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MEETING MINUTES

REGULAR MEETING OF THE CITY COUNCIL MONDAY, MAY 12, 2025 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR
EVERETT, MA 02149

ROLL CALL

Members Present

Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Wayne Matewsky, Peter Pietrantonio, Katy Rogers, Stephanie Smith, Robert Van Campen, Stephanie Martins

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of 03/24/2025

The 3 minutes were taken collectively and approved.

MOTION:	Accept Meeting Minutes
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

Minutes of the Regular Meeting of the City Council of 04/14/2025

MOTION:	Accept Meeting Minutes
MOVER:	Robert Van Campen

SECONDER: Anthony DiPierro
RESULT: Passed [0 TO 0]
AYES:
NAYS:
AWAY:

Minutes of the Special Meeting of the City Council of 04/15/2025

MOTION: Accept Meeting Minutes
MOVER: Robert Van Campen
SECONDER: Anthony DiPierro
RESULT: Passed [0 TO 0]
AYES:
NAYS:
AWAY:

COMMUNICATIONS FROM HIS HONOR THE MAYOR

1. C0136-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$82,000 from General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Local 25 benefits account. This appropriation is necessary to cover additional costs related to the three local 25 unions

On Wednesday, May 7, 2025, the City Council Office received a request from the Administration to place this item on the City Council Agenda for May 12, 2025 for reconsideration (Additional Information was provided.)

MOTION: Favorable Action
MOVER: Robert Van Campen
SECONDER: Wayne Matewsky
RESULT: Passed [8 TO 3]
AYES: DiPierro, Garcia, Hanlon, Marchese, Matewsky, Rogers, Van Campen, Martins
NAYS: Alcy Jabouin, Pietrantonio, Smith
AWAY:

Chief of Staff Erin Deveney clarified that the \$82,000 should have been budgeted in the HR Local 25 Health Services line item in FY25 to cover benefits owed under union contracts. Instead, HR had been charging these expenses against employee withholding's, which is not the proper accounting practice. The administration identified the error and is requesting these funds to pay the benefits out of the correct HR line item going forward.

2. C0150-25 Appointment/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation of promotions for the following Everett Police Department personnel: Sergeant Mark Zielinski to Lieutenant, and Officer Michael Lavey to Sergeant

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

3. **C0159-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend donations totaling \$200.00 from City of Everett employees during the month of April for the Fire Victims Fund

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

4. **C0160-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend funds from the Massachusetts Emergency Management Agency (MEMA), totaling \$123,413.00 for the purpose of building a barrier wall to protect homes, critical transportation routes and vital infrastructure to mitigate economy crippling flood damage and food insecurity in Everett and the region

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Holly Garcia
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

5. **C0165-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to issue a special one-day alcoholic beverage license to

Everett Public Schools to serve at the Reception for Staff Volunteers event occurring on June 4, 2025 from 6:00pm – 11:00pm at the Connolly Center, 90 Chelsea Street

MOTION:	Favorable Action
MOVER:	Wayne Matewsky
SECONDER:	Holly Garcia
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	Marchese

6. C0174-25 Order/s/ Councilor Stephanie Martins, as President

That the amount of \$3,000,000.00 be appropriated by borrowing for the following two (2) capital improvement projects

#1) Streets & Sidewalks \$2,000,000.00, #2) Complete Streets \$1,000,000.00, for a total of \$3,000,000.00

Councilors expressed support for the appropriation but wanted the administration to provide more specifics on which streets and sidewalks would be repaired or improved with the funds. Other councilors echoed the need for a detailed list of planned streets/sidewalks and also requested residents be notified of expected project timelines to minimize disruption.

Refer item to Ways & Means Committee and request City Engineer appear with list of streets

MOTION:	Refer
MOVER:	Peter Pietrantonio
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

PETITIONS AND LICENSES

7. C0157-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a junk dealer/collector license for Radius Recycling at 69 Rover Street

Items 7,8 and 11 were taken collectively and approved.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	Marchese

8. C0158-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a junk dealer/collector license for Second St Iron & Metals at 285 Second Street

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	Marchese

9. C0161-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a lodging house license for 134 Linden St LLC at 134 Linden Street

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	Marchese

10. C0169-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a second hand dealer's, antique, & precious metals license for Wentworth Precious Metals at 421 Second Street

MOTION:	Favorable Action
MOVER:	John Hanlon
SECONDER:	Holly Garcia
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins

NAYS:	
AWAY:	Marchese

11. C0170-25 Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a junk dealer/collector license for Wentworth Precious Metals at 421 Second Street

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	Marchese

COMMITTEE REPORTS

12. C0027-25 Resolution/s/ Councilor Anthony DiPierro

A resolution requesting the CFO to appear before the Committee on Ways & Means to discuss the Hero Act; specifically the increased local flexibility for Veteran Tax Exemptions.

Councilor DiPierro thanked the new head of assessing for working with the Board of Assessors to adopt this exemption. Now that they will implement the increased flexibility, they can work with the Veterans Services Officer to identify qualifying individuals.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Anthony DiPierro
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

13. C0089-25 Order/s/ Councilor Michael K. Marchese, Councilor Stephanie Martins, Councilor Guerline Alcy-Jabouin

A Home Rule Petition proposing changes to the City Charter to create term limits for the offices of Mayor, City Council, & School Committee

MOTION:	Favorable Action
MOVER:	Michael Marchese
SECONDER:	Stephanie Smith

RESULT:	Passed [9 TO 2]
AYES:	Alcy Jabouin, DiPierro, Garcia, Marchese, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	Hanlon, Matewsky
AWAY:	

The proposed home rule petition would limit city councilors and school committee members to 6 two-year terms (12 years total) and limit the mayor to 2 four-year terms (8 years total). After reaching the term limit, officials would have to sit out one full term before being eligible to run again. Some councilors spoke against term limits in general, arguing elections serve that purpose and good leaders shouldn't be arbitrarily restricted. Others felt the proposed 2-term limit for mayor was too short. An amendment to change the mayor's limit to 3 terms (12 years) to match the council/school committee passed.

Councilors debated whether the term limit question should go on the ballot for voters to decide directly since it's a major structural change. However, the clerk clarified that even a ballot question would still require the mayor's signature, which appears unlikely given his past veto of a similar proposal. The home rule petition as amended ultimately passed 9-2. It will be sent to the mayor for signature and then requires passage by the state legislature.

14. C0154-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the approval to appropriate by borrowing the amount of \$200,000.00 for the Everett Police station roof improvement project.

MOTION:	Favorable Action
MOVER:	Wayne Matewsky
SECONDER:	John Hanlon
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

15. C0143-25 Resolution/s/ Councilor Robert J. Van Campen

That the City of Everett submit the question of whether to build a professional soccer stadium on lower Broadway to the voters of Everett during the City's biennial municipal election which is to be held in November of 2025.

The item was requested to stay in committee.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia

RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

16. C0147-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the re-appointment of Maeve Kernan to the Conservation Commission for a term of Three (3) years, expiring May 1, 2028

MOTION:	Favorable Action
MOVER:	Michael Marchese
SECONDER:	Robert Van Campen
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	DiPierro

UNFINISHED BUSINESS

17. C0055-25 Ordinance/s/ Councilor Robert J. Van Campen, & the entire city council

An ordinance regulating the demolition of historical structures in the City of Everett

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Wayne Matewsky
RESULT:	Passed [9 TO 0]
AYES:	Alcy Jabouin, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	DiPierro, Marchese

18. C0066-25 Resolution/s/ Councilor Stephanie Martins

That the administration consider providing equitable funding to support local organizations providing emergency assistance to residents

MOTION:	Refer Back to Sponsor(s)
MOVER:	Stephanie Martins
SECONDER:	Robert Van Campen
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

19. C0072-25 Resolution/s/ Councilor Peter Pietrantonio, Councilor Robert Van Campen

That the city purchasing agent appear at the next meeting to discuss the wellness center RFP

HR Director John Russolillo appeared to discuss the wellness center operations. He explained after the city received only one bid on the RFP that was deemed non-responsive, and after considering council and public input, the administration decided it would be best to bring the center operations back in-house when it reopens in November. Russolillo believes the city has the necessary staff and revolving account funds to run the center effectively.

Some councilors expressed skepticism about the abrupt change in plans and questioned if it would really be less expensive than outsourcing as the administration previously claimed. There were also concerns about having the rec center and wellness center supported out of the same revolving account. Councilors Pietrantonio and Smith felt the RFP process was suspect and the only bidder, an Everett resident, should not have been disqualified. Russolillo said he would share more detailed budget figures at the upcoming hearings.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Peter Pietrantonio
SECONDER:	Robert Van Campen
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

20. C0103-25 Resolution/s/ Councilor Stephanie Martins

That the administration provide a copy of any proposed host agreements with Jupiter Battery Storage

MOTION:	Refer Back to Sponsor(s)
MOVER:	Robert Van Campen
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

21. C0141-25 Order/s/ Councilor Stephanie Martins, as President

An order to amend the City of Everett's Administrative Code to create a separate and distinct position of City Auditor.

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Peter Pietrantonio

RESULT:	Passed [9 TO 2]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Rogers, Van Campen, Martins
NAYS:	Pietrantonio, Smith
AWAY:	

The order would amend Everett's administrative code to make the City Auditor a separate position from the Chief Financial Officer (CFO), as recommended by the Office of the Inspector General (OIG).

Councilor Smith said she cannot support having the auditor serve at the pleasure of the mayor, as she does not believe that allows for true independence. In public companies, auditors report to an independent audit board, not the CEO/CFO. She would prefer the auditor report dually to the mayor and council.

The clerk clarified that the council can make the change to separate the positions, but the mayor will have final say on the appointment.

Councilor VanCampen pointed out the FY26 budget funds an auditor position at \$140K but not a CFO. The clerk explained the CFO is budgeted under the Treasurer/Collector department since that position oversees finance, procurement, treasury and assessing.

- 22. C0155-25** Resolution/s/ Councilor Stephanie Martins as president, Councilor Guerline Alcy Jabouin, Councilor Holly Garcia, Councilor John Hanlon, Councilor Michael Marchese, Councilor Peter Pietrantonio, Councilor Katy Rogers, Councilor Stephanie Smith

Pursuant to Charter Section 2-7(c), the Council requires the Administration (Mayor, CFO, and Budget Director) to provide the following information and documents within seven (7) days: copies of all emails, text messages, other correspondence and draft ordinances from January 1, 2016 to the present regarding proposed or approved increases in the Mayor's salary or other compensation other than the longevity ordinances, including but not limited to C0218-16 and C0185-17

The clerk noted there may have been a delay due to the city's email system being down for a few days. Councilor VanCampen suggested postponing to the next meeting and instructed the clerk to hand-deliver the request if needed to obtain the information.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Michael Marchese
RESULT:	[0 TO 0]

AYES:

NAYS:

AWAY:

NEW BUSINESS

23. C0162-25 Resolution/s/ Councilor Katy L. Rogers

That the Planning Department, in coordination with the Mayor's Office or relevant city department, develop and submit to the City Council an up-to-date map identifying all existing public trash receptacles within city limits, including those in parks, business districts, and residential areas

Councilor Rogers moved to amend the item to have the Planning Department work with DPW to develop the trash receptacle map and database. She has been working with volunteer groups to address littering issues and illegal dumping in public trash barrels. DPW estimated there are over 100 public trash cans between parks and main streets.

Creating a map and database similar to the city's tree inventory program would help identify areas needing more receptacles, more frequent pickups, or experiencing chronic illegal dumping. It would also aid communication between departments, businesses and residents about litter prevention. Planning Director Matt Lattanzi indicated support for the proposal. The goal is to receive a written response to the sponsor from Planning department by the end of the month.

MOTION:	Refer
MOVER:	Katy Rogers
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

24. C0164-25 Resolution/s/ Councilor Wayne A. Matewsky

That the police traffic division enforce Uber & Lyft drivers parking all day long on Bow Street, and taking up parking spaces in that neighborhood.

Councilor Matewsky said Uber and Lyft drivers are using Bow St, Cortland St, Thorndike St and the Line neighborhood as a staging area, often parking there all day. This takes up spaces from residents in an area that already has a special 24/7 residential parking sticker program due to casino-related traffic.

The "no standing" signs currently refer to taxis and cabs, but Uber/Lyft have taken over

much of that business and the signs should be updated to include them. Contrary to initial concerns, the casino has not generated a taxi/Uber staging problem.

Refer item to Chief of Police and Sgt. Gaff for enforcement.

MOTION:	Refer
MOVER:	Wayne Matewsky
SECONDER:	Michael Marchese
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

25. C0166-25 Resolution/s/ Councilor Katy L. Rogers

That the Administration and the appropriate departments assess Rivergreen Park and identify areas currently lacking surveillance coverage, as well as the implementation of enhanced security features in these areas, including but not limited to the installation of security cameras, improved lighting, and emergency communication systems, to ensure the continued safety and enjoyment of the park for all

Councilor Rogers filed the resolution after a resident reported being followed and threatened while walking in Rivergreen Park. While police were notified, the park's more remote natural areas and trails lack surveillance coverage. Councilor Rogers is seeking an update from the administration on any planned safety enhancements, especially as park usage increases in warmer months. Councilor Marchese asked to be added as a cosponsor.

Council President Martins noted she received communication that parts of the park are actually private property, which may impact any City plans for security cameras or lighting. This is something the administration can help clarify.

Refer item to administration for response a written response.

MOTION:	Refer
MOVER:	Katy Rogers
SECONDER:	Michael Marchese
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

26. C0167-25 Resolution/s/ Councilor Anthony DiPierro

Respectfully requesting that the Engineering Department work to address the standing water concerns on Vaughan Street

Councilor DiPierro said standing water at the intersection of Winthrop St and Vaughan St has been an ongoing issue. The resident has had to snake her pipes multiple times and is concerned about bacteria and insects breeding in the stagnant water. DiPierro moved to add Councilors Alcy-Jabouin and Rogers as cosponsors. He asked to refer the matter to the City Engineer for a written response to the sponsors within 2 weeks.

MOTION:	Refer
MOVER:	Anthony DiPierro
SECONDER:	Katy Rogers
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

27. C0168-25 Resolution/s/ Councilor Wayne A. Matewsky

That the administration provide any information that they have on a potential train stop in the Bailey Street area

Chief of Staff Erin Deveney clarified there is no definitive stop planned yet. The mayor has advocated to MBTA and state leaders for improved transit options for residents and to encourage development near Lower Broadway and the Docklands project site. His ideal vision is two stops - one near Encore based on provisions in the casino Host Community Agreement, and potentially another on the Chelsea commuter rail line near Bailey Street. However, the ultimate decision lies with the MBTA, state agencies and the governor's office. Erin Deveney committed to keeping Councilor Matewsky and the neighborhood updated on any new developments.

Refer to Mayor's Office for written updates.

MOTION:	Refer
MOVER:	Wayne Matewsky
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

28. C0171-25 Resolution/s/ Councilor Anthony DiPierro

Requesting repairs be made to the wall behind the skating rink that abuts 116

Woodlawn Street, as pieces continue to fall onto the property owners driveway

Councilor DiPierro said the retaining wall behind Allied Veterans Memorial Rink is deteriorating and dropping debris onto an abutter's driveway at 116 Woodlawn Street. He believes the wall may belong to the City, not DCR, since it appears similar to the wall near the Recreation Center that has been repaired by the City before. Councilor DiPierro moved to add Councilor Smith as a cosponsor. He asked to refer the matter to the DPW Director to determine ownership of the wall and schedule repairs if it is indeed City property.

Refer to DPW Director for a written response within 1 week.

MOTION:	Refer
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

29. C0172-25 Resolution/s/ Councilor Anthony DiPierro

Requesting that the Department of Transportation install a crosswalk at the intersection of Jefferson and Elm

Councilor DiPierro said he previously requested a crosswalk at this intersection but was told by City Engineer Monti it was not needed after the redesign of Elm Street. However, Councilor DiPierro walks the area frequently and sees a lot of pedestrian traffic crossing between Stewarts and Elm Street Bakery to get to the Keverian School. Many residents believe the crosswalk is still necessary for safety. He asked to refer the request again to Engineer Monti for a response to Councilor DiPierro in 2 weeks.

MOTION:	Refer
MOVER:	Anthony DiPierro
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

30. C0173-25 Resolution/s/ Councilor Peter Pietrantonio

That the City of Everett defer execution of a Community Benefits agreement with the Kraft Group until after the upcoming biennial municipal elections.

Councilor Pietrantonio asked the administration to continue negotiations with the Kraft Group on a community benefits agreement for a potential stadium development but wait until after the fall municipal elections to actually execute any deal. He feels the extra time after the election is warranted given the December 31 deadline in the state legislation. The Councilor clarified he is not opposed to the stadium project and isn't asking to stop talks, only to hold off finalizing the agreement to allow for the election process.

Councilor Matewsky spoke against the resolution. He argued candidates should say where they stand now, and that the City needs to secure benefits as soon as possible for the Kraft Group to move forward, given the site's long history of blight and past industrial pollution. Negotiating a host agreement prior to the election would provide more certainty on the benefits.

Other councilors expressed concerns about losing leverage in negotiations with the developer under the state-mandated December 31 deadline for an agreement. There was also discussion about whether the project might still end up on the ballot, given the major public infrastructure investments it will likely require, despite being privately funded.

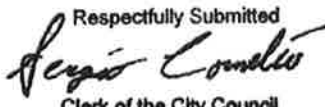
The item was referred to the Mayor's office for a written response to the sponsor about the resolution and his view on the proposal.

MOTION:	Refer
MOVER:	Peter Pietrantonio
SECONDER:	Michael Marchese
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

ADJOURNMENT

Adjourned at 9:35 PM

MOTION:	Adjourn
MOVER:	John Hanlon
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

Respectfully Submitted

Clerk of the City Council



MEETING MINUTES

SPECIAL MEETING OF THE CITY COUNCIL MONDAY, MAY 19, 2025 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR
EVERETT, MA 02149

ROLL CALL

Members Present

Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Wayne Matewsky, Katy Rogers, Peter Pietrantonio, Stephanie Smith, Robert Van Campen, Stephanie Martins

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

UNFINISHED BUSINESS

1. **C0149-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting consideration of a proposed Tax Increment Finance (TIF) agreement between the City of Everett and The Sofia 2nd Street Owner, LLC pertaining to a mixed use redevelopment to be located at 380 Second Street

The petitioners, Scott Brown and representatives from Fulcrum Global Investors, were invited to present on their TIF proposal for "The Sofia" development at 380 Second Street. Key points from their presentation and Q&A with the Council:

- They increased on-site affordable units from 31 to 42, including 24 Veterans Affairs Supportive Housing (VASH) units at 30% AMI, 6 units at 60% AMI, and 12 units at 80% AMI, deed restricted in perpetuity. They increased the affordable housing linkage payment from \$1M to \$2M.
- CRE Asset Advisors, hired by the City, confirmed the project is not financeable without the TIF as proposed. Without this development, the site could remain an industrial use or be developed at a much smaller scale with fewer benefits.
- The project will create 1,342 union construction jobs and 52 permanent jobs, with a commitment to hire qualified Everett residents.
- The \$3.4M environmental cleanup and infrastructure improvements were reviewed,

including contributions to transportation demand management.

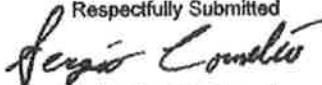
- Councilors asked about the VASH program, parking fees, property management training, pickleball court sound mitigation, and other details.
- Councilors expressed concerns about overdevelopment burdening City services, and the need for overwhelming financial benefits to offset resident concerns.
- Questions were raised about how the TIF affects the property assessment and tax rates for other taxpayers. The Mayor and CFO clarified the assessment is based on the TIF payment so there is no tax burden shifted to other taxpayers.
- Procedural issues were discussed as the final TIF language was not yet available incorporating changes discussed at the meeting.

The matter was postponed to the next Council meeting pending an updated draft TIF agreement incorporating specific changes requested related to the VASH units, directing the housing linkage payment to the Affordable Housing Trust Fund, and a letter from the Assessor confirming the TIF will not shift tax burdens to other taxpayers.

MOTION:	Postpone
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

ADJOURNMENT

Adjourned at 9:37PM

Respectfully Submitted

Clerk of the City Council