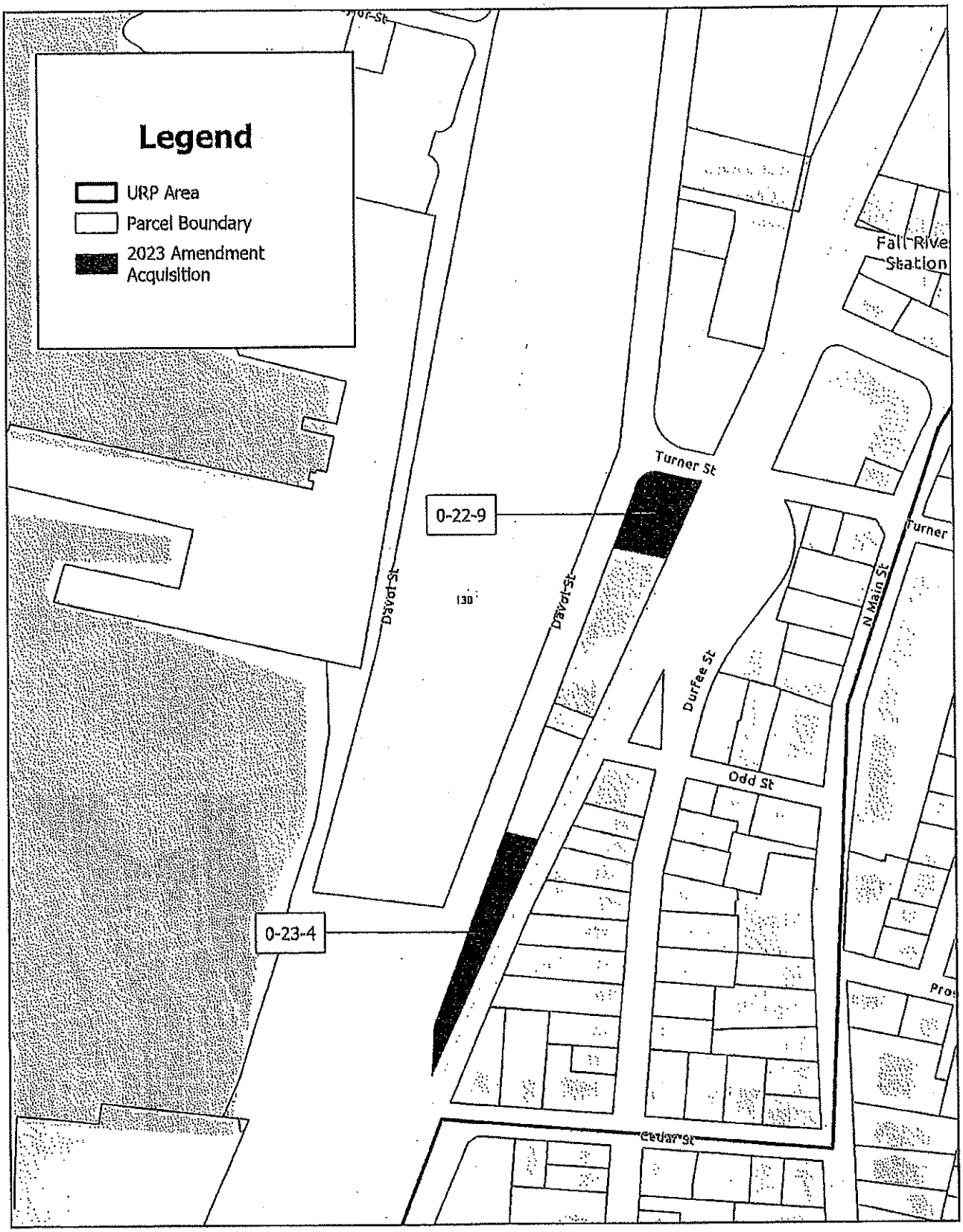
Figure 2-24a: Amendment 1 lots to be Created for Disposition



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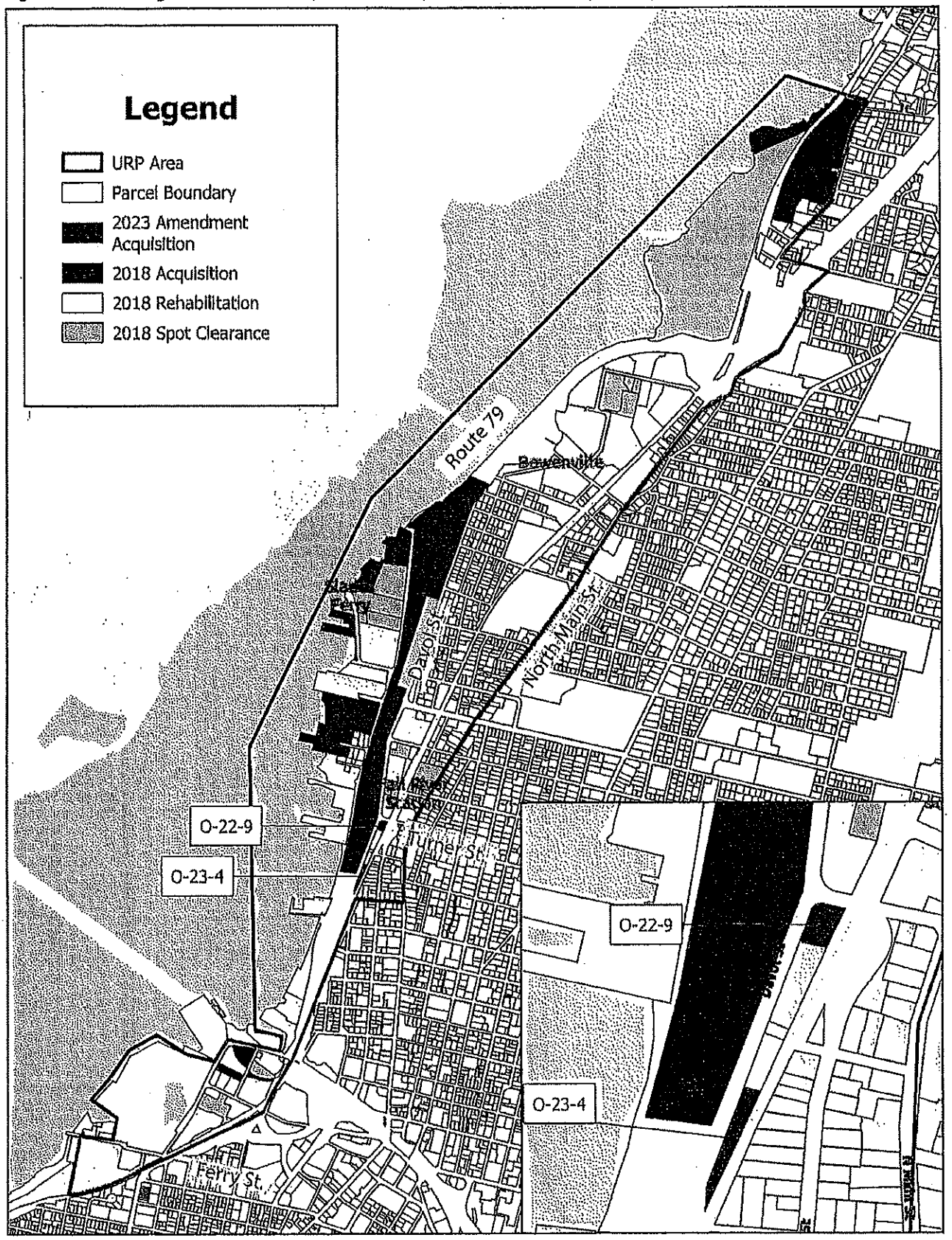
FINANCE 2

Figure 2-28: Buildings to be Demolished, Rehabilitated, and/or Constructed (Revised, Amendment 1)



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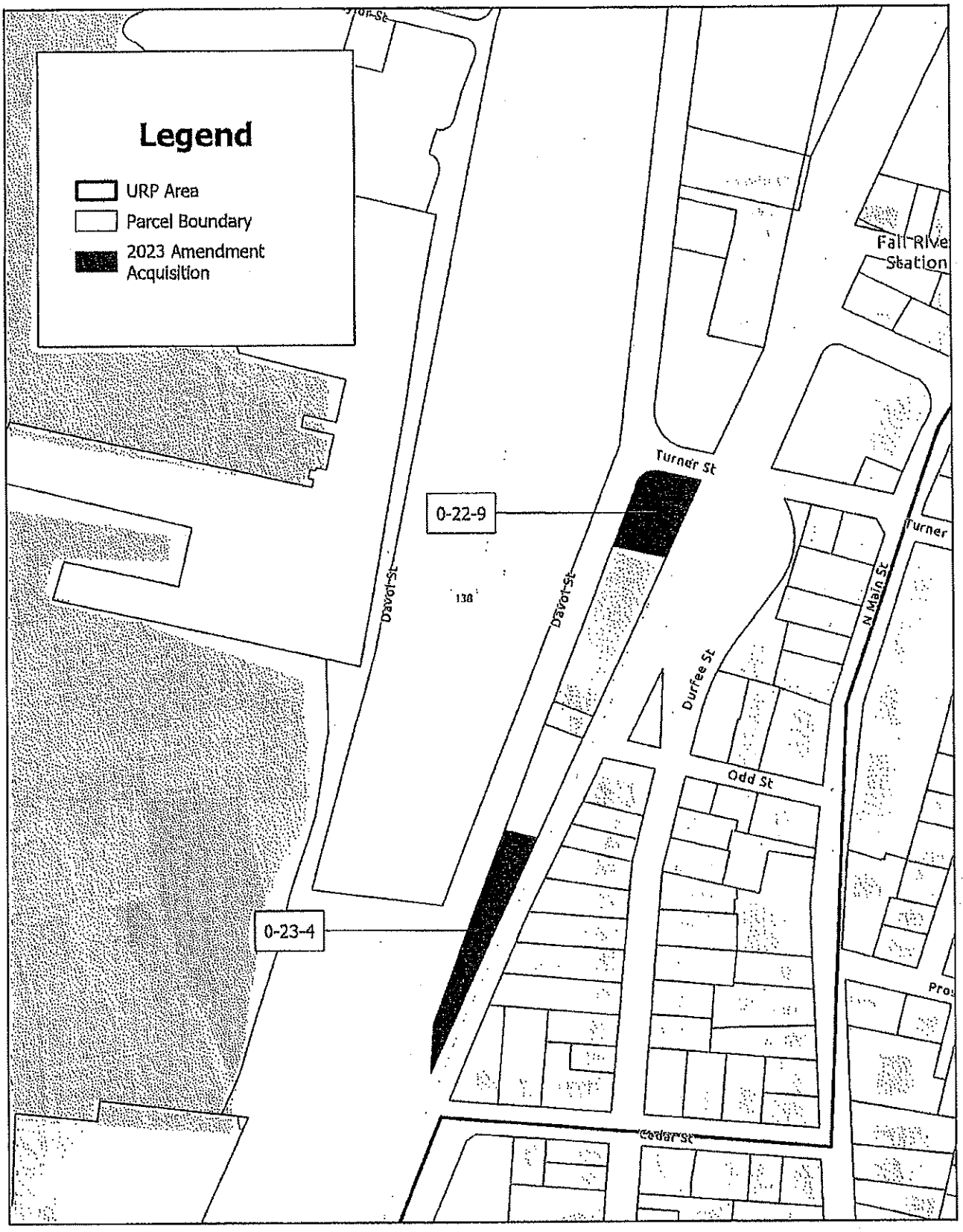
FINANCE 2

Figure 2-28a: Amendment 1 Buildings to be Demolished, Rehabilitated, and Constructed



N

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FINANCE 2

Attachment C

Public Materials

Public Hearing Flier

Public Hearing Presentation

Planning Board Presentation

City Council Presentation

FINANCE 2

Public Hearing Flier

The

FALL RIVER REDEVELOPMENT AUTHORITY

is holding a

PUBLIC HEARING

Wednesday, August 23rd 5pm

City Council Hearing Room
One Government Center
Fall River, MA 02722

On a proposed amendment to the **Fall River Waterfront Urban Renewal Plan (URP).**

The amendment would add two properties to the original URP list of 48 properties for potential acquisition, disposition, and redevelopment. These two properties are the **Turner Street Lot** (O-22-0009), located on Davol Street south of Turner, and the **MS Gasoline Services gas station** (O-23-0004), located at 431 Davol Street.

A recording of the public hearing can be viewed at

frgtv.fredtv.us

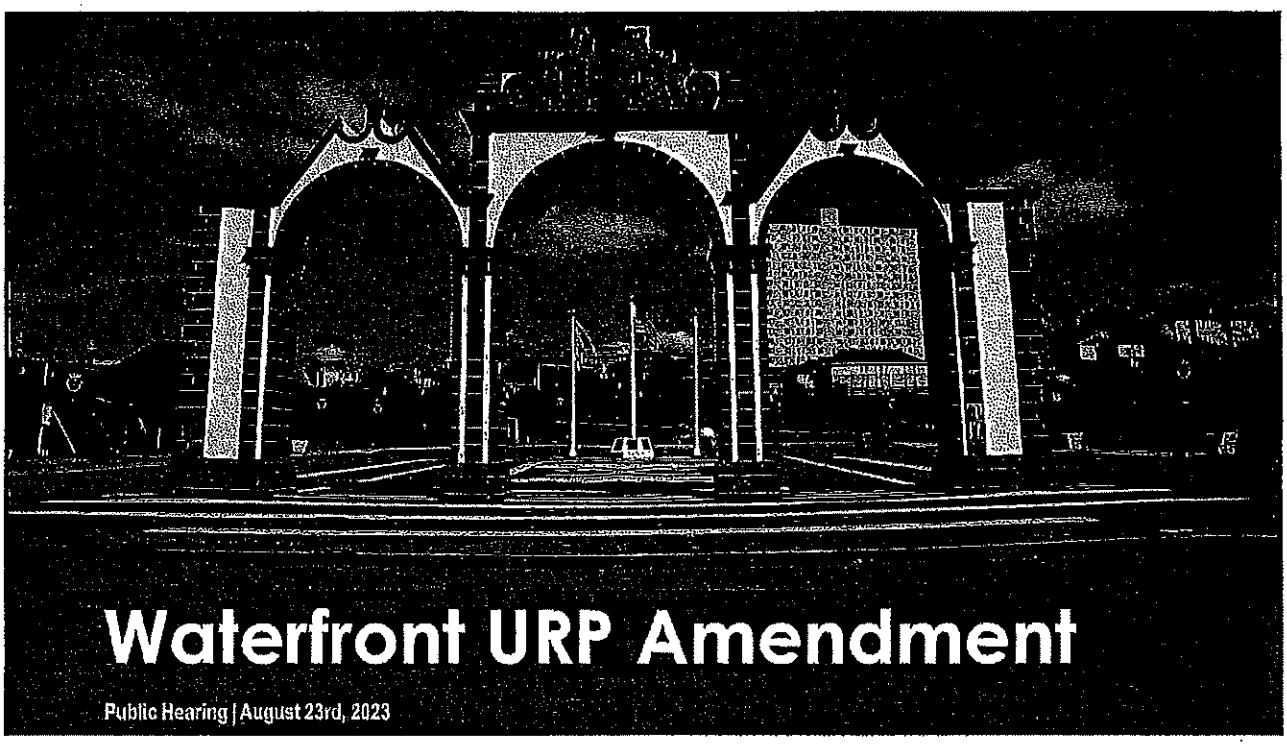
Video on Demand
Playlists
Redevelopment Authority

Please join us at the hearing for a brief **presentation and opportunity to comment,** or send comments by letter to:

Sarah Page, Executive Director,
Fall River Redevelopment Authority,
One Government Center, Fall River, MA 02722.

FINANCE 2

Public Hearing Presentation



AGENDA

1. Introductions
2. Urban Renewal Plan (URP) Process
3. 2019 URP
4. Implementation to Date
5. 2023 Amendment
6. Public Comment

FINANCE 2

1) Introduction

Fall River Redevelopment Authority Board

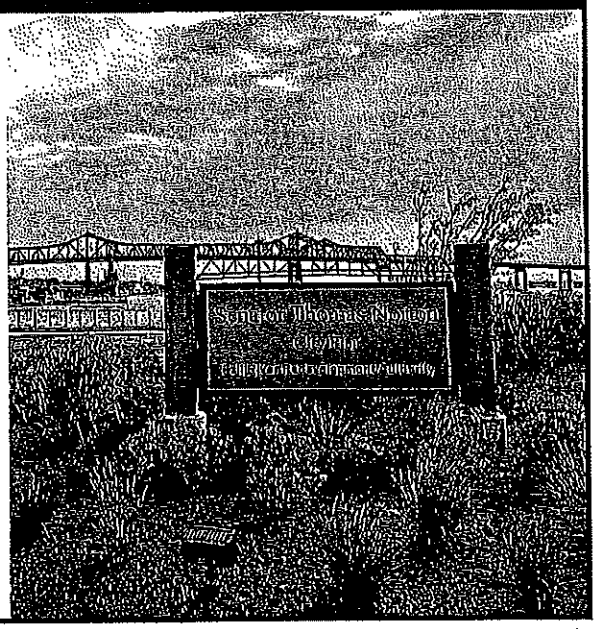
- John R. Erickson, Chair
- Ann Keane, Vice Chair
- Joan Medeiros, Treasurer
- Luis Gonsalves
- Ron Rusin

Fall River Redevelopment Authority Staff

- Sarah Page
- Karen Martin

Administrative Services Consultant

- Kenneth Fiola, Jr. Esq.

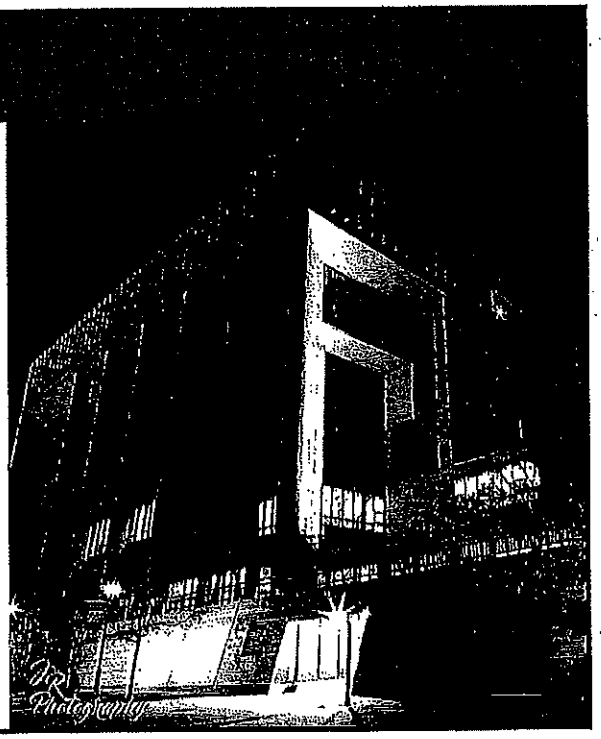


1) Introduction

Stantec Consultant Team

- Alison LeFlore, AICP
- Sonya Sternlieb

Stantec



2) Urban Renewal Plan (URP) Process

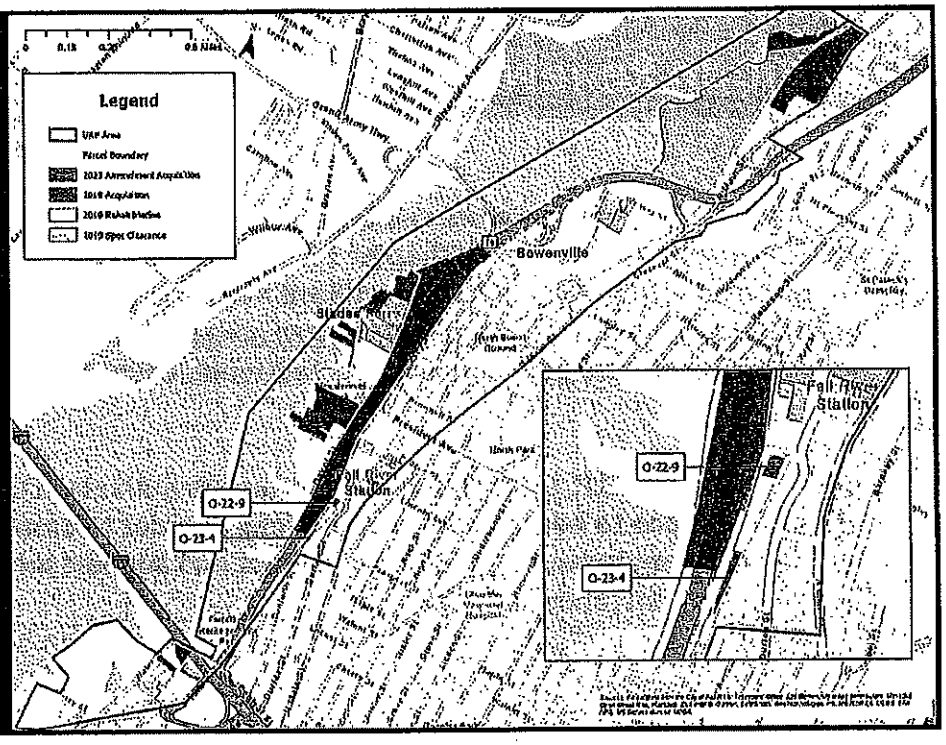
The Massachusetts Legislature established the Urban Renewal Program under Massachusetts General Laws Chapter 121B (M.G.L. c. 121B) to **assist communities to revitalize disinvested and underutilized neighborhoods and redevelop *substandard, decadent, and blighted open areas* for residential, commercial, industrial, business, governmental, recreational, educational, hospital or other uses.**

Under M.G.L. c. 121B, urban renewal agencies are authorized to **undertake a range of public actions to address these conditions in order to create the environment needed to promote sound growth and attract and support private investment** in designated urban renewal areas.

2) Urban Renewal Plan (URP) Process

- Combined **vision and redevelopment strategy** and revitalization of a defined area that outlines specific projects for the Fall River Redevelopment Authority (FRRA) to pursue
- Requires and **provides opportunities for community input**/engagement focused entirely on the study area
- **Gives FRRA the ability to induce projects** by providing tools that enable FRRA to gain ownership of parcels and properties as identified in the plan and/or providing use restrictions on certain parcels and properties
- Provides a **"blueprint" for decision-making** dictating how resources will be directed and what public actions are needed to support redevelopment
- Approved by the Executive Office of Housing and Livable Communities (EOHLC) as well as the FRRA and Fall River City Council

3) 2019 URP



3) 2019 URP

- Existing Urban Renewal Plan for Fall River was approved in 2019.
- Consisted of three-part vision:
  - South Waterfront: Strengthening Current Assets: Arts, Museums, Parks
  - North Waterfront: Rehabilitating Land for Jobs and Open Space: Shell Oil Site Area
  - **Central Waterfront: Developing a New Community: Route 79 and Davol Street**
    - This new community will connect the three parts of the waterfront to each other, and to the City as a whole
- Responded to MassDOT's plan to de-elevated and realign Route 79, which will reconnect the waterfront with the rest of the city and create 19 new developable acres of land.

https://www.fallriverma.org/urban-renewal-plan/

3) 2019 URP

Goals

- Provide new **multifamily housing** – 80 units planned so far!
- **Activate the waterfront** with new residential, retail, and commercial uses
- Physically **connect** the existing neighborhoods to the waterfront
- Provide **new space** for office, retail, and other **commercial uses.**

Acquisition Parcels

- **51 parcels, on 135 acres of land**

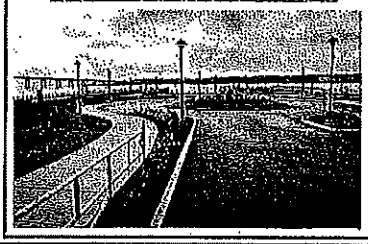
*"The general purpose of this Urban Renewal Plan is to **identify current conditions** that have been **obstacles to private investment**, determine the **needs of the waterfront** and the **goals for its redevelopment**, and define **those actions that will create incentives for the private market**,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

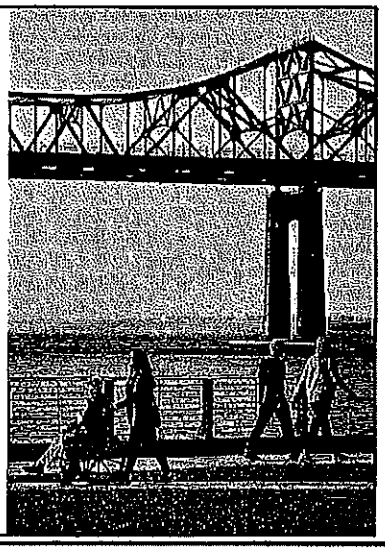
https://www.fallriverma.org/urban-renewal-plan/

4) Implementation to Date

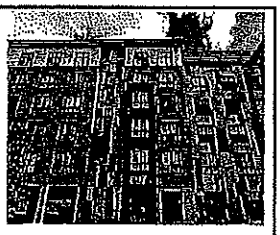
Development

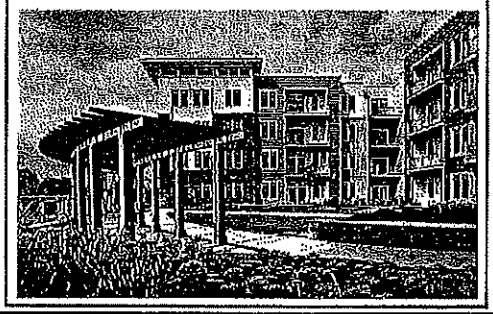
City Pier





The Residences at River's Edge



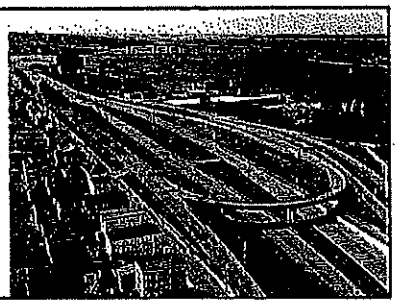


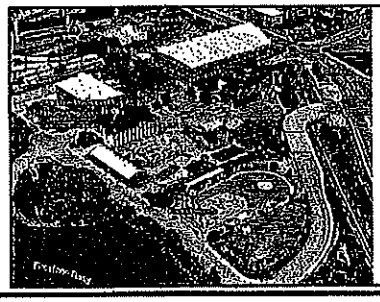
FINANCE 2

4) Implementation to Date

Reparcelization

Route 79 reparcelization process will begin at the end of August





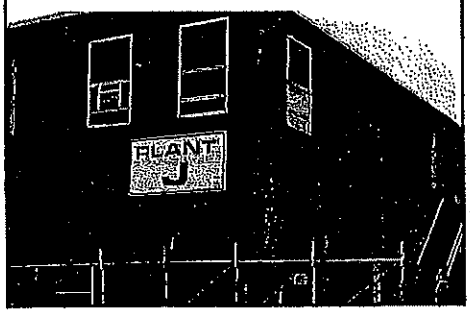
Acquisitions

FRRA is in negotiations to purchase

45 Anawan Street

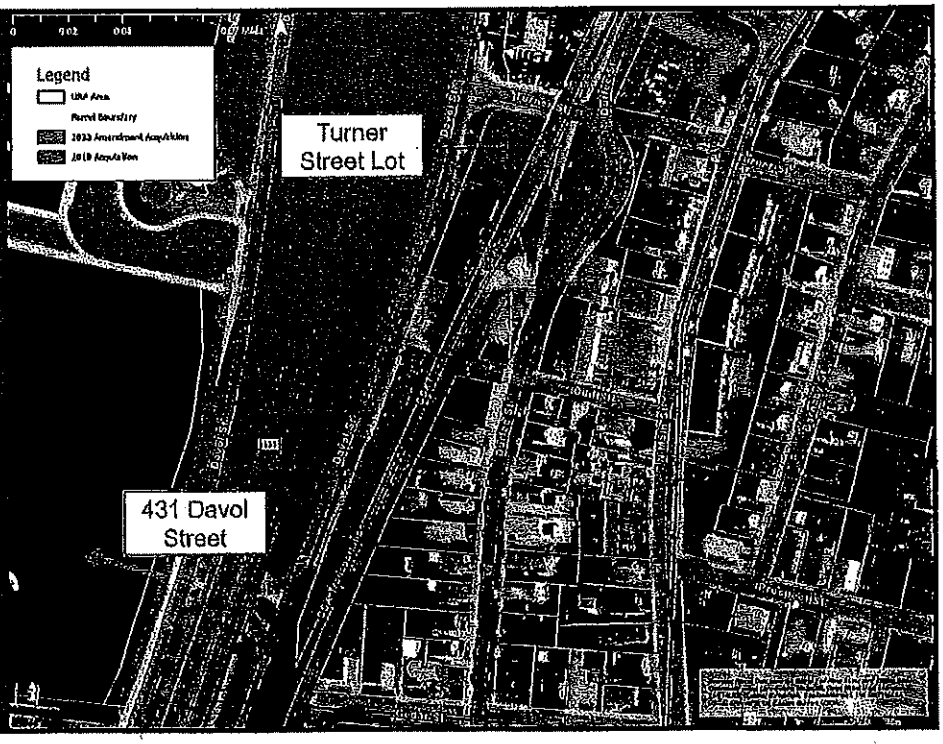
Clearances

Quaker Fabrics factory building demolished



5) 2023 Amendment

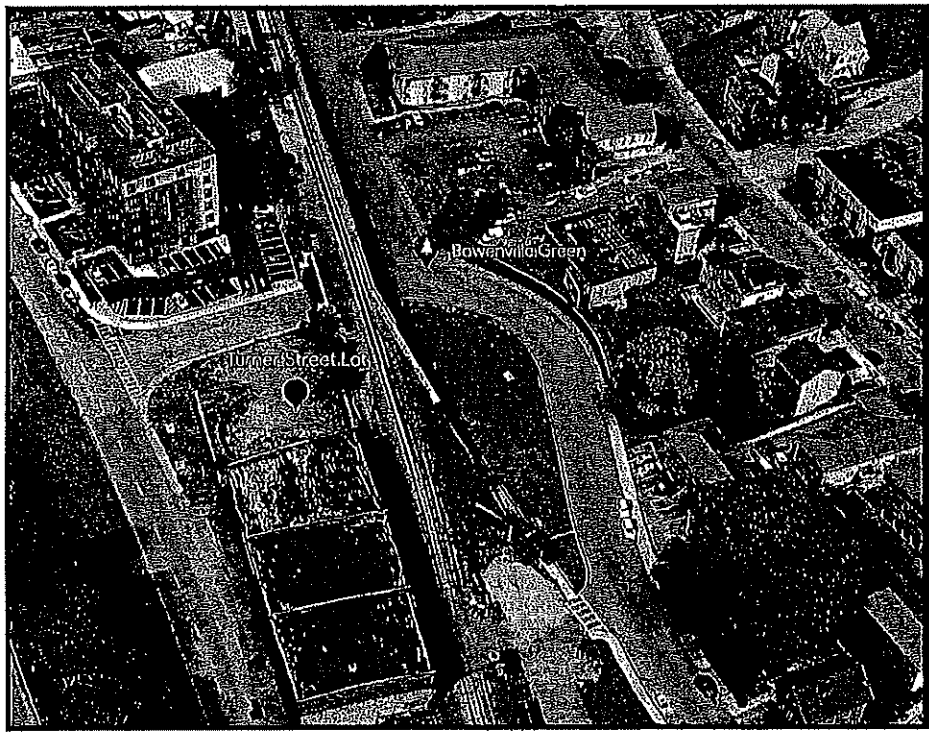
Adding two parcels for potential acquisition, disposition, and redevelopment



FINANCE 2

431 Davol Street

MS Gasoline Services Site

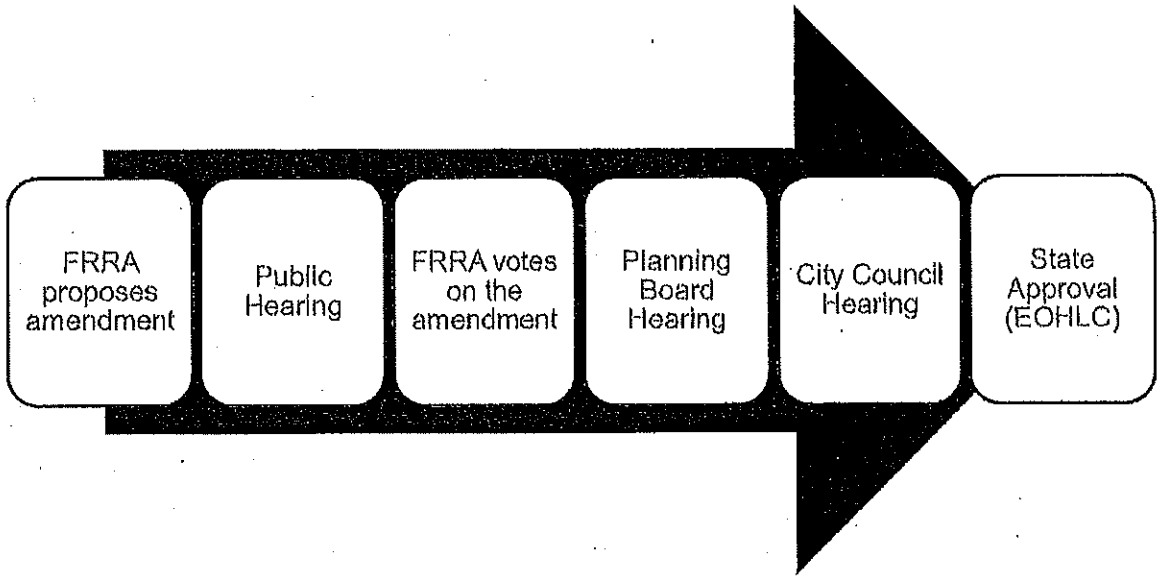


Turner Street Lot

Former natural gas distribution and coal gasification site

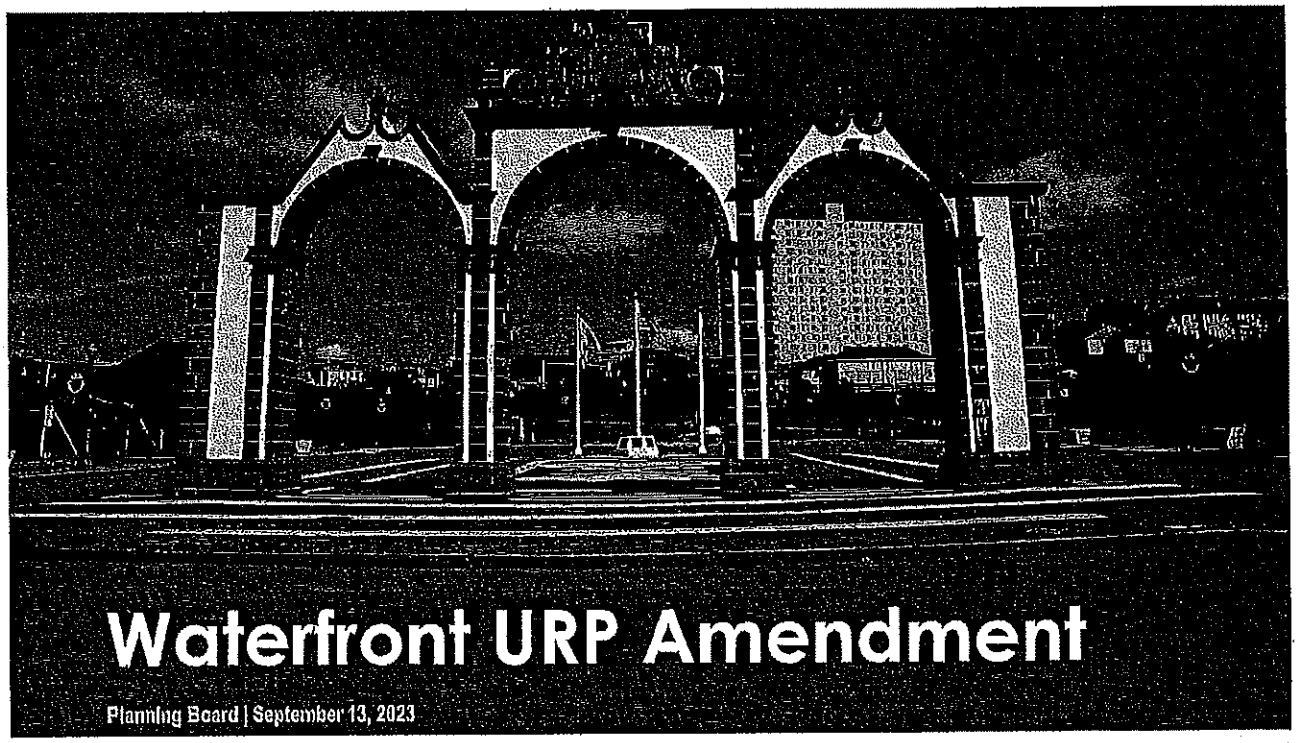
FINANCE 2

5) 2023 Amendment



FINANCE 2

Planning Board Presentation



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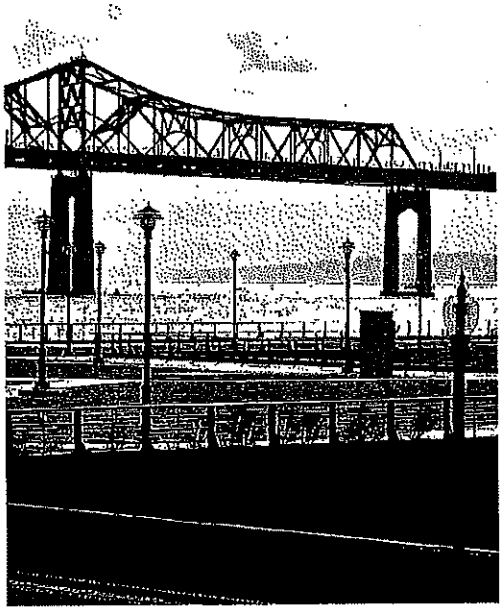
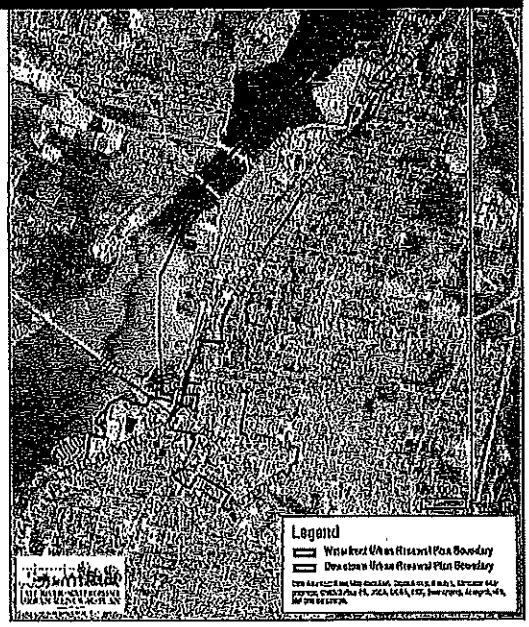


FINANCE 2

1) Introduction

2019 URP Overview

- Approved by the Planning Board on May 9th, 2018
- Planning process survey:
  - A Citizens' Advisory Group,
  - Two public workshops,
  - One open house,
  - a local survey of building conditions, and
  - analysis of assessor's data.



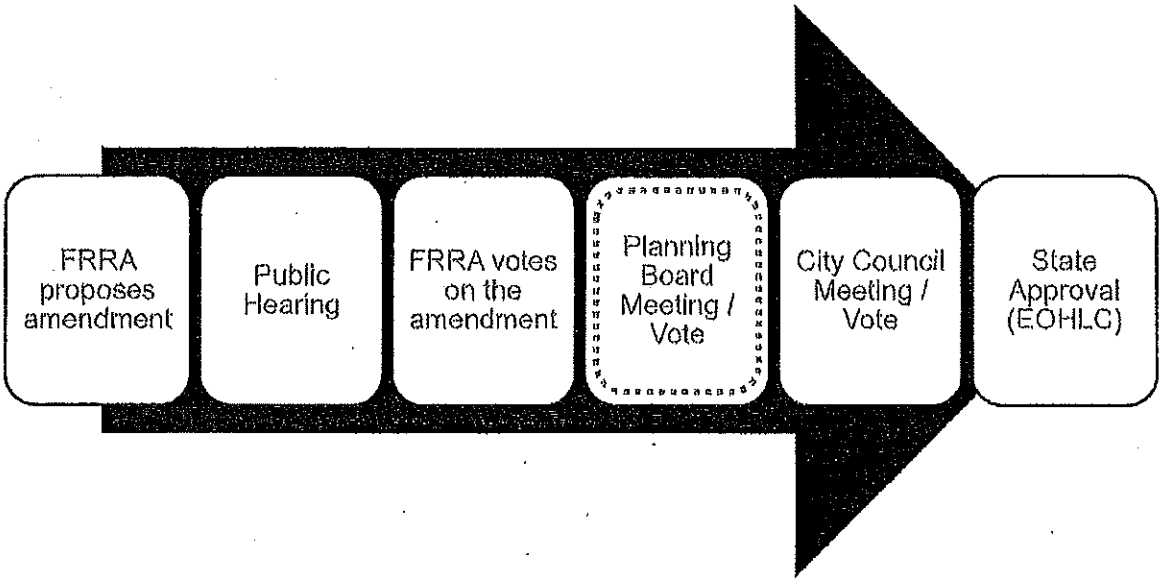
2) Urban Renewal Plan (URP) Process

To **assist communities to revitalize disinvested and underutilized neighborhoods and redevelop** ***substandard, decadent, and blighted open areas*** (M.G.L. c. 121B).

Urban renewal agencies can **undertake a range of public actions to address these conditions in order to create the environment needed to promote sound growth and attract and support private investment** in designated urban renewal areas (M.G.L. c. 121B).

FINANCE 2

2) Urban Renewal Plan (URP) Process - Amendment



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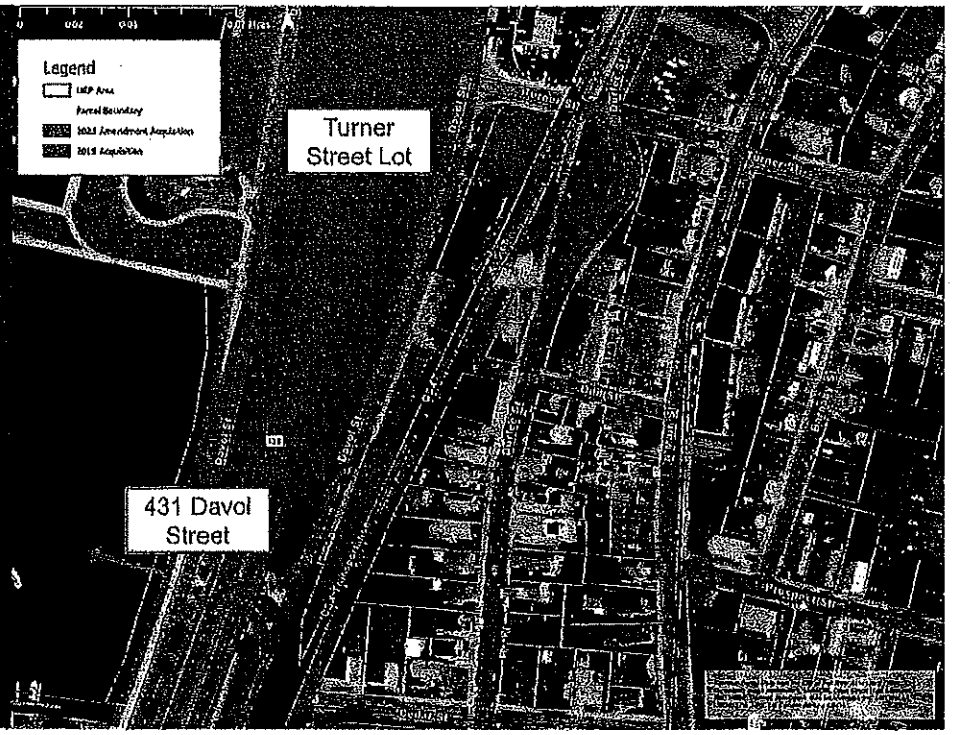


FINANCE 2

431 Davol Street

MS Gasoline Services Site

Turner Street Lot

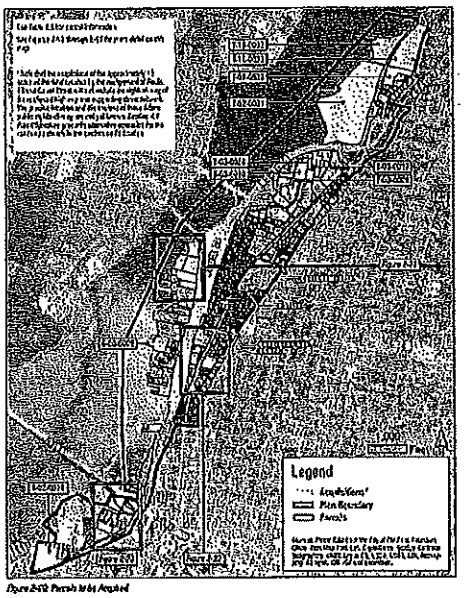
Former natural gas distribution and coal gasification site

FINANCE 2

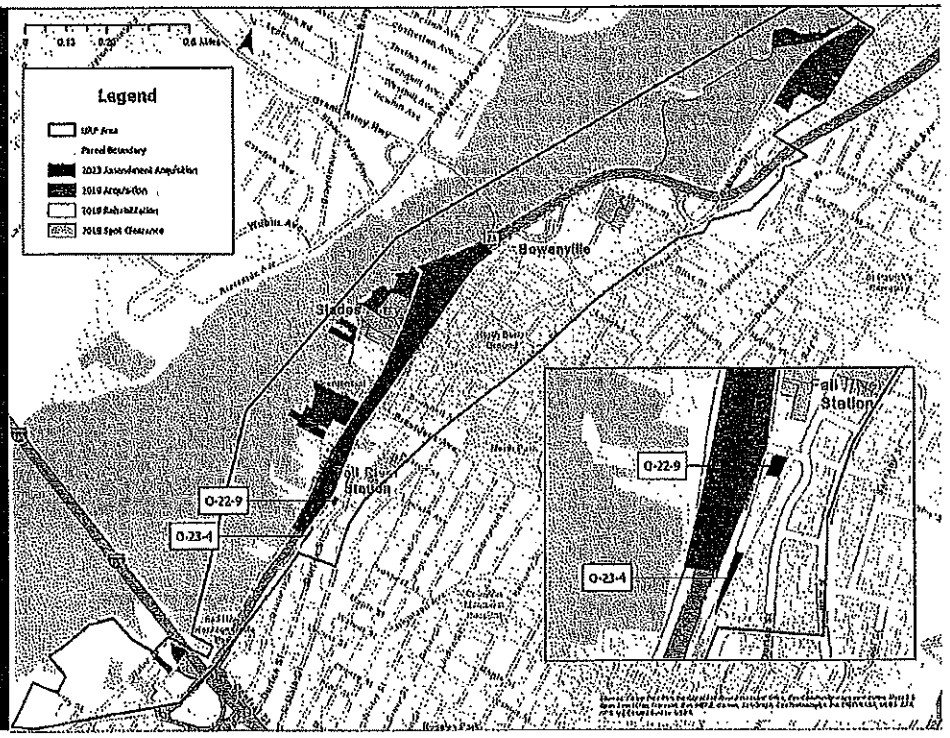
4) Alignment with Past Plans

2009 Fall River Master Plan

2019 Fall River URP



4) Alignment with Past Plans – 2019 URP



4) Alignment with past plans - 2019 URP

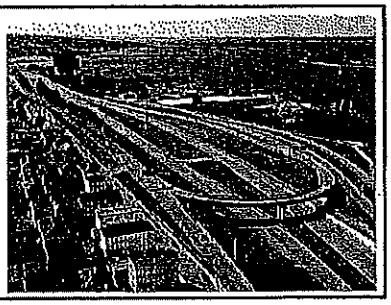
- Existing Urban Renewal Plan for Fall River was approved in 2019.
- Consisted of three-part vision. The amendment is in the:
  - **Central Waterfront: Developing a New Community: Route 79 and Davol Street**
    This new community will connect the three parts of the waterfront to each other, and to the City as a whole
- Responded to MassDOT's plan to de-elevated and realign Route 79, which will reconnect the waterfront with the rest of the city and create 19 new developable acres of land.

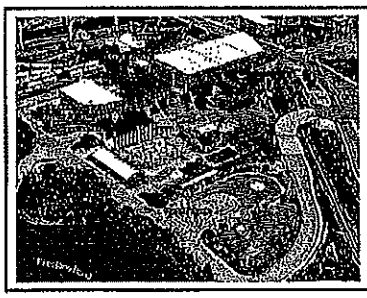
https://www.fallriverma.org/urban-renewal-plan/

4) Alignment with past plans - 2019 URP Implementation

Route 79 Master Plan

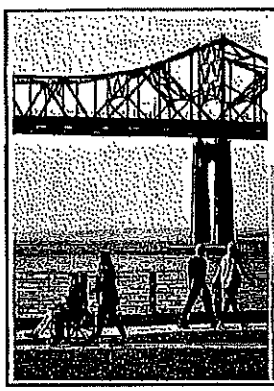
Work will begin on the Route 79 Master Plan this fall!





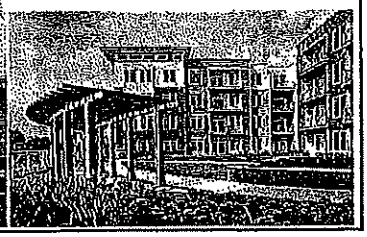
Acquisitions

FRRA is in negotiations to purchase 45 Anawan Street



Developments

City Pier and The Residences at River's Edge



Clearances

Blighted buildings demolished

4) Alignment with past plans - 2019 URP

2019 URP goals

- Provide new **multifamily housing** – 49 units built and 120 units planned so far!
- **Activate the waterfront** with new residential, retail, and commercial uses.
- Physically **connect** the existing neighborhoods to the waterfront.
- Provide **new space** for office, retail, and other **commercial uses.**

51 parcels, on 135 acres of land

The 2023 Amendment is consistent with these strategies:

Redeveloping blighted space for prospective new residential, retail, or commercial uses.

Better integrating the Route 79 refresh with adjacent neighborhoods.

The Amendment adds 2 parcels, on 0.59 acres of adjacent land

https://www.fallriverma.org/urban-renewal-plan/

5) Alignment with Past Plans - 2009 Master Plan

Pertinent Goals and Strategies

- Focus on **waterfront areas** as key to economic development and tourism.
- Work towards **reducing the number of problem properties.**
- Combine Route 79 and Davol Street into an urban boulevard that will help **reconnect Fall River's neighborhoods to the waterfront.**

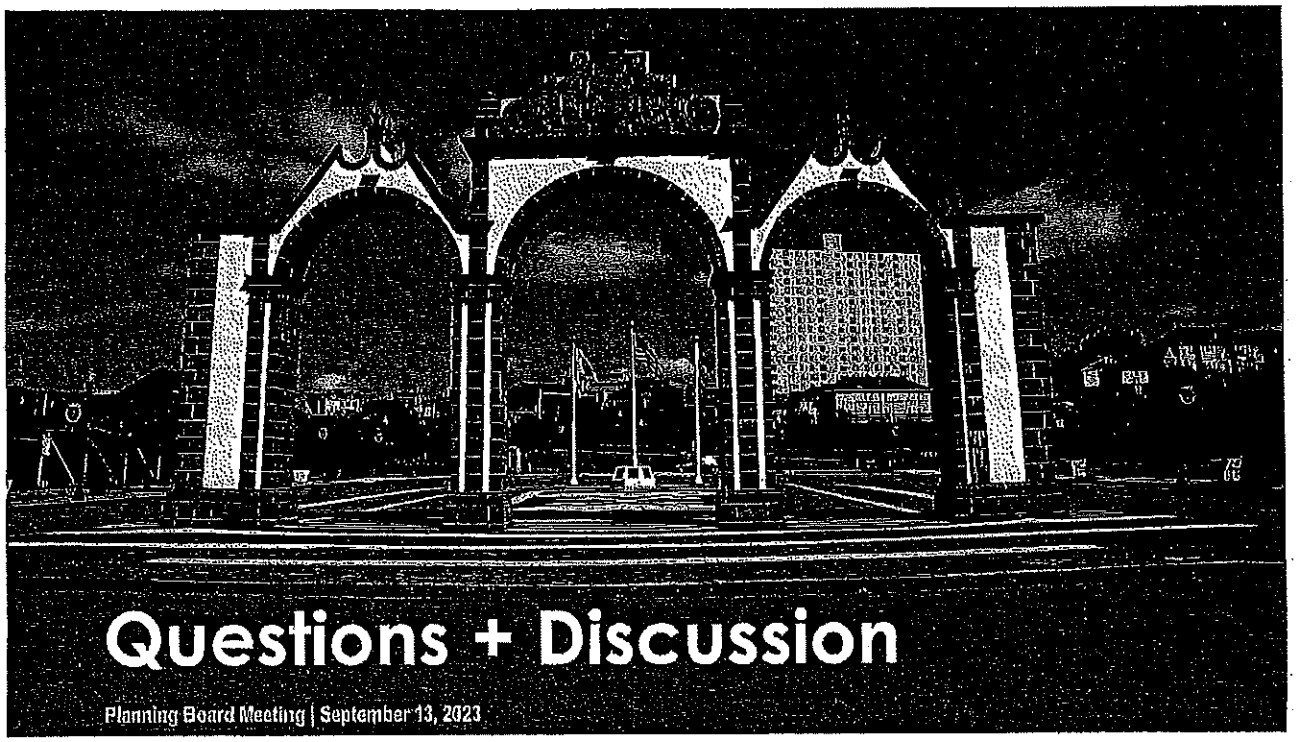
The 2023 Waterfront UPR Amendment is consistent with these strategies:

Investing in the waterfront.

Addressing **persistent blight.**

Building out the **Route 79/Davol Street boulevard.**

FINANCE 2



Questions + Discussion

Planning Board Meeting | September 13, 2023

City Council Presentation

FINANCE 2

To be added following City Council Meeting

FINANCE 2

Attachment D

Evidence of Requisite Municipal Approvals

FRRA Certified Vote

Planning Board Vote / Minutes - to be added following Planning Board

City Council Vote / Minutes - to be added following City Council

FINANCE 2

Certificate of Corporate Vote for Fall River Redevelopment Authority

FALL RIVER
REDEVELOPMENT AUTHORITY

SARAH PAGE
Executive Director

BOARD OF DIRECTORS

JOHN R. ERICKSON
Chair

ANNE KEANE
Vice-Chair

JOAN MEDEIROS
Treasurer

LUIS GONSALVES

RON RUSIN

CERTIFICATE OF CORPORATE VOTE
FOR
FALL RIVER REDVELOPMENT AUTHORITY

At a duly authorized meeting on Wednesday, August 23rd, 2023 of the Board of Directors of the Fall River Redevelopment Authority, duly called and held at said regularly scheduled meeting, pursuant to notice duly given as required by the Laws of the Commonwealth of Massachusetts and the Regulations of the Fall River Redevelopment Authority, at which a quorum was present and voting unanimously,

It was moved, seconded and VOTED:

To approve the Amendment to the Fall River Waterfront Urban Renewal Plan, and to forward the approved amendment to the Fall River Planning Board, Fall River City Council, and Massachusetts Executive Office of Housing and Livable Communities.

The Fall River Redevelopment Authority ratifies and confirms said action taken pursuant to the above referenced vote with regard to the Amendment to the Fall River Waterfront Urban Renewal Plan.

A true copy,

ATTEST: _____

John R. Erickson, Chair

ONE GOVERNMENT CENTER, ROOM 610 – FALL RIVER, MA 02722-7700 – TEL (508) 324-2662

FINANCE 2

Planning Board Vote/Minutes

To be added following City Council Meeting

FINANCE 2

City Council Vote/Minutes

To be added following City Council Meeting

FINANCE 2

Proposed Order

Whereas, the City Council adopted an order on April 11, 2019 approving the Fall River Waterfront Urban Renewal Plan in accordance with M.G.L c.121B and 760 CMR 12.00 and approved the boundaries of the Waterfront Urban Renewal Area as depicted in Figure 1-1 in the Plan; and

Whereas, there exists a need to amend the 2019 Waterfront Urban Renewal Plan to facilitate further development and redevelopment of the designated waterfront area in the City to reflect the current status, progress, and priorities of the City of Fall River,

Ordered, that the City Council hereby adopt Amendment 1 to the Fall River Waterfront Urban Renewal Plan attached as Exhibit 1 as adopted by the Fall River Redevelopment Authority on August 23, 2023 and submit it to the Executive Office of Housing and Livable Communities for approval. This Order authorizes the Mayor to approve minor, non-substantiative language changes in Amendment 1 to the Waterfront Urban Renewal Plan if such changes are recommended by the Executive Office of Housing and Livable Communities. This Order shall take effect upon the final approval of Amendment 1 by the Executive Office of Housing and Livable Communities.

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

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

Dear Council President and Members of the Honorable Council:

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

Name: Luis Ferreira

Address: 3547 North Main Street
Fall River, MA 02720

Position: Conservation Commission

Effective: October 15, 2023

Expiration: October 14, 2026

Sincerely,

Paul E. Coogan
Mayor

PC/amos

One Government Center • Fall River, MA 02722
TEL (508) 324-2600 • FAX (508) 324-2626 • EMAIL mayor@fallriverma.org

2

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

One Government Center • Fall River, MA 02722
TEL (508) 324-2600 • FAX (508) 324-2626 • EMAIL mayor@fallriverma.org

2

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.

2

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

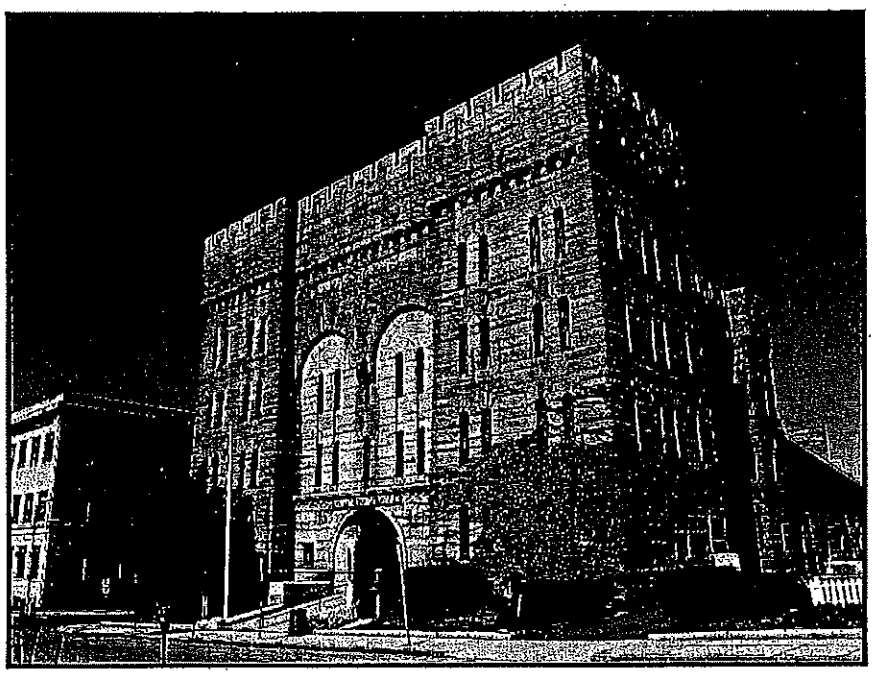
2

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

2

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.

Two Bank Street Suite 10
Fall River, MA 02720

508-989-3386
Alan@MSP.LLC

2

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

Two Bank Street Suite 10
Fall River, MA 02720

508-989-3386
Alan@MSP.LLC

2

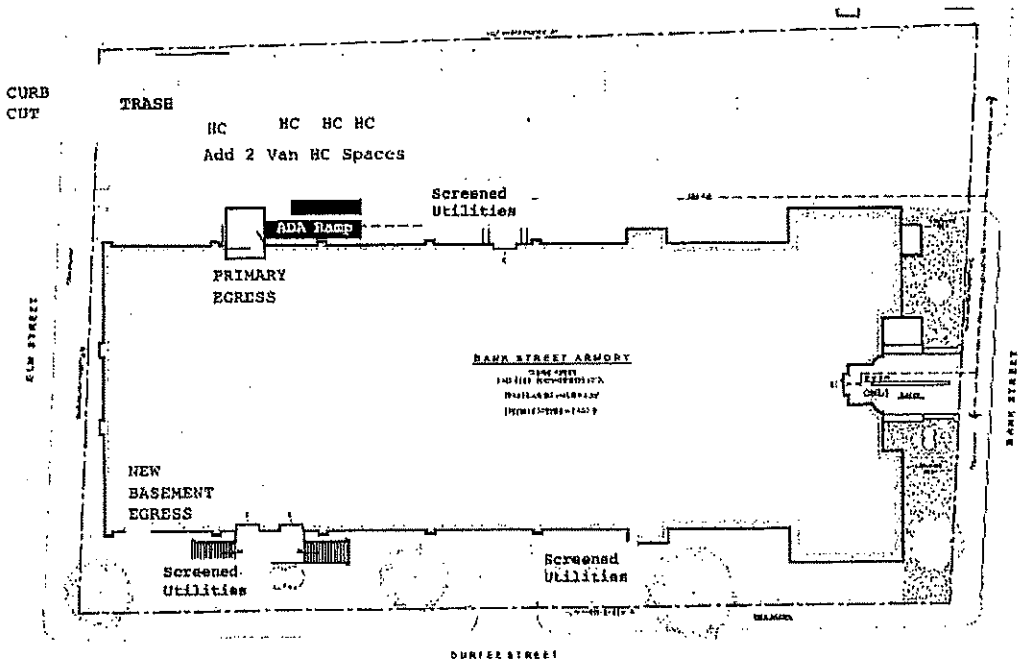
Main Street Projects
Re-imagining Historical Properties

Development Plan

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



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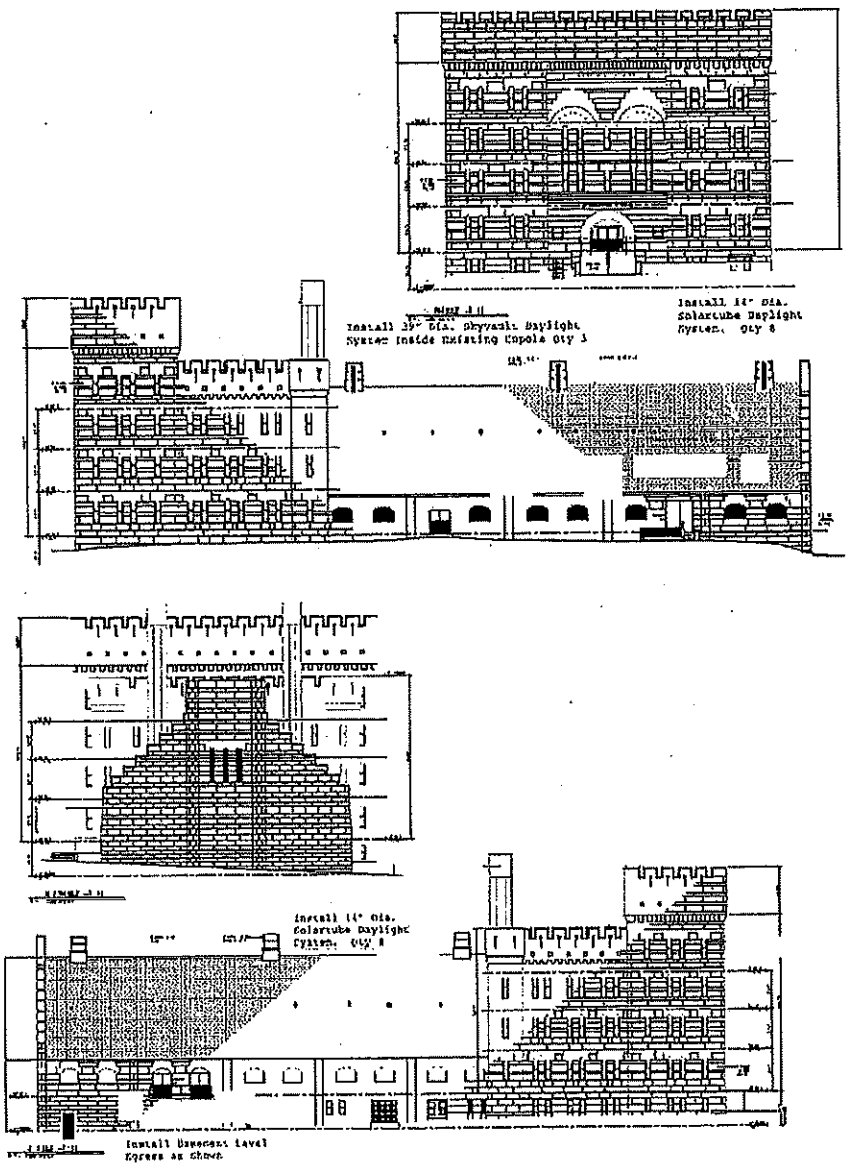
Main Street Projects
Re-imagining Historical Properties

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



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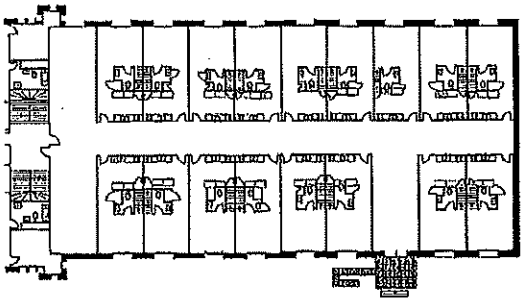
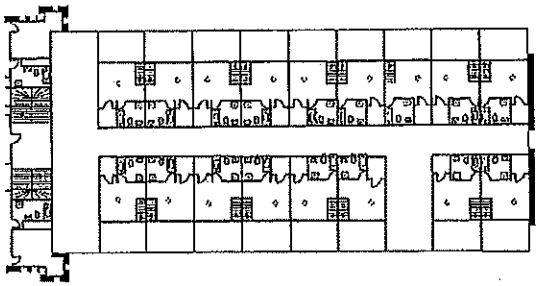
Main Street Projects
Re-imagining Historical Properties

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

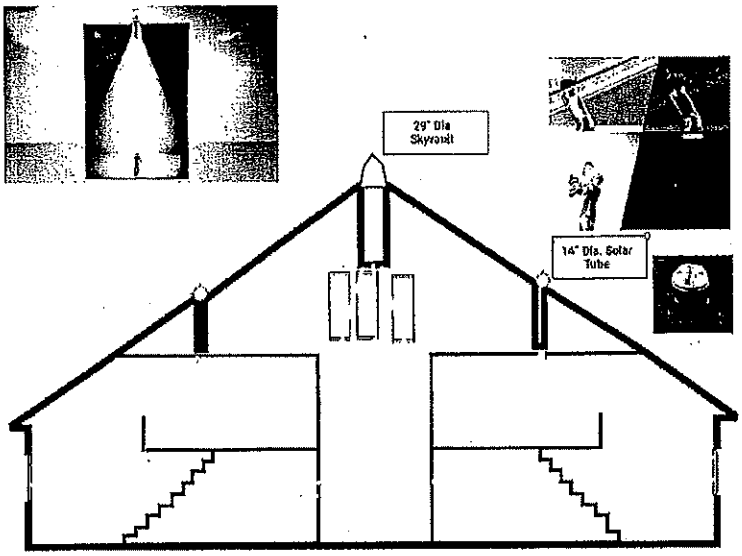
Level 1



Level 2



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.

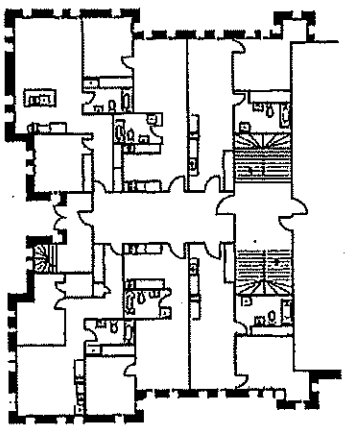
Two Bank Street Suite 10
Fall River, MA 02720

508-989-3386
Alan@MSP.LLC

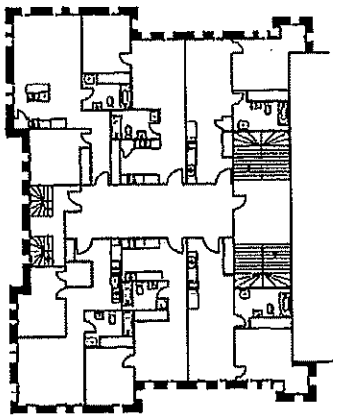
Main Street Projects
Re-imagining Historical Properties

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.

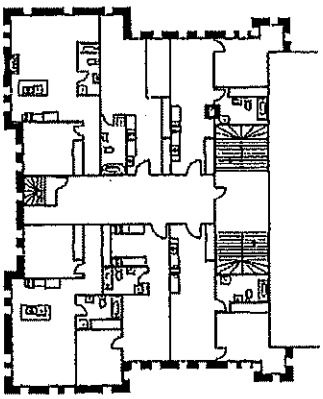
▼ 1st Floor



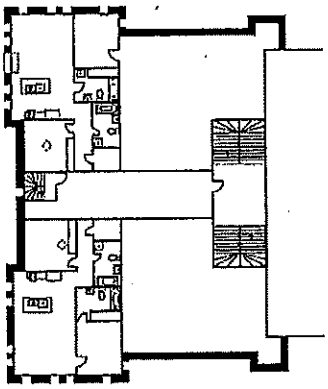
▼ 2nd Floor



▼ 3rd Floor



▼ 4th Floor



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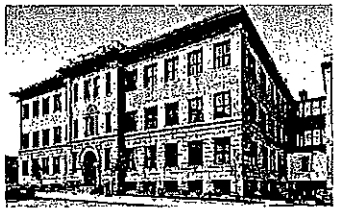
2

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."***

Two Bank Street Suite 10
Fall River, MA 02720

508-989-3386
Alan@MSP.LLC

2

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
	$ 13,600,000

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508-989-3386
Alan@MSP.LLC

2

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.

Two Bank Street Suite 10
Fall River, MA 02720

508-989-3386
Alan@MSP.LLC

Main Street Projects
Re-imagining Historical Properties

Appendices

Two Bank Street Suite 10
Fall River, MA 02720

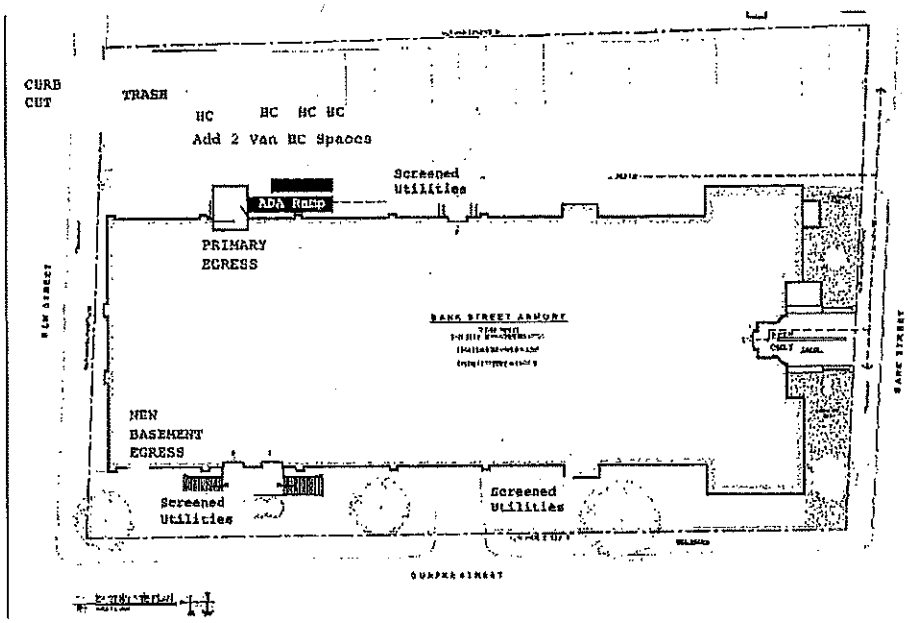
508-989-3386
Alan@MSP.LLC

2

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.

2

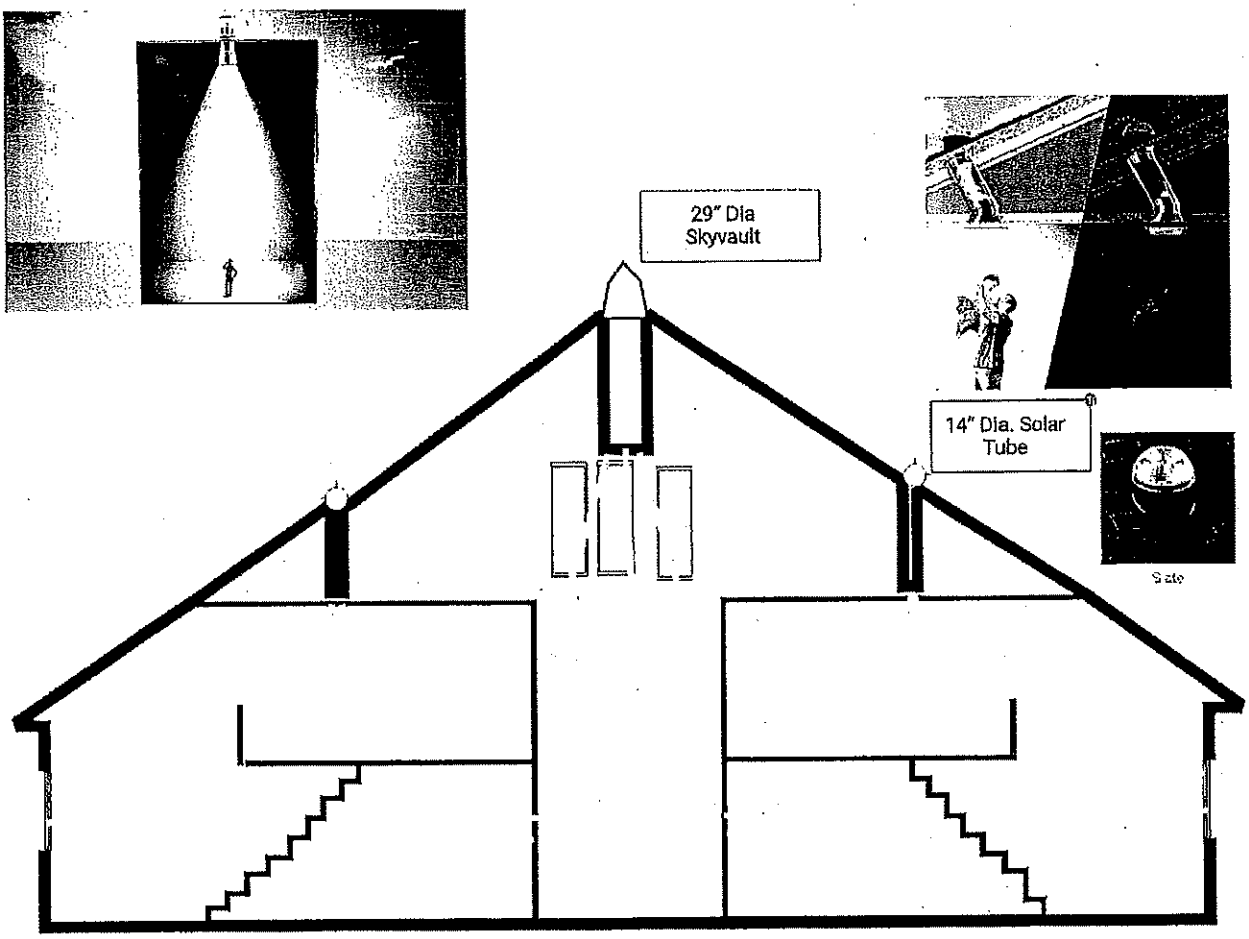
Drill Hall Concept

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

magicplan

▼ 1st Floor

Drill Hall Daylighting System



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

Alan F. Macomber
alanmacomber@gmail.com
508-989-3386

2

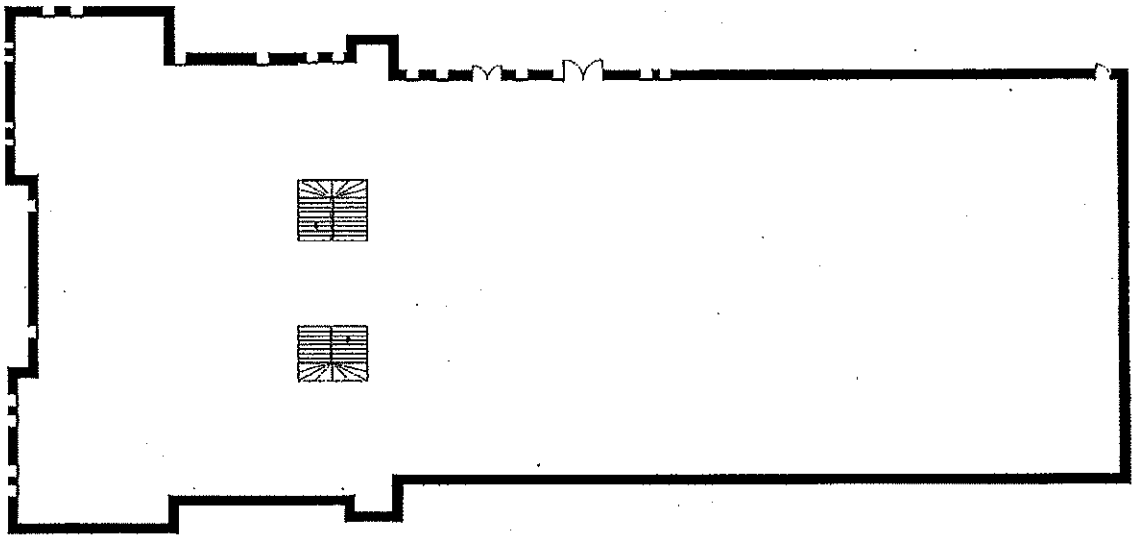
Bank Street Armory

magicplan

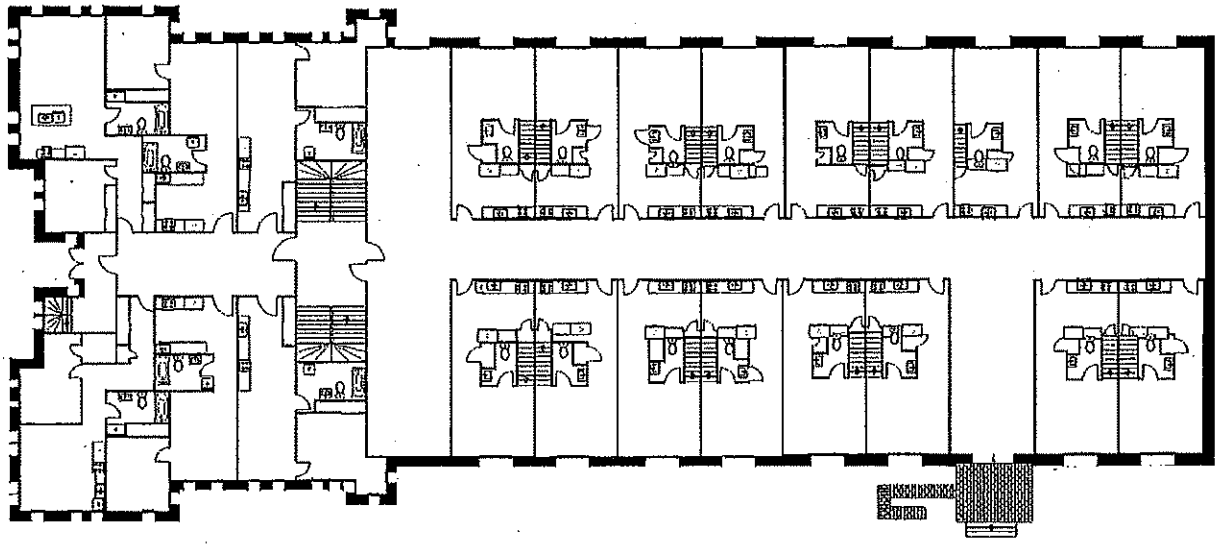
72 Bank St, 02720 Fall River, MA, United States
FLOORS: 5

SUBMITTED BY Main Street Projects
alanmacomber@gmail.com

▼ Ground Floor



▼ 1st Floor



0' 16' 32' 48'
1:352
Page 1/3

Alan F. Macomber
alanmacomber@gmail.com
508-989-3386

2

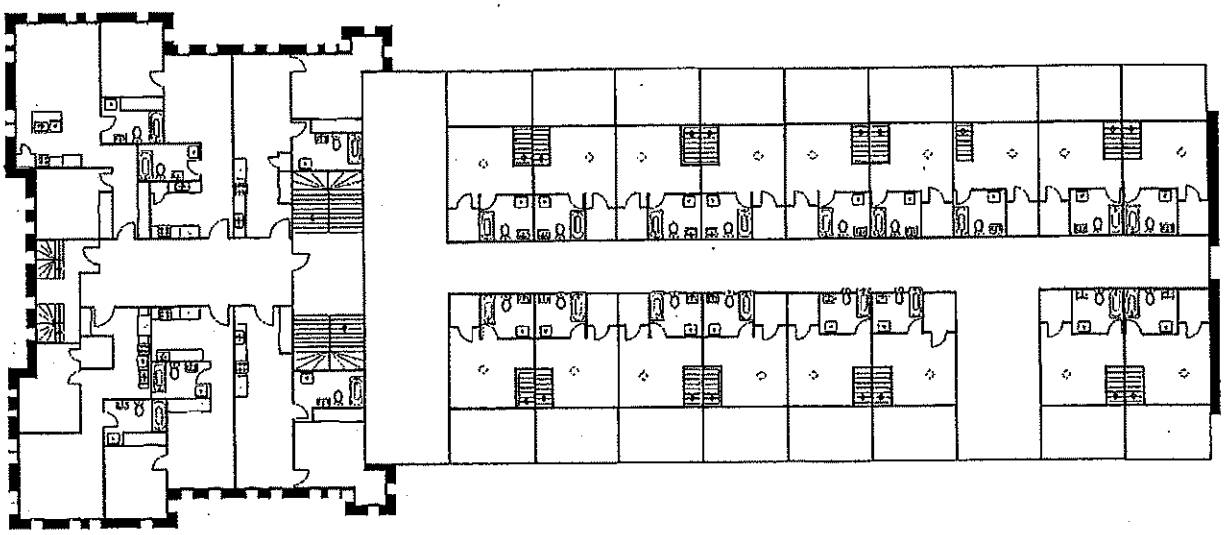
Bank Street Armory

magicplan

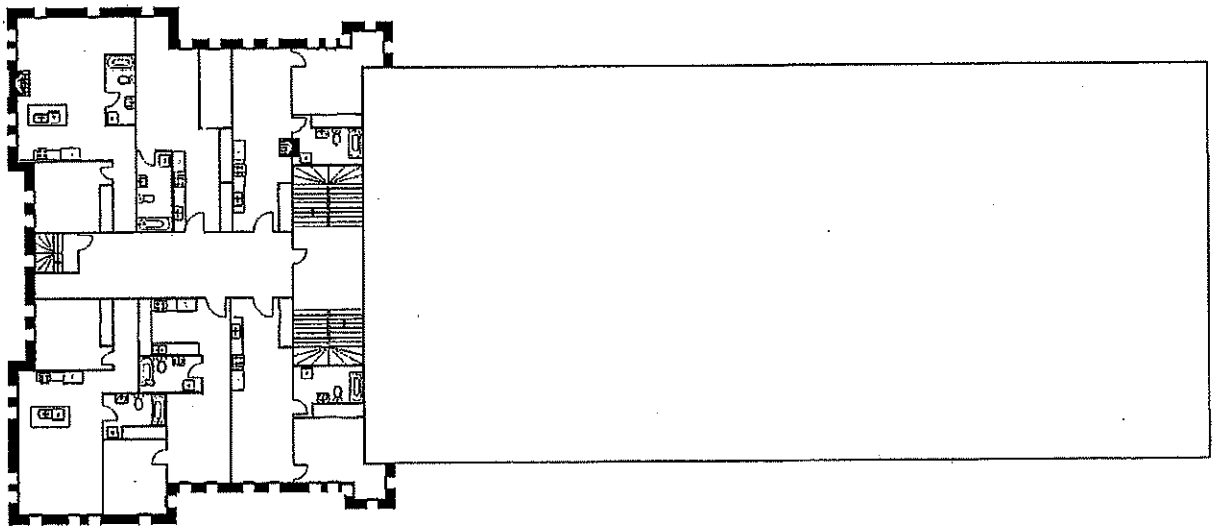
72 Bank St, 02720 Fall River, MA, United States
FLOORS: 5

SUBMITTED BY Main Street Projects
alanmacomber@gmail.com

▼ 2nd Floor



▼ 3rd Floor



0' 16' 32' 48'
1:352

Alan F. Macomber
alanmacomber@gmail.com
508-989-3386

2

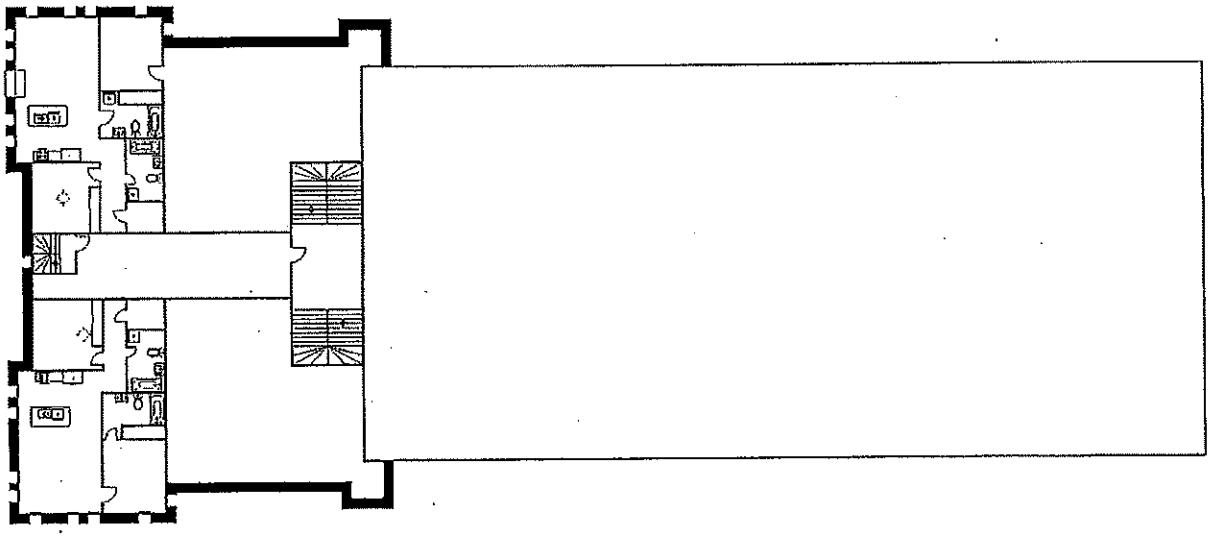
Bank Street Armory

magicplan

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

SUBMITTED BY Main Street Projects
alanmacomber@gmail.com

▼ 4th Floor



0' 16' 32' 48'
1:352

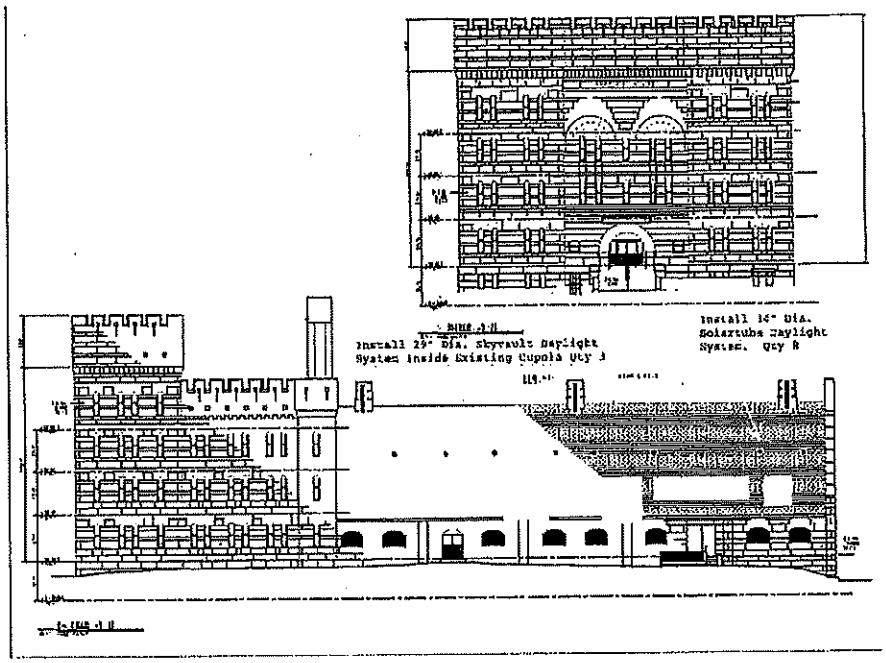
Page 3/3

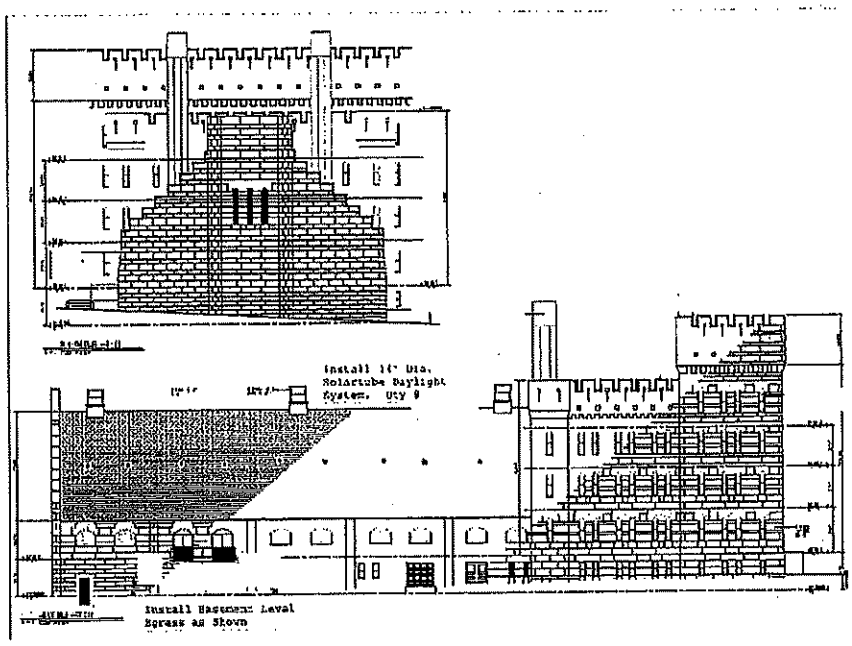
Alan F. Macomber
alanmacomber@gmail.com
508-989-3386

Main Street Projects
Re-imagining Historical Properties

Two Bank Street
Fall River, MA 02720

Minimal Impact to Historic Façade





2

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
	57,905
Living Area Sq. Ft.	
Ground Floor	-
1st Floor	16,224
2nd Floor	10,412
3rd Floor	5,139
4th Floor	3,067
	34,842
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 Dry	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 Syste	1
Electric Hot Water Heate	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

Attachment "A"

RFP # 23-05

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

PRICE PROPOSAL

Property	Suggested Minimum Bid Price	Proposed Purchase Price
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

Alan F. Macomber

2

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
_____ 3/16/23
Signature Date

2

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

2

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

2

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 #s: 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.)

3

RECEIVED
2023 OCT -4 P 3:42
CITY CLERK
FALL RIVER, MA

FALL RIVER
MASSACHUSETTS

FY 2024

QUARTER 1

BUDGET REPORT

4

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

October 2, 2023

RECEIVED
2023 OCT -3 P 2:50
CITY CLERK
FALL RIVER, MA

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, September 20, 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**
Eddy Street	West	Starting at a point 120 feet south of Beattie Street For a distance of 20 feet south.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

One Government Center Fall River, MA 02722
TEL: (508) 324-2123 FAX (508) 324-2578 EMAIL Lferreira@fallriverma.org

4

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

October 2, 2023

RECEIVED
2023 OCT -3 P 2:50
CITY CLERK
FALL RIVER, MA

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

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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**
Forest Street	East	Starting at a point 147 feet south of Park Street For a distance of 20 feet south.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

One Government Center Fall River, MA 02722
TEL: (508) 324-2123 FAX (508) 324-2578 EMAIL Lferreira@fallriverma.org

4

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

October 2, 2023

RECEIVED
2023 OCT -3 P 2:50
CITY CLERK
FALL RIVER, MA

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, September 20, 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
Fountain Street	West	Starting at a point 82 feet south of William Street For a distance of 20 feet south.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

One Government Center Fall River, MA 02722
TEL: (508) 324-2123 FAX (508) 324-2578 EMAIL Lferreira@fallriverma.org

4

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

RECEIVED
2023 OCT -3 P 2:50
CITY CLERK
FALL RIVER, MA

October 2, 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, September 20, 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**
Mott Street	West	Starting at a point 239 feet north of Warren Street For a distance of 20 feet north.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

One Government Center Fall River, MA 02722
TEL: (508) 324-2123 FAX (508) 324-2578 EMAIL Lferreira@fallriverma.org

4

CITY OF FALL RIVER
MASSACHUSETTS

Traffic & Parking Division

Paul E. Coogan
Mayor

LAURA FERREIRA
Director of Traffic & Parking

October 2, 2023

RECEIVED
2023 OCT -3 P 2:50
CITY CLERK
FALL RIVER, MA

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

Honorable Council Members:

At a meeting of the Traffic Board Commission held on Wednesday, September 20, 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**
Stafford Road	West	Starting at a point 110 feet south of Peckham Street For a distance of 20 feet south.

Very truly yours,

Laura Ferreira
Director of Traffic & Parking

One Government Center Fall River, MA 02722
TEL: (508) 324-2123 FAX (508) 324-2578 EMAIL Lferreira@fallriverma.org

5

BOARD OF ELECTION COMMISSIONERS
CITY OF FALL RIVER

RECEIVED
2023 OCT -3 P 3:00
CITY CLERK
FALL RIVER, MA

3 October 2023

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

Dear President Camara and Honorable City Councilors,

I respectfully request that you sign the attached Warrant for the Biennial Municipal Election to be held on Tuesday, November 7, 2023. As required by statute, warrants shall be posted at each of the twenty-seven polling precincts as designated by the City Council. The polls will be open from 7:00 A.M. to 8:00 P.M.

Sincerely,

Ryan Lyons
Chairman & Director
Chief Elections Official
Board of Elections Dept.

Ryan Lyons, Chairman & Director
One Government Center • Fall River, MA 02722
TEL (508) 324-2630 • FAX (508) 324-2633 • EMAIL rlyons@fallriverma.org

City of Fall River, *In City Council*

ORDERED, that in accordance with the provisions of law, the City Clerk be and is hereby authorized and directed to cause notices to be given that meetings of the voters of the city qualified to vote at a Municipal Election, to be held on Tuesday, November 7, 2023, in the several polling places designated by this Council, to cast their votes for the nomination of candidates for:

Mayor
City Council
School Committee

and any questions that may appear on the ballot, and

BE IT FURTHER ORDERED, that the Board of Election Commissioners be and the same are hereby authorized and empowered to cause all necessary rooms, fixtures, apparatus, and supplies for the holding of the municipal election to be prepared and furnished for the same, the cost of the same to be charged to the appropriation for elections.

The polls to be opened from seven o'clock A.M. to eight o'clock P.M. and all polling places to be used.

11

RECEIVED

2023 SEP 25 P 2:24

CITY CLERK
FALL RIVER, MA

City of Fall River
Notice of Claim

#23-69

1. Claimant's name: Fernando da costa
2. Claimant's complete address: 531 high st #2 fall River, M.A, 02720
3. Telephone number: Home: 508-207-0706 Work: N/A
4. Nature of claim: (e.g., auto accident, slip and fall on public way or property damage):
   Property damage: 2 tires and 2 rims
5. Date and time of accident: 09/18/23 8:00pm Amount of damages claimed: $ 2,183.48
6. Exact location of the incident: (include as much detail as possible):
   President Ave in Fall River corner to North main. in front of the new gas station
7. Circumstances of the incident: (attach additional pages if necessary):
   Circumstances of the incident is Attached to the back it won't fix all in Here.
8. Have you submitted a claim to any insurance company for damages arising from this incident? If so, name and address of insurance company: ☐ Yes ☒ No

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

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

Date: 09/19/23 Claimant's signature: [signature]

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

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

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

For official use only:
Copies forwarded to: ☑ City Clerk ☑ Law ☑ City Council ~~☐ City Administrator~~ ☑ DCM Date: 9/25/23

COMMITTEE ON FINANCE

MEETING: Tuesday, September 26, 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, Linda M. Pereira, Andrew J. Raposo and Laura-Jean Washington

ABSENT: Councilors Pamela S. Laliberte and Leo O. Pelletier

IN ATTENDANCE: Kenneth C. Pacheco, Chief Operating Officer, Fall River Public Schools

The chair called the meeting to order at 6:01 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.

Councilor Cadime arrived at 6:03 p.m.

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

Kevin Andrade, 593 Rodman Street - Quequechan Trails Homeless Issue
John Silvia, 51 Ada Street - Bag Ordinance
Vice President Pereira made brief remarks regarding the use of plastic containers throughout the grocery store and that she understands the effects of limiting the use of plastic shopping bags.

Cheri Antelo, 1276 President Avenue - President Avenue Construction
Councilor Dionne stated that there is a tentative meeting date for the Committee on Public Works and Transportation and reassured Ms. Antelo that she would receive an invitation when the meeting was officially scheduled.

Kelly Buchanan, 16 Bradford Avenue - Homeless Encampments
A brief discussion was held between President Camara and Vice President Pereira regarding the creation of a resolution that would require the Administration to provide frequent updates of the plans to remedy the homeless encampment issue.

2. Loan Order re Fall River School Department's proposal to Massachusetts School Building Authority for the Robert L. Medeiros Resiliency Preparatory Academy renovation project

Kenneth Pacheco, Chief Operating Officer, Fall River Public Schools, provided a brief overview regarding the requested loan order and provided information including anticipated costs and eligibility for state funding on listed the project's budget spreadsheet, a copy of which is attached hereto and made a part of these minutes. Mr. Pacheco stated that the repair of doors and windows was the primary focus at this location and that this project is one of the last renovations that will occur with Massachusetts School Building Authority (MSBA) funding. Mr. Pacheco also stated that there is a surplus of about $3,000,000 from previous projects that could be utilized for this renovation.

Vice President Pereira asked for updates regarding other properties being renovated by the School Department and Mr. Pacheco provided a brief update regarding repairs of other locations. Councilors Dionne and Cadime expressed concern that the City Council was not notified during the other portions of the approval process and Councilor Cadime requested these updates in the future. Mr. Pacheco gave a detailed explanation of the funding application process and why the information was presented to other personnel prior to the City Council. Councilors Cadime and Kilby requested clarification regarding the larger reimbursement rate in comparison with past renovations. Mr. Pacheco explained that previous projects did not have the same amount of MSBA-eligible repairs, therefore the reimbursement percentage in the past was lower.

On a motion made by Councilor Raposo and seconded by Councilor Kilby, it was unanimously voted to refer the item to the full Council for action, with Councilors Laliberte and Pelletier absent and not voting.

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

3. Bank Street Armory Proposal Review and Recommendation

The City Clerk read a letter from Councilor Pelletier, a copy of which is attached hereto and made a part of these minutes. On a motion made by Councilor Pereira and seconded by Councilor Kilby, it was unanimously voted to refer the item to the full Council for action, with Councilors Laliberte and Pelletier absent and not voting.

4. Transfers and appropriations

Councilors Dionne and Raposo recused themselves from the discussion due to their donations to the Historical Society. Councilor Cadime stated that he doesn't agree that recusal is necessary as many elected officials donate to this organization. No further discussion was held.

On a motion made by Vice President Pereira and seconded by Councilor Kilby, it was unanimously voted to adjourn at 6:38 p.m., with Councilors Laliberte and Pelletier absent and not voting.

<u>List of documents and other exhibits used during the meeting:</u>
Agenda packet (attached)
DVD of meeting
Budget spreadsheet, Robert L. Medeiros Resiliency Preparatory Academy renovation project
Councilor Pelletier's Letter to the City Council

Clerk of Committees

Total Project Budget

Fall River
Resiliency Preparatory School

8/23/2023

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant[1]	Estimated Maximum Total Facilities Grant[1]
Feasibility Study Agreement				
OPM Feasibility Study	$25,000		$25,000	
A&E Feasibility Study	$98,250		$98,250	
Env. & Site			$0	
Other			$0	
Feasibility Study Agreement Subtotal	$123,250	$0	$123,250	$97,000
Administration				
Legal Fees			$0	$0
Owner's Project Manager				
Design Development			$0	
Construction Contract Documents	$32,150		$32,150	
Bidding	$23,580		$23,580	
Construction Contract Administration	$254,033		$254,033	
Closeout	$36,830		$36,830	
Extra Services			$0	
Reimbursable & Other Services			$0	
Cost Estimates			$0	
Advertising	$2,000		$2,000	
Permitting			$0	
Owner's Insurance			$0	
Other Administrative Costs			$0	
Administration Subtotal	$348,593	$0	$348,593	$278,874
Architecture and Engineering				
Basic Services				
Design Development			$0	
Construction Contract Documents	$158,150		$158,150	
Bidding	$16,500		$16,500	
Construction Contract Administration	$118,950		$118,950	
Closeout	$14,000		$14,000	
Other Basic Services			$0	
Basic Services Subtotal	$307,600	$0	$307,600	
Reimbursable Services				
Construction testing	$20,000		$20,000	
Printing (over minimum)	$5,000		$5,000	
Other Reimbursable Costs			$0	
Hazardous Materials	$80,000		$80,000	
Geotech & Geo-Env.			$0	
Site Survey			$0	
Wetlands			$0	
Traffic Studies			$0	
Architectural/Engineering Subtotal	$412,600	$0	$412,600	$330,080
CM & Risk Preconstruction Services				
Pre-Construction Services			$0	$0
Site Acquisition				
Land/Building Purchase			$0	
Appraisal Fees			$0	
Recording fees			$0	
Site Acquisition Subtotal	$0	$0	$0	$0
Construction Costs				
Construction Budget				
GMP Fee				
GMP Insurance				
GMP Contingency				
Division 1 - General Requirements	$1,791,513			
Division 2 - Existing Conditions	$985,507			
Division 3 - Concrete				
Division 4 - Masonry	$409,039			
Division 5 - Metals	$29,645			
Division 6 - Woods, Plastics and Composites	$127,837			
Division 7 - Thermal and Moisture Protection	$255,003			
Division 8 - Openings	$2,935,539			
Division 9 - Finishes	$183,065			
Division 10 - Specialties	$1,799			
Division 11 - Equipment				
Division 12 - Furnishings	$214,466			
Division 13 - Special Construction				
Division 14 - Conveying Systems				
Division 21 - Fire Suppression				
Division 22 - Plumbing	$38,217			
Division 23 - HVAC	$43,863			
Division 25 - Integrated Automation				
Division 26 - Electrical	$145,334			
Division 27 - Communications				
Division 28 - Electronic Safety and Security				
Division 31 - Earthwork				
Division 32 - Exterior Improvements	$11,990			
Division 33 - Utilities				
Construction Budget	$6,842,837	$0	$6,842,837	$5,474,270

Cells highlighted in yellow include equations established for the calculation of the project's Maximum Total Facilities Grant and for the analysis of the project's budget. The equations in the highlighted cells should not be changed.

Soft Cost Reimbursement

Est'd Budget	Excluded	Eligible Soft Costs	Category
$373,593	$0	$373,593	-Administration
$508,850	$0	$508,850	-A/E Services
	Ineligible therefore not included in calculation		-Site Acquisition
$0	$0	$0	-Miscellaneous Proj Costs
$0	$0	$0	-FFE
$34,214	$0	$34,214	-Potentially Eligible Owner's Contingency
		$916,657	Total Eligible Soft Costs
		$916,657	Total Eligible Less Gap Exclusion

Construction Costs associated with Soft Cost Gap Calculation

Est'd Eligible Budget	Construction Costs	Category
$0	$0	-CM Preconstruction services
$6,842,837	$6,842,837	-Construction Cost
	Not included in the calculation	-Construction Contingency
	$6,842,837	Total Construction Cost
	20%	Soft Cost Allowance
	$1,368,567	Reimbursable Soft Cost
	-$451,910	Eligible minus Reimbursable
	$0	20% Soft Cost Exclusion

-If Eligible minus Reimbursable is negative, then no exclusion is applied.
-If Eligible minus Reimbursable is positive, then reduce Potentially Eligible Owner's Contingency until 0. If Eligible minus Reimbursable remains positive, then the value is entered into the line "Soft Costs that exceed 20% of Const'n Cost" in the ineligible column.

	Construction Budget	$6,842,837		
OPM Services		Eligible Fees	Total % of Constr	OPM Fee @ 10.00%
Basic Services	$371,593	$371,593	5.43%	$684,284
Extra Services	$0		0.00%	
Designer Services		Eligible Fees	Total % of Constr	Desg'r Fee @ 15.00%
Basic Services	$403,850	$403,850	5.90%	$1,026,426
Extra Services	$105,000		1.53%	

OPM	STV
Designer	SLAM
Cost Est	Eliano, Inc

Direct Scope	direct cost	square footage	direct cost/sf	markup cost	total cost/sf
Window Aluminum (includes demo)	$3,022,918	18,888 sf	$161.10	$4,080,940	$244.84
Total Direct Costs	$3,022,918		$161.10	$4,080,940	#DIV/0!

Associated Scope	assoc cost	square footage	assoc cost/sf	markup cost	total cost/sf	test markup
Associated Demo	[illegible]	7 ea	5,464.53	$51,710	7,387.86	
Hazardous Material Abatement	$424,211	1 ea	424,210.86	$572,839	572,904.90	
Painting & Patching	$38,775	1,916 sf	94.38	$128,488	127.57	
Doors	$43,712	5 ea	7,016.83	$61,602	10,000.30	
Window security screens	$31,637	41 ea				
Roller Shades	$257,140	14,407 sf	17.85	$347,658	24.13	
Masonry	$406,039	1 ea	406,038.85	$553,015	553,014.87	
Metals	$29,045	14 ea	2,117.32	$40,080	2,862.58	
Carpentry	$127,837	12,168 lf	10.46	$172,634	14.19	
Sealants	$213,006	10,154 lf	20.98	$288,048	28.37	
Landscaping return to station	$11,990	1 ls	11,990.00	$16,210	16,210.31	
Cooper repair/replace all windows	$10,880	7,450 sf	1.46	$14,443	1.94	
Roof Protection	$31,264	7,450 sf	4.20	$42,288	5.67	
ADA Demo	$3,387	368 sf	7.18	$4,303	10.12	
ADA Bathroom	$53,258	1 ea	53,258.50	$72,094	72,094.41	
ADA Plumbing	$40,013	1 ea	40,013.43	$54,100	54,100.23	
ADA Electric	$145,334	1 ea	145,334.39	$196,490	196,489.95	
ADA HVAC	$43,863	1 ea	43,863.46	$59,306	59,305.72	

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Total Project Budget

Fall River
Resiliency Preparatory School

8/23/2023

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant[1]	Estimated Maximum Total Facilities Grant[1]
Alternates				
			$0	
			$0	
			$0	
Alternates Subtotal	$0	$0	$0	$0
Miscellaneous Project Costs				
Utility company Fees			$0	
Testing Services			$0	
Swing Space/Modulars			$0	
Other Project Costs (Moving & Moving)			$0	
Misc. Project Costs Subtotal	$0	$0	$0	$0
Furnishings and Equipment				
Furnishings			$0	
Equipment			$0	
Computer Equipment			$0	
FF&E Subtotal	$0	$0	$0	$0
Soft Costs that exceed 20% of Constr Cost			$0	
Project Budget	$7,725,280	$0	$7,725,280	$6,180,224

Cells highlighted in yellow include equations established for the calculation of the project's Maximum Total Facilities Grant and for the analysis of the project's budget. The equations in the highlighted cells should not be changed.

Total Associated Costs	$1,156,227	1 le	1,156,227.00	$2,368,282	2,368,281.75
Total Non-System Associated Costs	$388,976	1 le	388,976.45	$389,833	389,833.31
Construction Budget Costs	$5,081,324	1 le	$5,929,595.51	$6,842,837	6,842,837.42

Board Memo Information
Construction Budget Check

Board Authorization	
Project Budget	$7,725,280
Scope Items Excluded or Otherwise Ineligible	$0
Basis of Estimated Total Facilities Grant[1]	$7,725,280
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant[1]	$6,180,224

Total Construction Contingency[2]	$342,142
Ineligible Construction Contingency[2]	$0
Potentially Eligible Construction Contingency[2]	$342,142
Total Owner's Contingency[2]	$34,214
Ineligible Owner's Contingency[2]	$0
Potentially Eligible Owner's Contingency[2]	$34,214
Total Potentially Eligible Contingency[2]	$376,356
Reimbursement Rate	80.00%
Potential Additional Contingency Grant Funds[2]	$301,085
Maximum Total Facilities Grant	$6,481,309
Total Project Budget	$8,101,636

Contingency Cap Calculations	
Eligible Construction Budget	$6,842,837
Eligible Constr Cont Cap @ 5%	$342,142
Eligible Construction Budget	$6,842,837
Eligible Owner's Cont Cap @ 0.5%	$34,214

*$0 if Total Eligible Soft Costs exceed Reimbursable Soft Cost Cap.

This statement was prepared by the MSBA based on a preliminary review of information and estimates provided by the Owner's Project Manager or City of Fall River for the Resiliency Preparatory School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this statement does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

1. The estimated maximum facilities grant established for the Project Funding Agreement does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA. At the time of PFA 3rd Amendment, the Estimated Maximum Facilities Grant and the Maximum Total Facilities Grant will be adjusted to account for any budget revision requests submitted and approved by the MSBA at the time of establishing the Amendment.

2. Pursuant to Section 3.28 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority in determining whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

City of Fall River
Massachusetts
City Council

LEO O. PELLETIER
City Councilor

September 26, 2023

Dear City Council President Camara and Honorable City Councilors,

The City Council is responsible for acting in the best interest of the residents and business owners of Fall River, even when we may personally disagree with the decision. I am writing to you to emphasize that the acceptance of the Bank Street Armory Proposal would benefit the City of Fall River. After $400,000 was invested by the City for remodeling, the location has been unoccupied and unused for over eight years.

There have been multiple discussions regarding a potential investment of over $6,000,000 to repair this site for recreational use even though housing and housing costs are the main concern of our residents. We need to act on the disrepair and vacancy by embracing this redevelopment opportunity. It is our responsibility to avoid another unused eyesore in the City; the former police station is a reflection of what the Bank Street Armory's future may be with no action.

Alan Macomber, of Main Street Projects, is the only bidder on the project and his team of architects are experienced in the redevelopment of vacant infrastructure in this City. They have remodeled the Bradford Durfee Textile School and have future plans for Post Office Garage structure nearby the Bank Street Armory. Mr. Macomber has invested time, investment and knowledge into this proposal and understands the need for housing development – twenty percent of this proposed development would provide low-income housing units. In addition, this property would become taxable and benefit the City's tax rolls.

Fall River needs redevelopment. Fall River needs housing. Fall River needs investment. While the Bank Street Armory's past holds a remarkable legacy, the only way to allow this location to survive and grow is for this proposal to move forward. I respectfully ask that my colleagues take action on this item tonight and vote. The approval of this project is in the best interest of those who rely on us to make the right decision.

Sincerely,

Leo O. Pelletier

Councilor Leo O. Pelletier

/lv

One Government Center • Fall River, MA 02722
TEL (508) 324-2233 • FAX (508) 324-2234 • EMAIL city_council@fallriverma.org

3a

City of Fall River
Massachusetts
Office of the Mayor

PAUL E. COOGAN
Mayor

RECEIVED
2023 OCT -5 A 9:41
CITY CLERK
FALL RIVER, MA

October 5, 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) An Infectious Disease Outbreaks grant in the amount of $72,116 from the National Association for County and City Health Organizations (NACCHO)

(2) A Municipal Vulnerability Preparedness (MVP) action grant in the amount of $111,170 from the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA)

(3) A MassWorks grant in the amount of $2,000,000 from the Massachusetts Executive Office of Economic Development (EOED)

(4) A Sustainable Materials Recovery Program (SMRP) grant in the amount of $36,000 from the Massachusetts Department of Environmental Protection (MassDEP)

(5) A Community Planning grant in the amount of $85,000 from the Massachusetts Executive Office Of Economic Development (EOED)

(6) A Law Enforcement Body-Worn Camera (BWC) Program grant in the amount of $7,400 from the Massachusetts Executive Office of Public Safety and Security (EOPSS)

Thank you in advance for your consideration of this request.

Sincerely,

Paul E. Coogan

Paul E. Coogan
Mayor

One Government Center • Fall River, MA 02722
TEL (508) 324-2600 • FAX (508) 324-2626 • EMAIL mayor@fallriverma.org

3a

Grant Program	Funding Agency	Duration	Award Amount	Grant Contact	Minimum Required Match	Purpose
Infectious Disease Outbreaks	National Association for County and City Health Organizations	Oct. 20, 2023 to June 30, 2024	$72,116.00	Tess Curran, Makayla Petty	None	To fund planning, staff training, and the purchase of data management and disease forecasting software for the Fall River Division of Health and Human Services so it may more effectively mitigate infectious disease outbreaks.
Municipal Vulnerability Preparedness	Massachusetts Executive Office of Energy and Environmental Affairs	Aug. 21, 2023 to June 30, 2024	$111,170.00	Paul Ferland	None	To fund the completion of a water supply firm yield analysis of Copicut Reservoir, North Watuppa Pond, South Watuppa Pond, and Stafford Pond to determine the productivity of Fall River's water distribution system under climate change.
MassWorks	Massachusetts Executive Office of Economic Development	July 1, 2024 to June 30, 2027	$2,000,000.00	Paul Ferland	None	To fund the design and permitting of drainage conduit capacity improvements and sewer separation at Stafford Square to mitigate flooding and prevent combined sewer overflows.
Community Planning	Massachusetts Executive Office of Economic Development	July 1, 2024 to June 30, 2025	$85,000.00	Daniel Aguiar, Chris Parayno	None	To fund a comprehensive parking study of Downtown Fall River, identifying the parking needs of residents, visitors, and businesses and proposing ways to address these needs.

3a

Sustainable Materials Recovery Program	Massachusetts Department of Environmental Protection	Upon contract execution to June 30, 2024	$36,000.00	Al Oliveira, Joe Kennedy	None	To supplement ongoing efforts within the Department of Community Maintenance that maximize reuse, recycling, and waste reduction.
Law Enforcement Body-Worn Camera Program	Massachusetts Executive Office of Public Safety and Security	July 1, 2024 to June 30, 2025	$7,400.00	Paul Gauvin	None	Purchase four (4) docking stations for body-worn cameras for use by the Fall River Police Department

3a i

City of Fall River, *In City Council*

ORDER:
The City of Fall River was awarded a grant through the National Association of County and City Health Organizations (NACCHO) Infectious Disease Outbreaks grant program in the amount of $72,116 with a duration of October 20, 2023 to June 30, 2024. This award will fund planning, staff training, and the purchase of data management and disease forecasting software to enable the Fall River Division of Health and Human Services to more effectively mitigate infectious disease outbreaks.

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 NACCHO in the amount of $72,116 to strengthen the disease forecasting and data analytics capacity of the Division of Health and Human Services.

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 NACCHO, including the expenditure thereof.

3a ii

City of Fall River, *In City Council*

ORDER:
The City of Fall River was awarded an action grant through the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA) Municipal Vulnerability Preparedness (MVP) grant program in the amount of $111,170 with a duration of August 21, 2023 to June 30, 2024. This award will fund the completion of a water supply firm yield analysis of Copicut Reservoir, North Watuppa Pond, South Watuppa Pond, and Stafford Pond to determine the productivity of Fall River's water distribution system under climate change, when a more regional approach to water supply will likely be necessary.

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 EOEEA in the amount of $111,170 to determine the productivity of Fall River's water distribution system under climate change.

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 EOEEA, including the expenditure thereof.

3a iii

City of Fall River, *In City Council*

ORDER:
The City of Fall River was awarded an action grant through the Massachusetts Executive Office of Economic Development (EOED) MassWorks grant program in the amount of $2,000,000 with a duration of July 1, 2024 to June 30, 2027. This award will fund the design and permitting of drainage conduit capacity improvements and sewer separation at Stafford Square to mitigate flooding and prevent combined sewer overflows.

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 EOED in the amount of $2,000,000 to design and permit drainage and sewer improvements at Stafford Square.

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 EOED, including the expenditure thereof.

3a iv

City of Fall River, *In City Council*

ORDER:
The City of Fall River was awarded a grant through the Massachusetts Department of Environmental Protection (MassDEP) Sustainable Materials Recovery Program (SMRP) in the amount of $36,000 with a duration beginning upon contract execution and ending on June 30, 2024. This award will supplement ongoing efforts within the Department of Community Maintenance that maximize reuse, recycling, and waste reduction.

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 MassDEP in the amount of $36,000 to supplement ongoing reuse, recycling, and waste reduction efforts within the Department of Community Maintenance.

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 MassDEP, including the expenditure thereof.

City of Fall River, *In City Council*

3a v

ORDER:
The City of Fall River was awarded a Community Planning grant through the Massachusetts Executive Office of Economic Development (EOED) in the amount of $85,000 with a duration of July 1, 2024 to June 30, 2025. This award will fund a comprehensive parking study of Downtown Fall River, identifying the parking needs of residents, visitors, and businesses and proposing ways to address them.

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 EOED in the amount of $85,000 to conduct a parking study of Downtown Fall River.

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 EOED, including the expenditure thereof.

3a vi

City of Fall River, *In City Council*

ORDER:
The City of Fall River was awarded a Law Enforcement Body-Worn Camera (BWC) Program grant through the Massachusetts Executive Office of Public Safety and Security (EOPSS) in the amount of $7,400 with a duration of July 1, 2024 to June 30, 2025. This award will fund the purchase of four (4) body-worn camera docking and uploading stations for use by the Fall River Police Department as part of their existing body-worn camera program.

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 EOPSS in the amount of $7,400 to purchase body-worn camera docking stations.

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 EOPSS, including the expenditure thereof.