



AGENDA PACKET

**REGULAR MEETING OF THE CITY COUNCIL
MONDAY, JUNE 09, 2025 7:00 PM**

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



AGENDA

REGULAR MEETING OF THE CITY COUNCIL

MONDAY, JUNE 09, 2025 7:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. C0200-25 Petition/s/ Councilor Stephanie Martins, as President

A petition from TC Systems Inc requesting permission to construct (2) 2" PVC conduit approximately 282' from utility pole #3235 on Cameron Street to utility pole #1781 on McKinley Street, as well as the installation of (1) 3' x 3' manhole

2. C0201-25 Public Hearing/s/ Councilor Stephanie Martins, as President

A petition from National Grid requesting permission to relocate JO pole #2817-0 on Garland Street approximately 25 feet to the northwest to provide additional entrance clearance to CHA Everett Hospital at 103 Garland Street

3. C0202-25 Public Hearing/s/ Councilor Stephanie Martins, as President

A petition from National Grid request permission to install 1 JO pole on Thorndike Street about 35 feet southeast of existing pole #1049 to clear a future clearance issue regarding the service drop to 10 Thorndike Street

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of 05/12/2025

Minutes of the Special Meeting of the City Council of 05/19/2025

COMMUNICATIONS FROM HIS HONOR THE MAYOR

4. C0198-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the acceptance of a disclosure filed by Sean Hogan who has disclosed a financial interest in a municipal contract where he will receive a payment for removal of existing lettering on a spare ambulance and application of new lettering

5. C0199-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to repurpose available unencumbered balances from ten completed school Capital Improvement projects toward additional critical and time-sensitive school Capital Improvement projects

6. C0205-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend funds from Eversource and National Grid in the amount of \$180,000 to Department of Planning and Development for the purpose of hiring a Municipal Energy Consultant to modernize city-owned buildings by lowering emissions and creating long-term savings for the community

7. C0206-25 Order/s/ Councilor Stephanie Martins, as President

An order recommending the approval of the Fiscal Year 2026 General Fund Budget as submitted by His Honor the Mayor and as amended by the City Council in the amount of \$299,329,104.00

8. C0207-25 Order/s/ Councilor Stephanie Martins, as President

An order recommending the approval of the Fiscal Year 2026 Water & Sewer Enterprise Fund budget as submitted by His Honor the Mayor in the amount of \$23,049,312.00

9. C0208-25 Order/s/ Councilor Stephanie Martins, as President

An order recommending the approval of the Fiscal Year 2026 ECTV Enterprise Fund budget as submitted by His Honor the mayor in the amount of \$581,920.00

10. C0209-25 Order/s/ Councilor Stephanie Martins, as President

An order recommending the approval of the Fiscal Year 2026 General Fund Capital Improvement plan as submitted by His Honor the Mayor in the amount of \$46,220,793.00

11. C0210-25 Order/s/ Councilor Stephanie Martins, as President

An order recommending the approval of the Fiscal Year 2026 Water & Sewer Enterprise Capital Improvement plan as submitted by His Honor the Mayor in the amount of \$6,729,800.00

12. C0211-25 Order/s/ Councilor Stephanie Martins, as President

An order recommending the authorization of the FY2026 expenditure limits for the city's 53E½ Revolving Funds in use by many city departments.

13. C0214-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval on the deactivation of the Image Cast (ICP1) tabulators and to activate the newer version of the Image Cast (ICP2) tabulators. These machines are used during the voting process by the Elections Commission. Massachusetts General Laws state that the City Council is required to approve the deactivation and use of this equipment

14. C0215-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation from Lennar Corporation in the amount of \$43,103.44 for the purpose of purchasing and installing a Blue Bike station (one fifteen-unit Bicycle Station) at 65 Norman Street

15. C0216-25 Order/s/ Councilor Stephanie Martins, as President

An order confirming the re-appointment of Sioux Gerow to the Cultural Council for a term of Three (3) years, expiring June 1, 2028

16. C0217-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval that \$2,000,000.00 be appropriated by borrowing for major repairs to the Whittier School HVAC system which include, installation of new electrical panels, wiring, and equipment. These repairs are for essential and time-sensitive repairs to the HVAC system at the Whittier School

17. C0223-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of John Russolillo, to the position of Director of Human Resources for a one (1) year term ending June 4, 2026

COMMITTEE REPORTS

18. C0153-25 Resolution/s/ Councilor Stephanie Martins, as President

In accordance with Sections 6-2 and 6-3 of the City Charter, His Honor Mayor Carlo DeMaria hereby calls for a joint meeting of the City Council and School Committee for the presentation of the city's proposed Fiscal Year 2026 operating budgets and to review the city's budget policy.

19. C0190-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$216,664 from the Insurance recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building

20. C0191-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to transfer \$14,000 from the Election Training account to the Election Salaries account. The Election Department is requesting this transfer to fund election employees

21. C0192-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$14,500 from General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account. This appropriation is

necessary to cover insurance premiums through the end of the fiscal year

22. C0181-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Planning Board for a term of three (3) years, expiring May 31, 2028

23. C0182-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Conservation Commission for a term of two (2) years, expiring May 31, 2027

24. C0197-25 Ordinance/s/ Councilor Stephanie Martins, as President

An ordinance that proposes to amend the City of Everett's Division III (Revised General Ordinances), Chapter 9 – "Flood Damage Prevention".

UNFINISHED BUSINESS

25. 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

26. 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

27. C0177-25 Resolution/s/ Councilor Katy L. Rogers, Councilor Holly D. Garcia, Councilor Robert J. Van Campen

Resolution requesting a status update on Central Ave. Park which remains inaccessible to residents

28. C0180-25 Resolution/s/ Councilor Stephanie V. Smith, Councilor Stephanie Martins

That the Administration updates the City Council on the status of the \$740K ARPA funding that was approved for small businesses, nonprofits and arts organizations in Everett

NEW BUSINESS

29. C0203-25 Resolution/s/ Councilor Stephanie V. Smith

That the Traffic Division work with Honda Cars of Boston so they are not loading cars

off the truck at 6:45 in the morning blocking in entire lane and making traffic even worse

30. C0204-25 Resolution/s/ Councilor Anthony DiPierro

That the City Council President assemble an ad hoc capital improvement committee to work with the administration on future capital improvement projects

31. C0212-25 Resolution/s/ Councilor Katy L. Rogers, Councilor Stephanie Martins

A resolution requesting that U.S. immigration and customs enforcement (ICE) refrains from staging in municipal parking lots, including but not limited to school & police properties

32. C0213-25 Resolution/s/ Councilor Wayne A. Matewsky

That National Grid replace lights on poles #2002 & #2003 near 207 Bow Street due to safety concerns at the request of area residents

33. C0218-25 Resolution/s/ Councilor Holly D. Garcia

That the traffic department monitors speeding on Shute Street between Bryant St. and Broadway in the interest of public safety and at the request of area residents

34. C0219-25 Resolution/s/ Councilor Wayne A. Matewsky

That the City consider renaming the Commercial Triangle District to something more appealing to the neighborhood

35. C0220-25 Resolution/s/ Councilor Stephanie Martins

That the HR director send information on which Union contracts have been finalized in the last year and a half

36. C0221-25 Resolution/s/ Councilor Stephanie Martins

That the HR director provide information on the teachers' ability to choose their health insurance plan and use funds from the health insurance funds that they contribute to offset rising costs

37. C0222-25 Resolution/s/ Councilor Stephanie Martins

Resolution in Support of Small Business Investment Through the Reestablishment of Outdoor Seating for the Summer Months with Conditions

38. C0224-25 Resolution/s/ Councilor Katy L. Rogers

Resolution to obtain federal report conclusive of longevity payments

ADJOURMENT

www.cityofeverett.com

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

Michael J. Mangan

Legislative Aide
Everett City Council Office



C0200-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

A petition from TC Systems Inc to construct (2) 2" PVC conduit approximately 282' from utility pole #3235 on Cameron Street to utility pole #1781 on McKinley Street, as well as the installation of (1) 3' x 3' manhole

Background and Explanation:

Attachments:

Questions contact – Chris Murray (781) 605-5922

Petition of TC Systems Inc, a wholly owned subsidiary of AT&T for Pole Locations

To City Council of Everett, Massachusetts

Respectfully represents TC Systems Inc. requests permission to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain pole and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked:
Broadway - Everett - Massachusetts.

The following are the streets and highways referred to:

ATT18-081 NSB - Broadway - TC Systems Inc proposes to construct (2) 2" PVC conduit approximately 282' from utility pole #3235 on Cameron Street to utility pole #1781 on McKinley Street. The route crosses Broadway and requires the installation of (1) 3' x 3' manhole to be installed.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Location approximately as shown on plan attached

TC Systems Inc

By _____
Engineering Department

Questions contact – Chris Murray (781) 605-5922

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

Everett, Massachusetts

To the City Council
Of Everett, Massachusetts

TC Systems, Inc. requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

TC Systems Inc proposes to construct (2) 2" PVC conduit approximately 282' from utility pole #3235 on Cameron Street to utility pole #1781 on McKinley Street. The route crosses Broadway and requires the installation of (1) 3' x 3' manhole to be installed.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked **ATT18-081 NSB 881 Broadway St – UG1**, Everett – Massachusetts, dated 2/28/25.

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

BY Chris Murray
Engineering Department

OUTSIDE PLANT CONSTRUCTION

FIBER OPTIC CABLE ROUTE

TC SYSTEMS, INC.

A Wholly Owned Subsidiary of  at&t

157 Green Street, Suite 2
Foxboro, MA 02035

ATT18-081 NSB 881 BROADWAY ST - UG1

AT&T ID: P-112548

GMG ID: P-500547

BROADWAY ST
EVERETT, MA

TABLE OF CONTENTS:
PAGE 001: COVER PAGE
PAGE 002: PROJECT OVERVIEW
PAGE 003: GENERAL NOTES
PAGE 004: CONSTRUCTION DETAILS
PAGE 005: 30" MANHOLE DETAILS
PAGE 006: PLAN DETAILS



PROPOSED (2) 2" SCH40 PVC
CONDUIT @ MIN 24" DEPTH BY
TRENCH, EAW 12 AWG WIRE &
MULE TAPE FROM STA 0+00 TO
STA 1+33

SYSTEMS 2'x2'x3' AND

PROPOSED (2) 2" SCH40
CONDUIT @ MIN 24" DEPTH
BY TRENCH, E/W 12 AWG
WIRE & MULE TAPE FROM
STA 2+82 TO STA 1+33

PROPOSED (1) 2"
STEEL RISER AT
STA 3+83

EC
ST
LEY ST

EOP

1880

SEWER MH

GAS VALVE

UNKNOWN MH	UNKNOWN MH
	

UNK CAG	UNK PED
	

UNKNOWN VALVE

[illegible]

RIGHT OF WAY LINES WERE ESTABLISHED BY RESEARCH OF PUBLIC INFORMATION. NO BOUNDARY SURETY OR PROPERTY LINE SURETY WAS ESTABLISHED BY OMAHA GROUP LLC. SIGHT OF ANY BOUNDARY MUST BE FIELD SURVEYED BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO ACCURATELY VERIFY RIGHT OF WAY PROPERTY LINES PRIOR TO CONSTRUCTION.

Know what's below,
Call before you dig.
Call before you dig
Call: www.callbeforeyoudig.org
48 HOURS NOTICE REQUIRED

DATE:	02/28/2025	
ENGINEER:	GD	
DRAWN BY:	KLP/PMK	
REVISIONS		
DATE	DESCRIPTION	INITIAL

TC SYSTEMS, INC.
A Wholly Owned Subsidiary of  at&t
157 Green Street, Suite 2
Foxboro, MA 02035

OUTSIDE PLANT CONSTRUCTION
FIBER OPTIC CABLE ROUTE

EVERETT, MA

PLANS PREPARED BY:

GOMARE GROUP, LLC	
	
TELECOM CONSULTING & ENGINEERING	

IC SYSTEMS, INC.
A Wholly Owned Subsidiary of  **MIL**
157 Green Street, Suite 2
Roslindale, MA 02035

PROJECT: P-112548-UG1

881 BROADWAY
EVERETT, MA



C0201-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

A petition from National Grid to relocate 1 JO pole on Garland Street beginning at a point approximately 230 feet Southeast of the centerline of the intersection of Bellview Avenue and Garland Street and continuing approximately 2 feet in a Southeasterly direction, as well as relocate pole # 2817-0 approximately 25 feet to provide additional clearance to CHA Everett Hospital at 103 Garland Street

Background and Explanation:

Attachments:

Questions contact -Joseluis Azurdia (781) 632-7975 or joseluis.azurdia@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Everett, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Garland Street - National Grid to relocate 1 JO pole on Garland Street beginning at a point approximately 230 feet Southeast of the centerline of the intersection of Bellview Avenue and Garland Street and continuing approximately 2 feet in a Southeasterly direction. National Grid to relocate pole #2817-0 approximately 25 feet to provide additional entrance clearance to CHA Everett Hospital at 103 Garland Street, Everett, MA.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Garland Street - Everett, Massachusetts.

No.# 30546042

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

March 3, 2025

Questions contact – Central Design, Joseluis Azudia (781) 632-7975 or
joseluis.azurfia@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Everett, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 30th day of October, 2024.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Garland Street - Lynn, Massachusetts.

No.# 30546042

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Garland Street - National Grid to relocate 1 JO pole on Garland Street beginning at a point approximately 230 feet Southeast of the centerline of the intersection of Bellview Avenue and Garland Street and continuing approximately 2 feet in a Southeasterly direction. National Grid to relocate pole #2817-0 approximately 25 feet to provide additional entrance clearance to CHA Everett Hospital at 103 Garland Street, Everett, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20__.

City/Town Clerk.

Massachusetts 20__
Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:

City/Town Clerk

I hereby certify that on _____ 20__, at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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.....
.....

Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of _____
Massachusetts, on the _____ day of 20__ and recorded with the records of location
orders of the said City, Book _____, and Page _____. This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

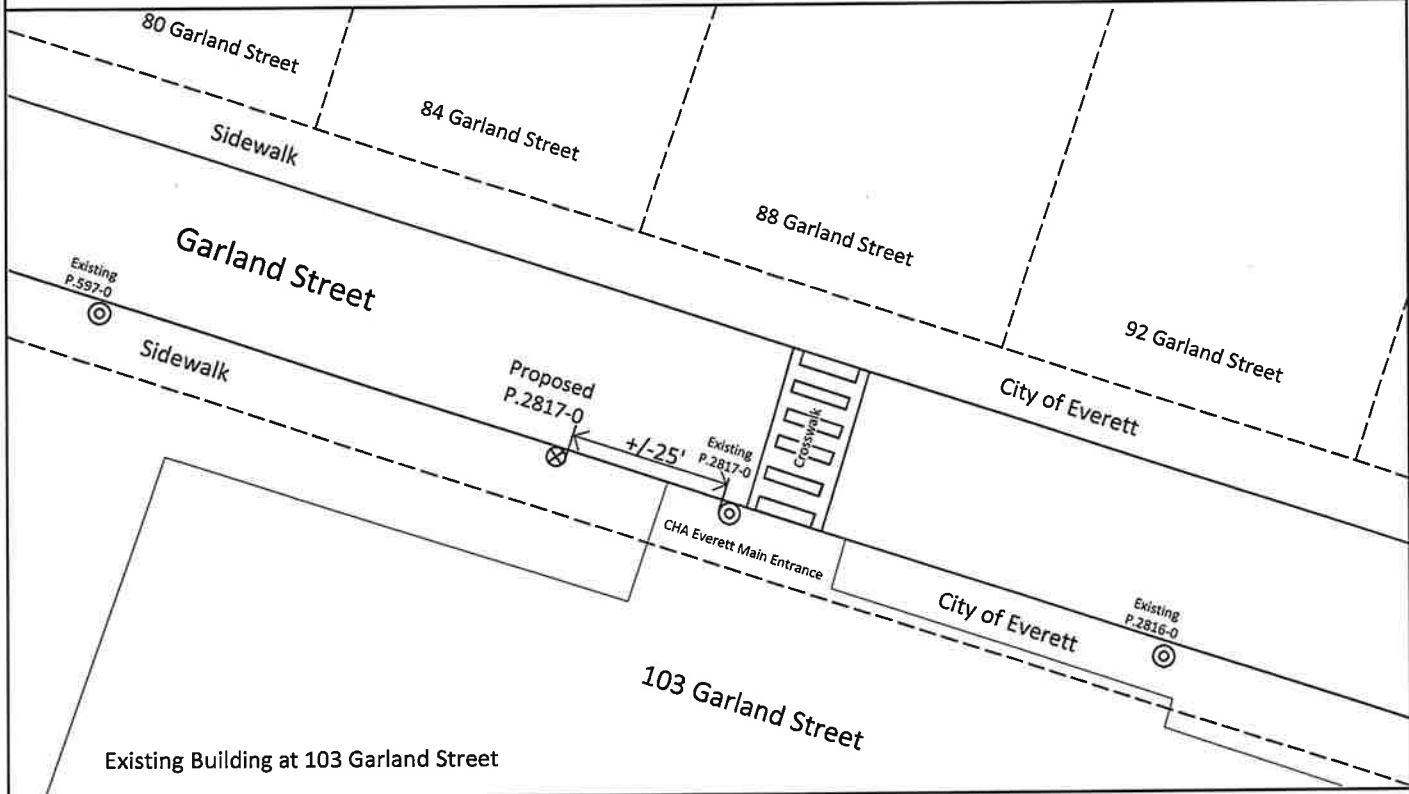
City/Town Clerk



EXHIBIT A – NOT TO SCALE

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

103 Garland Street
Everett, MA



NOT TO SCALE

LEGEND

- Existing Pole
- Proposed Pole
- Property Line
- Existing

PETITION

Date: 10.30.2024
Designer: AZURDJ
W/R: 30546042

103 Garland Street
Everett, MA

SKETCH TO ACCOMPANY
PETITION (1 of 1):





C0202-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

A petition from National Grid to install 1JO pole on Thorndike Street beginning at a point approximately 131 feet Southeast of the centerline of the intersection of Bow Street and Throndike Street, and continuing approximately 35 feet in a Southeasterly direction. National Grid to also install a new pole on Throndike Street about 35 feet Southeast of existing pole #1049 to clear a future clearance issue regarding the service drop to 10 Thorndike Street

Background and Explanation:

Attachments:

Questions contact -Bo Hua Ching Weng bohua.chingweng@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Everett, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Thorndike Street - National Grid to install 1 JO pole on Thorndike Street beginning at a point approximately 131 feet Southeast of the centerline of the intersection of Bow Street and Thorndike Street and continuing approximately 35 feet in a Southeasterly direction. National Grid to install new pole on Thorndike Street about 35 feet Southeast of existing pole #1049 to clear a future clearance issue regarding the service drop to 10 Thorndike Street. The temple wants to install hydraulic flag that can be raised and lowered. The existing service drop will be obstructing the flag if it is not moved. Everett, MA.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Thorndike Street - Everett, Massachusetts.

No.# 31032275

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *[Signature]* _____
Manager / Right of Way

May 16, 2025

Questions contact -Bo Hua Ching Weng bohua.chingweng@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Everett, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 4th day of April, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Thorndike Street - Everett, Massachusetts.

No.# 31032275

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Thorndike Street - National Grid to install 1 JO pole on Thorndike Street beginning at a point approximately 131 feet Southeast of the centerline of the intersection of Bow Street and Thorndike Street and continuing approximately 35 feet in a Southeasterly direction. National Grid to install new pole on Thorndike Street about 35 feet Southeast of existing pole #1049 to clear a future clearance issue regarding the service drop to 10 Thorndike Street. The temple wants to install hydraulic flag that can be raised and lowered. The existing service drop will be obstructing the flag if it is not moved. Everett, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 ____.

City/Town Clerk.

Massachusetts

20 ____

Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:

City/Town Clerk

I hereby certify that on _____ 20 ____, at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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.....
.....
.....

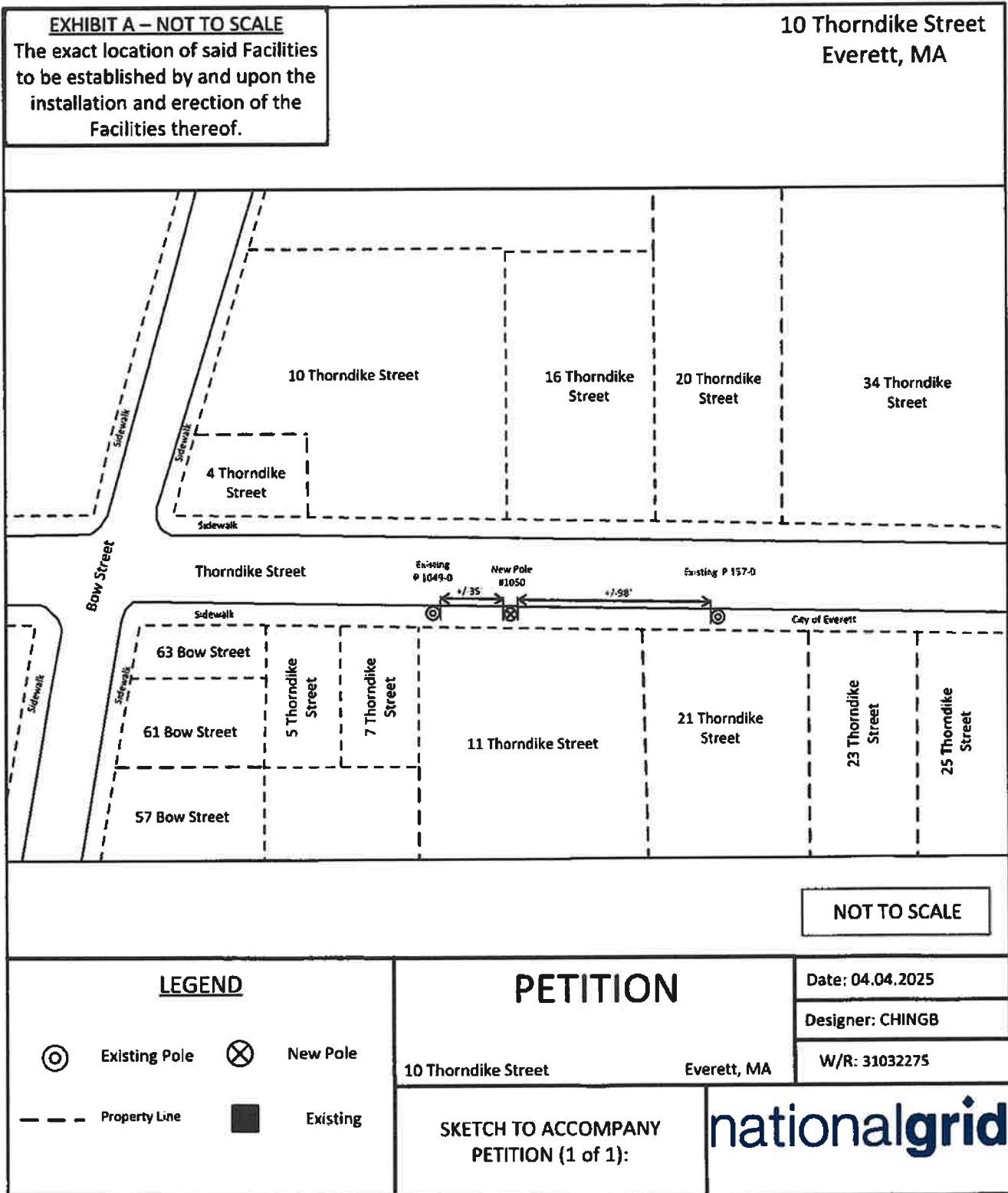
Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of _____
Massachusetts, on the _____ day of 20 ____ and recorded with the records of location
orders of the said City, Book _____, and Page _____. This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

City/Town Clerk





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	Item Number {{item.number}}
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

Item Number {item number}}

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

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	Item Number {{item.number}}
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:		Item Number {{item.number}}
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]	Item Number {{item.number}}
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]	Item Number {{item.number}}
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]	Item Number {{item.number}}
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:	Item Number {{item.number}}
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. Item Number {{item.number}}

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

Item Number {{item.number}}

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
Item Number {{item.number}}

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. Item Number {{item.number}}

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.

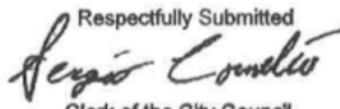
The item was referred to the Mayor's office for a written response to the sponsor about the resolution and his view on the proposal.

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

Item Number {{item.number}}



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, Item Number {{item.number}}

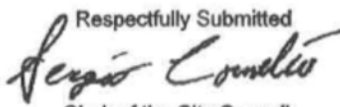
- Councilors asked about the VASH program, parking fees, property management training, pickleball court sound mitigation, and other details.
- Councilors expressed concerns about overdevelopment burdening City services, and the need for overwhelming financial benefits to offset resident concerns.
- Questions 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



C0198-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order confirming a disclosure filed by Sean Hogan who has disclosed a financial interest in a municipal contract where he will receive a payment for removal of existing lettering on a spare ambulance and application of new lettering

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

May 22, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

In accordance with MGL c, 268A s. 20(b), I hereby submit for your consideration an order to approve a disclosure filed by Sean Hogan who has disclosed a financial interest in a municipal contract where he will receive a payment for removal of existing lettering on a spare ambulance and application of new lettering.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



May 22, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Bill Type: Order

Be it

Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

approve the disclosure filed by Sean Hogan who has disclosed a financial interest in a municipal contract where he will receive a payment for removal of existing lettering on a spare ambulance and application of new lettering.



C0199-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order requesting approval to repurpose available unencumbered balances from ten completed Capital Projects toward additional critical and time-sensitive school projects

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

June 4, 2025

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby request the following repurposing order seeking to use the unexpended funds totaling \$845,0000 per the detail on the attached letter from the school department.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



June 4, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Be it

Bill Type: Order

Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

ORDERED, that the City hereby appropriates the amount of \$ 203,614.29, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0249-22 of the City Council approved by the Mayor on June 27, 2022 to finance the Central Storage capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Shades improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 46,385.71, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0249-22 of the City Council approved by the Mayor on June 27, 2022 to finance the Keverian Health Center capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Shades improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 200,000.00, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0249-22 of the City Council approved by the Mayor on June 27, 2022 to finance the Keverian Health Center capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School IT Infrastructure improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 38,614.29, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0399-22 of the City Council approved by the Mayor on September 27, 2022 to finance the Keverian Health Center capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 45,000.00, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0249-22 of the City Council approved by the Mayor on June 27, 2022 to finance the Lafayette Library capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 6,728.00, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0399-22 of the City Council approved by the Mayor on September 27, 2022 to finance the Keverian School Heat Units capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 23,043.35, being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0399-22 of the City Council approved by the Mayor on September, 27, 2022 to finance the Keverian School ACCU1/ACCU capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 2,500.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0206-23 of the City

Council approved by the Mayor on July 17, 2023 to finance the EHS Lighting and Controls capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 783.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0206-23 of the City Council approved by the Mayor on July 17, 2023 to finance the EHS Bleachers capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 25,620.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Whittier Gym Floor capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 17,711.36 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Lafayette Locker Room Renovations capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Districtwide Fencing improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

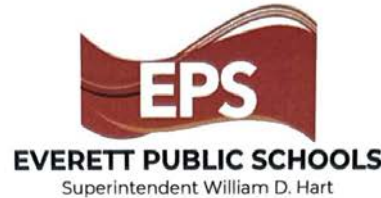
ORDERED, that the City hereby appropriates the amount of \$ 100,000.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Lafayette Locker Room Renovations capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Updated

floor Plans improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 100,000.00 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Lafayette Locker Room Renovations capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School Webster Modular improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 32,288.64 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0257-23 of the City Council approved by the Mayor on November 1, 2023 to finance the Lafayette Locker Room Renovations capital project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School District Wide Security Shades improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws;

ORDERED, that the City hereby appropriates the amount of \$ 2,711.36 being the unexpended balance of proceeds of the sale of bonds issued pursuant to Order No. C0256-23 of the City Council approved by the Mayor on November 20, 2023 to finance the School Ford F250 project that is now complete and for which no further liability remains, for the purpose of paying the costs related to the School District Wide Security Shades improvement project, and for the payment of all costs incidental and related thereto, pursuant to Section 20 of Chapter 44 of the General Laws.



June 3, 2025

The Honorable Mayor Carlo Demaria
484 Broadway
Everett, MA 02149

Dear Mayor DeMaria,

I am providing a detailed overview below to support the request to repurpose available unencumbered balances from current Capital projects totaling \$845,000.00. This specific detail should have been shared with you as part of the original request to repurpose Capital funds; nonetheless the new projects identified are important to address. The original projects were either completed under budget; deemed too costly to continue; or were requested by the former administration without a full understanding of the scope of the project(s). The repurposed funds are requested for time-sensitive safety and security projects that are a result of a collaborative planning process that identified, reviewed and vetted project scope and cost.

REPURPOSE

1. 7374 - FY23 CENTRAL STORAGE

- a. Original Budget: \$400,000.00
- b. **Repurpose Request: \$203,614.29**

The original intent of the project was to take the remaining Central Storage Space at Everett High School and convert it into classrooms and offices. An architect was hired; however, the cost to convert the space far exceeded the budget due to several mechanical issues within the space.

2. 7375 - FY23 KEVERIAN HEALTH CENTER

- a. Original Budget: \$300,000.00
- b. **Repurpose Request: \$285,000.00**

The original intent was to convert the old Cambridge Health Alliance space into an additional kindergarten classroom. An architect was hired and the cost to convert the space far exceeded the amount that was budgeted.

3. 7376 - FY23 LAFAYETTE LIBRARY

- a. Original Budget: \$65,000.00
- b. **Repurpose Request: \$45,000.00**

The prior administration intended to demolish the Library to create a new classroom. Aside from the cost of the project, it was determined that it was not in the best interest of the school to lose the Library space.

4. 7379 - FY23 KEVERIAN SCHOOL HEAT UNITS

- a. Original Budget: \$56,000.00
- b. **Repurpose Request: \$6,728.00**

This project is complete and came in under budget.



5. **7383 - FY23 KEVERIAN SCHOOL ACCU1/ACCU**
 - a. Original Budget: \$730,000.00
 - b. **Repurpose Request: \$23,043.35**
This project is complete and came in under budget.
6. **7656 - FY23 EHS LIGHTING & CONTROLS**
 - a. Original Budget: \$360,000.00
 - b. **Repurpose Request: \$2,500.00**
This project is complete and came in under budget.
7. **7657 - FY23 EHS BLEACHERS**
 - a. Original Budget: \$220,000.00
 - b. **Repurpose Request: \$783.00**
This project is complete and came in under budget.
8. **7666 - FY24 WHITTIER GYM FLOOR**
 - a. Original Budget: \$250,000.00
 - b. **Repurpose Request: \$25,620.00**
This project is complete and came in under budget.
9. **7669 - FY24 LAFAYETTE LOCKER ROOM RENO**
 - a. Original Budget: \$250,000.00
 - b. **Repurpose Request: \$250,000.00**
The previous administration requested funds to convert multiple locker rooms into classrooms. Neither of the locker rooms could fit a classroom. In addition, the cost of removing the plumbing in this space was too excessive and could pose damage to plumbing in other parts of the building.
10. **7679 - FY24 FORD F250 –**
 - a. Original Budget: \$50,000.00
 - b. **Repurpose Request: \$2,711.36**
This project is complete and came in under budget.

AUTHORIZE

1. **FY25 IT INFRASTRUCTURE - \$200,000.00**
Several IT infrastructure projects are required for the District including cabling and wiring to address network security; additional installation of the paging intercom and clock systems for emergency planning; and the set-up of new office and classroom spaces. Performing these projects to maintain an asset triggers construction in respect to procurement and are at a cost and anticipated life-cycle improvement that is in line with Capital funding.
2. **FY25 DISTRICTWIDE FENCING - \$160,000.00**
Two new playgrounds at the Parlin and the Adams School were installed during the fall of 2024. Part of the repurposed funds would provide fencing around these new playgrounds. The additional funds will be used to



replace the vinyl fence at the Keverian School. The fence has become dilapidated and has proven too costly to continue to be repaired each year.

3. FY25 UPDATED FLOOR PLANS - \$100,000.00

The physical floor plans in all schools are outdated, and we do not have digital floor plans that could be updated regularly or shared during an emergency response. Repurposed funds would support a contract to develop indoor maps of all school buildings that could be shared with public safety in a secure cloud service and support faster responses to school emergencies.

4. FY25 WEBSTER MODULAR REPAIRS - \$100,000.00

The exterior of the Webster modular unit has become weathered, and in some places the exterior wood has broken off leaving holes and vulnerable access areas. This project will address the repair and replacement of the wood around the windowsills, siding, and door frames around the modular units.

5. FY25 DISTRICTWIDE SECURITY DOOR PULLDOWN SHADES - \$35,000.00

Security pulldown shades are to be installed district-wide on all classroom and office doors. EPS is one of the only districts locally that does not already have these security shades installed to be used in the event of an emergency.

6. FY25 DISTRICTWIDE SHADES - \$250,000.00

As our buildings age, the window shades across the district are aging as well. There is a need for window shades to be replaced at all schools.

Respectfully submitted,

William D. Hart

William D. Hart
Superintendent of Schools



C0205-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order requesting approval to accept and expend funds from Eversource and National Grid in the amount of \$180,000 to Department of Planning and Development for the purpose of hiring a Municipal Energy Consultant to modernize city-owned buildings by lowering emissions and creating long-term savings for the community

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

May 29, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend funds from Eversource and National Grid in the amount of \$180,000 to Department of Planning and Development for the purpose of hiring a Municipal Energy Consultant to modernize city-owned buildings by lowering emissions and creating long-term savings for the community.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 29, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Bill Type: Order

Be it

Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

to accept and expend funds from Eversource and National Grid in the amount of \$180,000 to Department of Planning and Development for the purpose of hiring a Municipal Energy Consultant to modernize city-owned buildings by lowering emissions and creating long-term savings for the community.



C0206-25

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: June 9, 2025

Agenda Item:

An order recommending the approval of the Fiscal Year 2026 General Fund Budget as submitted by His Honor the Mayor and as amended by the City Council in the amount of \$XXX,XXX,XXX.00

Background and Explanation:

Attachments:



CITY COUNCILNo. C0206-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDER RECOMMENDING THE APPROVAL OF THE FISCAL YEAR 2026
GENERAL FUND BUDGET AS SUBMITTED BY HIS HONOR THE MAYOR AND AS
AMENDED BY THE CITY COUNCIL IN THE AMOUNT OF \$299,329,104.00**

/s/Councilor Stephanie Martins, as President

Be it Ordered by the City Council of the City of Everett, Massachusetts, as follows:

That the Everett City Council hereby approves the Fiscal Year 2026 General Fund Budget as submitted by His Honor the Mayor and as amended by the City Council in the amount of \$299,329,104.00.

A true copy attest



Sergio Cornelio, City Clerk



C0207-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order recommending the approval of the Fiscal Year 2026 Water & Sewer Enterprise Fund budget as submitted by His Honor the Mayor in the amount of \$XX,XXX,XXX.00

Background and Explanation:

Attachments:



CITY COUNCILNo. C0207-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDER RECOMMENDING THE APPROVAL OF THE FISCAL YEAR 2026
WATER & SEWER ENTERPRISE FUND BUDGET AS SUBMITTED BY HIS HONOR
THE MAYOR IN THE AMOUNT OF \$23,049,312.00**

/s/Councilor Stephanie Martins, as President

Be it Ordered by the City Council of the City of Everett, Massachusetts, as follows:

That the Everett City Council hereby approves the Fiscal Year 2026 Water & Sewer Enterprise Fund Budget as submitted by His Honor the Mayor in the amount of \$23,049,312.00.



A true copy attest

Sergio Cornelio, City Clerk



C0208-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order recommending the approval of the Fiscal Year 2026 ECTV Enterprise Fund budget as submitted by His Honor the mayor in the amount of \$581,920.00

Background and Explanation:

Attachments:



CITY COUNCILNo. C0208-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDER RECOMMENDING THE APPROVAL OF THE FISCAL YEAR 2026 ECTV
ENTERPRISE FUND BUDGET AS SUBMITTED BY HIS HONOR THE MAYOR IN
THE AMOUNT OF \$581,920.00**

/s/Councilor Stephanie Martins , as President

Be it Ordered by the City Council of the City of Everett, Massachusetts, as follows:

That the Everett City Council hereby approves the Fiscal Year 2026 ECTV Enterprise Fund Budget as submitted by His Honor the Mayor in the amount of \$581,920.00.



A true copy attest

Sergio Cornelio, City Clerk



C0209-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order recommending the approval of the Fiscal Year 2026 General Fund Capital Improvement plan as submitted by His Honor the Mayor in the amount of \$46,220,793.00

Background and Explanation:

Attachments:



CITY COUNCILNo. C0209-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDER RECOMMENDING THE APPROVAL OF THE FISCAL YEAR 2026
GENERAL FUND CAPITAL IMPROVEMENT PLAN AS SUBMITTED BY HIS
HONOR THE MAYOR IN THE AMOUNT OF \$46,220,793.00**

/s/Councilor Stephanie Martins, as President

Be it Ordered by the City Council of the City of Everett, Massachusetts, as follows:
That the Everett City Council hereby approves the Fiscal Year 2026 General Fund Capital Improvement Plan as submitted by His Honor the Mayor in the amount of \$46,220,793.00.



A true copy attest

A handwritten signature in black ink that reads "Sergio Cornelio".

Sergio Cornelio, City Clerk



C0210-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order recommending the approval of the Fiscal Year 2026 Water & Sewer Enterprise Capital Improvement plan as submitted by His Honor the Mayor in the amount of \$6,729,800.00

Background and Explanation:

Attachments:



CITY COUNCILNo. C0210-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDER RECOMMENDING THE APPROVAL OF THE FISCAL YEAR 2026
WATER & SEWER ENTERPRISE CAPITAL IMPROVEMENT PLAN AS SUBMITTED
BY HIS HONOR THE MAYOR IN THE AMOUNT OF \$6,729,800.00**

/s/Councilor Stephanie Martins, as President

Be it Ordered by the City Council of the City of Everett, Massachusetts, as follows:

That the Everett City Council hereby approves the Fiscal Year 2026 Water & Sewer Enterprise Capital Improvement Plan as submitted by His Honor the Mayor in the amount of \$6,729,800.00.



A true copy attest

A handwritten signature in black ink that reads "Sergio Cornelio".

Sergio Cornelio, City Clerk



C0211-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order recommending the authorization of the FY2026 expenditure limits for the city's 53E½ Revolving Funds in use by many city departments.

Background and Explanation:

Attachments:



CITY COUNCILNo. C0211-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDER RECOMMENDING THE AUTHORIZATION OF THE FY2026
EXPENDITURE LIMITS FOR THE CITY'S 53E½ REVOLVING FUNDS IN USE BY
MANY CITY DEPARTMENTS.**

/s/Councilor Stephanie Martins, as President

Be it Ordered by the City Council of the City of Everett, Massachusetts, as follows:

That the Everett City Council hereby approves the FY2026 expenditure limits for the city's 53E½ Revolving Funds in use by many city departments.as listed below,

<u>Authorized Revolving Funds</u>	<u>Fiscal Year 2026 Expenditure Limit</u>
Recycling	25,000
City Hall Bookstore	20,000
Advertising	15,000
Hazmat Training	25,000
Wireless Fire Alarms	5,000
Night School	25,000
Vocational School	50,000
E-Rate	50,000
Building Rental	50,000
Summer School	100,000
Professional Development	10,000
Stadium Receipts	10,000
School Transportation	750,000
Electricity	15,000
Abandoned, Condemned and Foreclosed Buildings	100,000
Vaccine Reimbursement	10,000
COA Programs	70,000
Literacy	75,000
Rec/Armory Rental	15,000
Fresh Meals Program	75,000
City Works	75,000

<u>Authorized Revolving Funds</u>	<u>Fiscal Year 2026 Expenditure Limit</u>
Veteran Reimbursement	7,500
City Building Rentals	200,000
Copiers	5,000
ECTV Video Duplication & Class Fees	5,000
Devens Tuition	900,000
Lost Books	5,000
Preschool Registration	100,000
School Gifts	100,000
Ambulance	1,000,000



A true copy attest

Sergio Cornelio

Sergio Cornelio, City Clerk



C0214-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order requesting approval on the deactivation of the Image Cast (ICP1) tabulators and to activate the newer version of the Image Cast (ICP2) tabulators. These machines are used during the voting process by the Elections Commission. Massachusetts General Laws state that the City Council is required to approve the deactivation and use of this equipment

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

June 3, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to approve the deactivation the Image Cast (ICP1) tabulators and to activate the newer version of the Image Cast (ICP2) tabulators. These machines are used during the voting process by the Elections Commission. Massachusetts General Laws state that the City Council is required to approve the deactivation and use of this equipment.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



June 3, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Bill Type: Order

Be it

Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

to approve the deactivation the Image Cast (ICP1) tabulators and to activate the newer version of the Image Cast (ICP2) tabulators.



C0215-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order requesting approval to accept and expend a donation from Lennar Corporation in the amount of \$43,103.44 for the purpose of purchasing and installing a Blue Bike station (one fifteen-unit Bicycle Station) at 65 Norman Street

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

June 3, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a donation from Lennar Corporation in the amount of \$43,103.44 for the purpose of purchasing and installing a Blue Bike station (one fifteen-unit Bicycle Station) at 65 Norman Street.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



June 3, 2025

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY THE CITY COUNCIL OF THE CITY OF EVERETT,

ORDERED:

to accept and expend a donation from Lennar Corporation in the amount of \$43,103.44 for the purpose of purchasing and installing a Blue Bike station (one fifteen-unit Bicycle Station) at 65 Norman Street.



C0216-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order confirming the re-appointment of Sioux Gerow to the Cultural Council for a term of Three (3) years, expiring June 1, 2028

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

June 3, 2025

The Honorable City Council
Everett City Hall
484 Broadway
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section N (II)(a) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Sioux Gerow to the Cultural Council for a term of Three (3) years, expiring June 1, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria
Mayor



June 3, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as
follows:

I hereby submit for your approval the appointment of Sioux
Gerow to the Cultural Council for a term of Three (3) years,
expiring June 1, 2028.



C0217-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order requesting approval that \$2,000,000.00 be appropriated by borrowing for major repairs to the Whittier School HVAC system which include, installation of new electrical panels, wiring, and equipment. These repairs are for essential and time-sensitive repairs to the HVAC system at the Whittier School

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

June 3, 2025

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby request the amount of \$2,000,000.00 be appropriated by borrowing for major repairs to the Whittier School HVAC system which include, installation of new electrical panels, wiring, and equipment. These repairs are for essential and time-sensitive repairs to the HVAC system at the Whittier School.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



June 3, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Be it

Bill Type: Order

Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

That the City hereby appropriates the amount of Two Million Dollars (\$2,000,000) to be funded by borrowing for HVAC repairs at the Whittier school, located at 337 Broadway, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this Order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.



C0223-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

An order requesting the confirmation of John Russolillo, to the position of Director of Human Resources for a one (1) year term ending June 4, 2026

Background and Explanation:

Attachments:

CITY OF EVERETT
Office of the Mayor

Carlo DeMaria
Mayor



Everett City Hall
484 Broadway
Everett, MA 02149-3694
Phone: (617) 394-2270
Fax: (617)381-1150

May 29, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby appoint, subject to confirmation by the City Council, John Russolillo, to the position of Director of Human Resources for a one (1) year term ending June 4, 2026.

Consistent with other recent orders I have submitted to the Council for department head positions, I am submitting this appointment for a period of one (1) year based on the length of time left on the current mayoral term. The decision not to submit appointments for up to a term of three (3) years is not a reflection of Mr. Russolillo or his qualifications.

Mr. Russolillo has served as Acting HR Director since January 6, 2025 and has proven to fill this position with professionalism, confidence, and the compassion that is required for this role.

Thank you for your favorable.

Respectfully submitted,

Carlo DeMaria
Mayor



June 4, 2025
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Be it

Bill Type: Order

Ordered: BY THE CITY COUNCIL OF THE CITY OF
EVERETT,

I hereby appoint, subject to confirmation by the City
Council, John Russolillo, to the position of Director of
Human Resources for a one (1) year term ending June 4,
2026.



C0153-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

In accordance with Sections 6-2 and 6-3 of the City Charter, His Honor Mayor Carlo DeMaria hereby calls for a joint meeting of the City Council and School Committee for the presentation of the city's proposed Fiscal Year 2026 operating budgets and to review the city's budget policy.

Background and Explanation:

Attachments:

FY2026 Budget Hearings Motions to be made at the Joint Convention

- 1) Six members shall constitute a quorum at all hearings of the City Council's Committee on Budget unless otherwise specified.
- 2) The Mayor, the Mayor's Chief of Staff, the City's Chief Financial Officer and the City's Budget Director are requested to appear at all such budget hearings to answer questions.
- 3) All department heads are requested to have the following information available when appearing before the City Council's Committee on Budget:
 - a) The total amount expended to date for all line items in their FY2025 budget.
 - b) The amount expected to be unexpended for all line items in their FY2025 budget at the end of the fiscal year.
 - c) Names of funded, unfilled positions in their department that were not filled during the current fiscal year and whether or not they are expected to be filled in the next fiscal year.
- 4) All budget hearings are requested to be televised live on ECTV. If any budget hearing cannot be televised live, it shall be recorded by ECTV and shall be made available for subsequent viewing by the general public.
- 5) A copy of the budget is requested to be posted on the city's web site no later than 5:00 PM on Tuesday, May 13, 2025.
- 6) It is requested that copies of the budget be available at the Parlin Memorial Library and the City Clerk's office beginning on Wednesday, May 14, 2025.
- 7) Refer to the City Council's Committee on Budget meeting on Wednesday, May 14, 2025 at 6:00 pm.

Everett City Council Office



484 Broadway, Room 38
Everett, Massachusetts 02149
617-394-2237

May 5th 2025

To Respective Departments and School Department:

You have been scheduled to appear before the City Council's Committee of the Whole on the 2026 Budget at the date and time set for your department. Said Budget hearings shall be held in the City Council Chambers, 3rd Floor, City Hall at the dates and times specified.

It is respectfully requested that you have the following information with you at that time:

1. Total amount expended to date in FY2025 Budget for all line items;
2. The amount(s) expected to be unexpended at year-end from your FY2025 Budget appropriation and from what account(s).
3. Total unfilled positions in your department

As always, thank you for your consideration and courtesy in this matter.

Very truly yours,

Michael J. Mangan

Legislative Aide

Everett City Council Office

Michael.mangan@ci.everett.ma.us

CITY OF EVERETT
Office of the Mayor

Carlo DeMaria
Mayor



Everett City Hall
484 Broadway
Everett, MA 02149-3694
Phone: (617) 394-2270
Fax: (617) 381-1150

May 5, 2025

Honorable City Council and School Committee Members
484 Broadway and 100 Elm Street, Respectively
Everett, Massachusetts 02149

Dear Honorable Members,

In accordance with the provisions of Section 6-2 and 6-3 of the new Everett City Charter, I hereby call a Joint Convention of City Council and School Committee to be held as follows:

Date: Monday, May 12, 2025

Time: 6:00 PM

Location: Peter J. McCarren Memorial Chambers
City Hall Everett, Massachusetts 02149

1. Annual Budget Policy Presentation
2. Presentation to the City Council of the Proposed FY26 Operating Budget

Adjourn

Respectfully submitted,

Carlo DeMaria, Mayor

cc: Mr. Sergio Cornelio, City Clerk
Mr. Michael Mangan, Adm. City Council

CO153-25

Committee of the Whole on Budget
May 14th, May 21st, May 28th and June 3rd, 2025

The Committee of the Whole on the Budget met on Wednesday – May 14th at 6pm, Wednesday – May 21st at 6pm, Wednesday May 28th at 6pm and Tuesday June 3rd, 2025 at 6pm with all meetings being held in the City Council Chambers at City Hall

The meetings on May 14th, May 21st and May 28th were presided over by Councilor Anthony DiPierro and the meeting on June 3rd was presided over by Councilor Robert Van Campen. There were quorums present at all meetings. The attendance of the City Council was recorded at each meeting and the roll call sheets are attached for the record.

These Budget meetings were video- taped by ECTV and are available on the City website for the record.

Mayor Carlo DeMaria, Chief Financial Officer Eric Demas and Budget Director Margaret Micherda were present at the City Government Budget meetings on May 21st, May 28th and June 3rd.

The Committee of the Whole for the City Council met pursuant to Section 6-4 of the City Charter to take the appropriate action on the FY26 Operating Budget.

The Committee interviewed every Department in the City, including the School Department, and examined each Department's budget, line item by line item including the Water and Sewer Enterprise Fund Budget, Capital Improvement Plan, ECTV Budget and followed up with a question and answer period. Representatives of each Department as referenced below were present for the proceedings and provided information on unexpended funds and unfilled positions.

At the May 14th meeting City Council members that were absent were Councilor Holly Garcia, Michael Marchese, Wayne Matewsky, Peter Pietrantonio and Stephanie Smith. The May 14th meeting was held on the FY26 School budget, present at this meeting were Superintendent of Schools William Hart, School Department Director of Finance Chris Schweitzer and School Committee Chairperson Samantha Hurley. The meeting commenced at 6pm but was abruptly stopped due to technical issues with ECTV broadcasting the public meeting. After resolving the technical issues the meeting reconvened at 6:40pm and Chairperson Hurley provided opening remarks on the budget process. Superintendent Hart provided the Committee with an introduction and stated that this budget presentation was a high level financial summary that was developed to provide detailed line items that was a more effective way for the City Council to review. He and Mr. Schweitzer provided the Committee with a PowerPoint presentation (attached) on the proposed \$142,154,420.00 FY26 School budget. The presentation took a look back at the budgeting successes of FY25 with five collective bargaining contracts successfully negotiated, IT systems and infrastructures that were built, engaging students and families through inclusive events and activities, developed and implemented emergency response trainings, implemented year-one of the student Opportunity Act Plan. The presentation also reflected the FY26 priorities that included high academic standards & curriculum that is inclusive and student-centered, continuing efforts in IT & infrastructure, career readiness & vocational technical programs, enhanced investment in social-emotional learning. The presentation also provided an

CO153-25 Committee of the Whole on Budget May 14th, 21st, 28th and June 3rd, 2025 - - page 2

overview of the contributing factors influencing the FY26 budget as well as providing a line item comparison between the FY25 budget and FY26 proposed budget. At the conclusion of the presentation Superintendent Hart referenced the importance of the paraprofessionals in the school system and how they have addressed the compensation for these individuals. Councilor Van Campen remarked that these are challenging times and noted that he was appreciative of what the School Administration has done but questioned if they were prepared for some of the drastic moves being made by the Federal Government. Superintendent Hart responded that they were prepared but are confident that Massachusetts Governor Maura Healy has committed to funding kindergarten thru 12th grade in Massachusetts schools. Upon questioning from members of the Committee, Superintendent Hart explained that attendance policy within the school system. At the conclusion of the questioning Superintendent Hart thanked the City Council for their continued support of the Everett Schools. The Committee recommended and voted unanimously that the Fiscal year 2026 School Budget submitted by the School Department in the sum of **\$142,154,420.00** be passed. The May 14th meeting adjourned at 7:22pm.

At the May 21st meeting all City Council members were present. City Department Heads present at the May 21st meeting were Antoine Coleman, Veterans; Kevin Sheehan, Library; Cathy Draine, Diversity Equity Inclusion; Colleen Mejia, City Solicitor; Kevin Dorgan, Information Technology; Sabrina Firicano, Health; Sergio Cornelio, City Clerk; Mirlande Felissaint, Elections and Stephanie Martins, City Council. A lively discussion was held between the Mayor and City Council members over the Mayor reducing the City Council Presidents request for \$200,000 for Professional & Technical Services to \$10,000. The members argued that the funding was needed to cover costs for legal and auditing services pursuant to the Office of the Inspectors Generals finding on inappropriate funds received by the Mayor. The Mayor remarked that the City Council had no judiciary responsibility, but did agree to reconsider funding for just auditing services which he suggested that the Attorney General's office could do. At this meeting the Committee voted favorably on the following list of cuts totaling \$220,000.00. Attached is a record of the votes on each of these items below:

Diversity Inclusion	01-122-2-5716	Professional Development	\$20,000
City Solicitor	01-151-2-5302	Litigation/Professional Svc	\$200,000

The Committee voted 6-4 not to accept the City Council budget but moved for reconsideration unanimously then voted favorably to accept the City Council budget as presented on a voice vote with Councilor Smith requesting to be recorded as the only no vote.

The May 21st meeting adjourned at 9:25pm.

At the May 28th meeting City Council members that were absent were Councilor Wayne Matewsky due to a family matter and Councilor Katy Rogers due to a prior commitment. Councilor Michael Marchese departed the meeting prior to adjournment. City Department Heads present at the May 28th meeting were Mayor Carlo DeMaria, Executive; Reno DeFilippis, 311/Constituent Services; Matt Lattanzi, Planning/Development; Jay Monty, Transportation; John Russolillo, Human Resources & Youth Development Enrichment; Bennison Pena,
CO153-25 Committee of the Whole on Budget May 14th, 21st, 28th and June 3rd, 2025 - - page 3

Assessor; Monica Ford, Purchasing & Treasurer/Collector; Eric Demas, ECTV/ Auditor/Capital Improvement. During a review of the Executive budget Councilor Van Campen requested a breakdown of the Advertising line item and felt that it should be reflected in those Departments budgets that actually do the advertising as the Committee voted to reduce this line item. Mr. Demas agreed to provide a breakdown and noted that the Administration would need to approach the City Council with a supplemental budget for advertising at the end of the summer that would reflect the appropriate Department costs for advertising. During a review of the 311/constituent services budget Councilor Alcy-Jabouin requested a record of all the calls made to 311 during the weekdays and weekends and Mr. DeFilippis agreed to provide. During a review of the Human Resource budget John Russolillo informed the Committee that he would be permanently appointed Director of Human Resources at an upcoming City Council meeting. During a review of the Assessor budget Councilor Van Campen stated that he wanted to see the Board of Assessor Chair salary reduced from \$31,000 to \$9,000 to make it consistent with other Board of Assessor salaries and that the balance of the \$22,000 be shown in the Assessor Per Diem salary line item instead to accurately reflect Ron Keohan's assisting the new City Assessor. Mayor DeMaria agreed to provide the change at the next Committee meeting. At this meeting the Committee recommended the following cuts totaling \$170,000.00. Attached is a record of the vote on the items below:

Executive	01-121-2-5785	Other Charges	\$50,000
Executive	01-121-2-5346	Advertising	\$120,000

The Committee also recommended support for the FY26 ECTV Enterprise Fund budget as presented and the proposed FY26 Capital Improvement Plan.

The May 28th meeting adjourned at 10:10pm

At the June 3rd meeting City Council member that was absent was Councilor Anthony DiPierro due to a work obligation. Councilor Smith arrived late at 7:14pm Councilor Wayne Matewsky departed the meeting prior to adjournment due to a medical issue. City Department Heads present at the June 3rd meeting were Dale Palma, Human Services; Chief Joe Hickey, Fire; Chief Paul Strong, Police/E911; Angelo Febbo, Facilities; Erik Swanson, Engineering; Dave Palumbo, Inspectional Services; Jerry Navarra, DPW; Ernie Lariviere, Water/Sewer Enterprise. During a review of the Police Department budget Chief Strong assured the Committee that no city funds were being used to aid ICE. During a review of the DPW Solid Waste Division Mr. Navarra agreed to provide the City Council of projected cost for new contracts under this Division. At this meeting the Committee did not recommend any cuts.

The Committee also recommended support for the FY26 Water and Sewer Enterprise Fund budget as presented.

The June 3rd meeting adjourned at 8:52pm.

CO153-25 Committee of the Whole on Budget May 14th, 21st, 28th and June 3rd, 2025 - - page 4

A list of votes taken on proposed cuts that failed to pass at all the budget meetings are also attached.

The Committee then recommended that the Fiscal Year 2026 Annual Appropriation Bill (Budget) as submitted by His Honor Mayor Carlo DeMaria in the sum \$299,719,104.00 be passed by Order hereto attached as amended by the Committee by reducing **\$390,000.00** from the budget sum from the cuts listed above from the May 21st , May 28th & June 3rd meetings.

The Committee also recommended that the Fiscal year 2026 Water & Sewer Enterprise Fund Budget submitted by His Honor Mayor Carlo DeMaria in the sum of **\$23,049,312.00** be passed by Order hereto attached.

The Committee also recommended that the Fiscal year 2026 ECTV Budget submitted by His Honor Mayor Carlo DeMaria in the sum of **\$581,920.00** be passed by Order hereto attached.

The Committee also recommended that the Fiscal year 2026 Capital Improvement Plan submitted by His Honor Mayor Carlo DeMaria in the sum of **\$46,220,793.00** be passed by Order hereto attached.

The Committee, after further discussion, concluded that there were no other areas of the budget, as submitted by the Mayor, that should be cut and that they were prohibited by statute from adding on.

Accordingly, the Committee voted: To report back to the City Council with a recommendation for:

- favorable action on the FY 26 Budget as submitted by the Mayor and as amended by the City Council on the revised sum of **\$299,329,104.00**,
- a favorable recommendation on the FY26 Water & Sewer Enterprise Budget as submitted by the Mayor in the sum of **\$23,049,312.00**
- a favorable recommendation on the FY26 ECTV Budget as submitted by the Mayor in the sum of **\$581,920.00**
- and a favorable recommendation on the FY26 proposed Capital Improvement Plan as submitted by the Mayor in the sum of **\$46,220,793.00**

with the appropriate Orders hereto attached.

Respectfully Submitted,

John W. Burley
Clerk of Committees



C0190-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to appropriate \$216,664 from the Insurance recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

May 21, 2025

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate \$216,664 from the Insurance recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 21, 2025

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Bill Type: Order

Be it

Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

An order to appropriate \$216,664 from the Insurance recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building.

#1 - C0190-25

Ways and Means Committee
June 2, 2025

The Committee on Ways and Means met on Monday, June 2, 2025 at 6pm in the City Council Chambers at City Hall.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Stephanie Smith, presiding; Councilors John Hanlon and Peter Pietrantonio. Member absent was Councilor Anthony DiPierro.

Communication received from Councilor DiPierro that he would be unable to attend due to a prior commitment.

The Committee met on an Order offered by Councilor Stephanie Martins, as President: An Order requesting approval to appropriate \$216,664 from the Insurance Recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building.

City Solicitor Colleen Mejia was present.

Councilor Pietrantonio asked what the appropriation was for and Solicitor Mejia explained that the School Department needed to pay ServPro for services performed due to a sprinkler break that resulted in water damage in the School Administration building. She explained further that the City gets the funds from insurance claims and the funds are placed in one of two accounts set up for this purpose in which payments can be made from those accounts by both the City and Schools. Councilor Pietrantonio inquired if the repairs have already been made and Solicitor Mejia noted that the repair work has not commenced as of yet but mentioned that 30% of the building is currently uninhabitable. She agreed to forward an email to the Committee that contains the estimated cost of the repairs which would likely take close to a year to complete. Councilor Pietrantonio asked if more funding would need to be appropriated and Solicitor Mejia responded that it was too early to tell. Councilor Hanlon questioned how the money moves around into the account and Solicitor Mejia explained that when insurance claims are paid they're placed into the accounts. Councilor Hanlon inquired if the accounts start out with a \$0 balance or if the City puts any funds into it and Solicitor Mejia agreed to look into. She also agreed to ask the School Department for a copy of the ServPro invoice in which she would provide to the City Council along with a copy of the email outlining repair costs.

The Committee voted: to report back to the City Council with a recommendation Favorable action.

Respectfully Submitted,

John W. Burley
Clerk of Committees



C0191-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to transfer \$14,000 from the Election Training account to the Election Salaries account. The Election Department is requesting this transfer to fund election employees

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

May 21, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to transfer \$14,000 from the Election Training account to the Election Salaries account. The Election Department is requesting this transfer to fund election employees.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



May 21, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as
follows:

That the sum of \$14,000 be transferred from the Election Training account to the Election Salaries account. The Election Department is requesting this transfer to fund election employees.

#2 - C0191-25

Ways and Means Committee
June 2, 2025

The Committee on Ways and Means met on Monday, June 2, 2025 at 6pm in the City Council Chambers at City Hall.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Stephanie Smith, presiding; Councilors John Hanlon and Peter Pietrantonio. Member absent was Councilor Anthony DiPierro.

Communication received from Councilor DiPierro that he would be unable to attend due to a prior commitment.

The Committee met on an Order offered by Councilor Stephanie Martins, as President: An Order requesting approval to transfer \$14,000 from Election Training account to Election Salaries Account.

Director of Elections Mirlande Felissaint was present.

Councilor Hanlon asked if the Election Salaries Account had a \$0 balance and Ms. Felissaint responded yes. Councilor Pietrantonio asked if the transfer would cover the upcoming city election and Ms. Felissaint responded yes.

The Committee voted: to report back to the City Council with a recommendation Favorable action.

Respectfully Submitted,

John W. Burley
Clerk of Committees



C0192-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to appropriate \$14,500 from General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account. This appropriation is necessary to cover insurance premiums through the end of the fiscal year

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

May 21, 2025

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate \$14,500 from General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account. This appropriation is necessary to cover insurance premiums through the end of the fiscal year.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 21, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Bill Type: Order

Be it

Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

An order to appropriate \$14,500 from General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account. This appropriation is necessary to cover insurance premiums through the end of the fiscal year.

#3 - C0192-25

Ways and Means Committee
June 2, 2025

The Committee on Ways and Means met on Monday, June 2, 2025 at 6pm in the City Council Chambers at City Hall.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Stephanie Smith, presiding; Councilors John Hanlon and Peter Pietrantonio. Member absent was Councilor Anthony DiPierro.

Communication received from Councilor DiPierro that he would be unable to attend due to a prior commitment.

The Committee met on an Order offered by Councilor Stephanie Martins, as President: An Order requesting approval to appropriate \$14,500 from the General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account.

City Solicitor Colleen Mejia was present.

Solicitor Mejia explained that the appropriation was to cover the insurance cost at the old Everett High School for the month of June due to inadvertently making a double payment for Pope John High School instead. She informed the Committee that the Order needed to be amended to include another \$1583 to avoid payment being short as well as to avoid late payment charges. She noted that the monthly insurance cost for the old EHS building was approximately \$31,000+. She agreed to provide the City Council with copies of the insurance policies for EHS and PJHS as well as copies of the respective invoices.

The Committee voted: to report back to the City Council with a recommendation Favorable action.

Respectfully Submitted,

John W. Burley
Clerk of Committees



C0181-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Planning Board for a term of three (3) years, expiring May 31, 2028

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

May 19, 2025

The Honorable City Council
Everett City Hall
484 Broadway
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section K (II) of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Stephanie McColaugh to the Planning Board for a term of three (3) years, expiring May 31, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria
Mayor



May 19, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:

Bill Type: Order

Be it

Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

I hereby submit for your approval the appointment of Stephanie McColaugh to the Planning Board for a term of three (3) years, expiring May 31, 2028.



C0182-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Conservation Commission for a term of two (2) years, expiring May 31, 2027

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

May 19, 2025

The Honorable City Council
Everett City Hall
484 Broadway
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section III, E. II of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Stephanie McColaugh to the Conservation Commission for a term of two (2) years, expiring May 31, 2027.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria
Mayor



May 19, 2025

City of Everett, Massachusetts CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as
follows:

I hereby submit for your approval the appointment of Stephanie
McColaugh to the Conservation Commission for a term of two
(2) years, expiring May 31, 2027.



C0197-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order that proposes to amend the City of Everett's Division III (Revised General Ordinances), Chapter 9 – "Flood Damage Prevention".

Background and Explanation:

Attachments:

CITY OF EVERETT
Office of the Mayor

Carlo DeMaria
Mayor



Everett City Hall
484 Broadway
Everett, MA 02149-3694
Phone: (617) 394-2270
Fax: (617)381-1150

May 21, 2025

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

RE: C0XXX-25

Dear Honorable Members:

I am submitting to the Council an order that proposes to amend the City of Everett's Division III (Revised General Ordinances), Chapter 9 – "Flood Damage Prevention".

This amendment was initiated by request of the State (Department of Conservation and Recreation) in order to ensure Everett's compliance with the Federal Emergency Management Administration's (FEMA) National Flood Insurance Program. Working collaboratively with the State and professional consultants, this amended ordinance will update the ordinance to reflect updated data and best practices provided by FEMA. Without amending the ordinance as drafted herein, we would run the potential risk of being excluded from the National Flood Insurance Program.

Thank you for your favorable consideration.

Respectfully submitted,

Mayor

Carlo DeMaria
Mayor



May 21, 2025

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

Be it
Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

Division III, Chapter 9 of the Revised General Ordinances of the City of Everett is hereby amended as follows:

Striking, in its entirety, the existing language of Chapter 9 and replacing it with the attached language.

This language shall become effective upon signature by the Mayor.

Chapter 9**FLOOD DAMAGE PREVENTION****Article I
In General**

- Section 9-1. Statement of Purpose.**
- Section 9-2. Establishment.**
- Section 9-3. Definitions.**
- Section 9-4. Application of Provisions.**
- Section 9-5. Enforcement; Violations.**
- Section 9-6. Abrogation and Greater Restrictions.**
- Section 9-7. Warning and Disclaimer of Liability.**
- Section 9-8. Severability.**
- Section 9-9. through Section 9-25.
(Reserved)**

**Article II
Administration**

- Section 9-26. City Engineer--Appointment.**
- Section 9-27. Permitting.**
- Section 9-28. Regulations.-**
- Section 9-29. Notification Requirements.**
- Section 9-30. Variances.**
- Section 9-31. through Section 9-45.
(Reserved)**

FLOOD DAMAGE PREVENTION

**Article I
In General**

Section 9-1. Statement of Purpose.

It is the purpose of this Chapter to:

- (a) Ensure public safety through reducing the threats to life and personal injury;
- (b) Eliminate new hazards to emergency response officials;
- (c) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding;
- (d) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding;
- (e) Eliminate costs associated with the response and cleanup of flooding conditions; and
- (f) Reduce damage to public and private property resulting from flooding waters.

Section 9-2. Establishment.

This Chapter is established pursuant to the City of Everett's compliance with Title 44, Chapter 1, Code of Federal Regulations, establishing eligibility in the National Flood Insurance Program (NFIP).

- (a) All special flood hazard areas within the City of Everett are designated on the Middlesex County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency for the administration of the NFIP, dated July 8, 2025. These maps indicate the 1%-chance regulatory floodplain.
- (b) The exact boundaries special flood hazard areas shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated July 8, 2025.
- (c) The effective FIRM and FIS report are incorporated herein by reference and are on file in the City Engineer's Office.

Section 9-3. Definitions.

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this section:

- (a) DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]
- (b) FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]
- (c) FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related

FLOOD DAMAGE PREVENTION

manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

- (d) **HIGHEST ADJACENT GRADE** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]
- (e) **HISTORIC STRUCTURE** means any structure that is:
 - (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]
- (f) **NEW CONSTRUCTION.** Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]
- (g) **RECREATIONAL VEHICLE** means a vehicle which is:
 - (1) Built on a single chassis;
 - (2) 400 square feet or less when measured at the largest horizontal projection;
 - (3) Designed to be self-propelled or permanently towable by a light duty truck; and
 - (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]
- (h) **REGULATORY FLOODWAY** - see FLOODWAY.
- (i) **SPECIAL FLOOD HAZARD AREA.** The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone AE [Base Code, Chapter 2, Section 202]
- (j) **START OF CONSTRUCTION.** The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

FLOOD DAMAGE PREVENTION

- (k) Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]
- (l) STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]
- (m) SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]
- (n) VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]
- (o) VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3 is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

Section 9-4. Application of Provisions.

The provisions of this Chapter shall apply to all areas of special flood hazards within the jurisdiction of the city.

Section 9-5 Enforcement; Violations.

The City Engineer shall enforce the provisions of this Chapter. Whoever violates the provisions of this Chapter shall be subject to a fine in accordance with Section 1-8 of these Revised Ordinances of the City of Everett.

Section 9-6. Abrogation and Greater Restrictions.

The floodplain management regulations found in this Chapter shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

Section 9-7. Warning and Disclaimer of Liability.

The degree of flood protection required by this Chapter is considered reasonable but does not imply total flood protection. Property owners are encouraged to investigate and implement such additional flood protection and mitigation measures as may be necessary or appropriate.

Section 9-8 Severability.

FLOOD DAMAGE PREVENTION

If any section, provision or portion of this Chapter is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

Section 9-9. through Section 9-25. (Reserved)

FLOOD DAMAGE PREVENTION

**Article II
Administration****Section 9-26. City Engineer--Appointment.**

The City of Everett hereby designates the position of City Engineer to be the official floodplain administrator for the City.

Section 9-27. Permitting.

- (a) No construction or other development is permitted in special flood hazard areas, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties, without issuance of a special flood hazard permit in accordance with the provisions of this Chapter.
- (b) Applications for special flood hazard permits shall be submitted to the City Engineer and shall demonstrate compliance with the Regulations set forth in Section 9-28. The proponent must acquire all necessary permits, and must demonstrate that all necessary permits have been acquired.

Section 9-28. Regulations.

- (a) Floodway encroachment. In Zone AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In Zone AE, along watercourses that have a regulatory floodway designated on the City's FIRM encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

- (b) Unnumbered A Zones. In A Zones, in the absence of FEMA base flood elevation data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.
- (c) Subdivision proposals. All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:
 - (1) Such proposals minimize flood damage.
 - (2) Public utilities and facilities are located & constructed so as to minimize flood damage.
 - (3) Adequate drainage is provided.
- (d) Base flood elevation data for subdivision proposals. When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

FLOOD DAMAGE PREVENTION

- (e) Recreational vehicles. In AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

Section 9-29. Notification Requirements.

- (a) Watercourse alterations or relocations in riverine areas. In a riverine situation, the City Engineer shall notify the following of any alteration or relocation of a watercourse: adjacent communities, NFIP State Coordinator (Massachusetts Department of Conservation and Recreation), and the NFIP Program Specialist (Federal Emergency Management Agency, Region I).
- (b) Requirement to submit new technical data. If the City acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the City will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to: NFIP State Coordinator (Massachusetts Department of Conservation and Recreation), and the NFIP Program Specialist (Federal Emergency Management Agency, Region I).

Section 9-30. Variances.

- (a) Variances to building code floodplain standards. The City will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files. The City shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions for the referenced development in special flood hazard areas.
- (b) Variances to local Ordinance related to community compliance with the NFIP. A variance from this Chapter must meet the requirements set out by State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

Section 9-31. through Section 9-45. (Reserved)



C0149-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 28, 2025

Agenda Item:

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

Background and Explanation:

Attachments:

CITY OF EVERETT
Office of the Mayor

Carlo DeMaria
Mayor



Everett City Hall
484 Broadway
Everett, MA 02149-3694
Phone: (617) 394-2270
Fax: (617)381-1150

April 17, 2025

The Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members:

Please find attached an order to consider a proposed Tax Increment Finance (TIF) agreement between the City of Everett and The Sofia 2nd Street Owner LLC pertaining to the mix-use redevelopment located at 380 Second Street, Everett, MA.

Multiple documents related to this proposed TIF will be included in the order.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



April 17, 2025
City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number: Be it
Bill Type: Order Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

to consider a proposed Tax Increment Finance (TIF) agreement between the City of Everett and The Sofia 2nd Street Owner LLC pertaining to the mix-use redevelopment located at 380 Second Street, Everett, MA.

380 Second Street TIF

I write to you today in support of a proposed Tax Increment Finance (TIF) regarding the mixed-use development located at 380 Second Street, herein referred to as “The Sofia”.

For a bit of context, TIFs have been utilized by over 200 cities and towns in Massachusetts to spur economic development and are currently offered by over 25% of Massachusetts municipalities as a way to incentivize development and job creation. The Sofia perfectly embodies these three purposes.

Job Creation: Unlike the typical wood-frame, 5-over-2 structures prevalent in Everett’s Commercial Triangle, construction of The Sofia will utilize 100% Union Labor. The Proponents estimate that 1,342 Union Jobs will be generated through the construction of the project. For comparison, estimates for a by-right project on the site – a wood-framed structure containing ~210 housing units – would create approximately 214 non-union construction jobs. Additionally, operation of the project, once occupied, will result in the creation of 52 full-time positions between the commercial space and the residential units.

Economic Development: The Sofia offers a first-of-its-kind development here in Everett, seeking to construct a 21-story mixed-use tower with engaging ground-floor retail. The project Proponents are exploring the market to land an anchor tenant for their retail space, currently contemplating a restaurant or food retail operation. Furthermore, this project represents the largest financial investment for a single residential structure in the City’s history, with the goal of attracting similar levels of investment in the area for high-end commercial ventures such as office spaces and R&D facilities.

Incentivize Development: The Proponents of The Sofia have provided the City with extensive financial data on their projected construction and operation costs throughout our discussions regarding a proposed TIF. The City retained the services of CRE Asset Advisory, LLC to review and validate the financial models provided by the project Proponents. After review, CRE confirmed that The Sofia would *not* be financeable without a TIF; however, the TIF, as proposed, would yield an Untrended Return on Cost (UROC) that could secure adequate investment from institutional lenders to enable the project’s construction. CRE’s analysis and memo are provided as part of the package submitted to this Council.

Beyond these three important purposes, the proposed TIF offers other major benefits to the City. The Proponents would contribute \$1,000,000 into the City’s Linkage Fee account for investment into affordable housing throughout the City. On-site, The Sofia seeks to implement housing units with deeper affordability than surrounding projects, including 24 Veterans Affairs Supportive Housing (VASH) units restricted at 30% AMI and 3 units restricted at 60%. The Proponents have also committed to the reconstruction of Garden Street Extension, valued at approximately \$3,000,000. Additionally, the Proponents will mill and overlay 2nd Street along their project frontage, construct new full-depth pavement, sidewalks, and bike lanes before subsequently

granting to the City a 15' easement along Second Street to widen the right-of-way for the future Silver Line Extension. Lastly, and perhaps more pertinent to allay concerns regarding revenue generated by the project with a TIF in place, the City will receive a higher amount of tax revenue throughout the duration of the TIF in comparison to a by-right, wood-frame structure without a TIF (\$8,424,770 vs. \$8,092,870). Upon expiration of the TIF in 2041, the annual tax payment for The Sofia would jump to \$3,012,990, compared to \$913,040 for a by-right project.

It is for these reasons that I support the proposed Tax Increment Finance for The Sofia. I hope this Council sees the extraordinary benefits that accompany this project and will enable its construction through passage of a TIF. I will provide all relevant documents alongside this memo, including CRE's financial analysis, the full-language of the proposed TIF, and renderings of The Sofia. My team, CRE Asset Advisors, and the project Proponents will be made available to answer any questions you may have.

Thank you for your consideration.

Sincerely,

Carlo DeMaria
Mayor, City of Everett

**CRE ASSET
ADVISORS, LLC**

167 Worcester St, Suite 201
Wellesley, MA 02481
(781) 772-1825
Office@CRE-AssetAdvisors.com

April 8, 2025

Ms. Erin Deveney
Chief of Staff
Office of Mayor Carlo DeMaria
City of Everett
484 Broadway
Everett, MA 02149

RE: The Sofia, 380 2nd Street, Everett, MA

Dear Ms. Deveney,

As per our proposal dated March 7, 2024, below is a summary of our review of the financial model prepared by Fulcrum Global Investors ("FGI") for its proposed 620-unit project, The Sofia, located at 380 2nd Street in Everett ("The Sofia" or the "Project"). This project has been completed in order to assist the City of Everett (the "City") in its consideration of FGI's request for a Tax Incentive Financing Agreement ("TIF").

To complete this assignment, we have carefully reviewed the provided documents which include:

- 1) The proposed Draft TIF Agreement;
- 2) The Draft Exhibits to the TIF Agreement presented to the City on January 27, 2025, which include:
 - a. a schedule detailing the projected real estate taxes payments with and without the TIF;
 - b. a schedule detailing various benefits to the City with the currently proposed Project in comparison to a low rise 210-unit project;
 - c. the calculation of the Untrended Return on Cost ("UROC") with and without the TIF;
 - d. a schedule showing the tax payments to the City to be generated by the Project in comparison to other neighboring developments;
- 3) An Excel file provided by FGI including a 10-year discounted cash flow projection as well as considerably greater detail on the underlying assumptions for projected revenue, operating expenses, and development costs. (This file was confidentially provided in order for CREAA to assess the validity of the calculations.)

After thoroughly reviewing the provided documents and calculations, we prepared a list of questions and had several discussions with the FGI team to address them. The discussions

included assumptions and calculations used in the model, centered around the calculation of the Untrended Return on Cost ("UROC"), one of the primary metrics that investors will consider in evaluating the feasibility of a project. The UROC calculation divides the stabilized net operating income, if the project were fully built and stabilized today, by the total cost of developing the project.

As a result of these discussions, some updates were made to the income and expense figures used in the UROC calculations previously presented to the City. As well, based on the various ways in which an investor might evaluate the benefit of the TIF, FGI has now included UROC calculations with three different methodologies for determining the real estate tax expense, in addition to the UROC calculation without the benefit of the TIF agreement. The updated figures are included as part of the attached Exhibits.

A summary of the three methodologies is as follows:

- 1) The UROC calculation includes the projected real estate taxes in the first year of the Project's stabilization, which is Fiscal Year 2032, or Year 5 of the TIF agreement. With the benefit of a 95% tax abatement, the projected taxes are \$136,381. This yields a UROC of 5.61%.
- 2) The UROC calculation is based on the average real estate taxes over the 10-year period of the TIF following stabilization. With the benefit of an average tax abatement over this period of 72.5%, the projected taxes are \$769,477. This yields a UROC of 5.44%.
- 3) The UROC calculation includes the real estate taxes in the first year of the Project's stabilization without the TIF agreement, which are estimated at \$2,727,620. In lieu of including the reduced taxes, the tax savings under the TIF over the 14 years of the agreement are calculated, and the net present value of this benefit is then deducted from the construction costs, effectively reducing the total construction costs. This yields a UROC of 5.22%

Aside from the different calculations of real estate taxes, the remaining income, expenses, and project cost are essentially the same for these three calculations. However, the income, expenses, and project costs are slightly different without the benefit of the TIF agreement, primarily due to lower revenue from the affordable housing component and higher costs including the developer's cost of obtaining a building permit and higher interest expense.

Without the benefit of the TIF agreement, the UROC is calculated at 4.71%. Based on our own experience as well as discussions we conducted with multiple parties, including other multifamily developers, lenders who might provide debt financing, and investors who might provide equity investments, ***the project will not be feasible with a UROC that is this low.*** Given current interest rates, which would be above this rate, the project would not be able to attract the necessary equity investors and therefore could not move forward.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,



Christian Reenstierna, Managing Partner
CRE Asset Advisors, LLC



Judith R. Pelletier
CRE Asset Advisors, LLC

Cc:

Mayor Carlo DeMaria
Eric Demas
Scott Brown
Kurt Hunziger
John Brainerd

EXHIBITS

DRAFT

REAL ESTATE TAX CALCULATION – WITH & WITHOUT TIF AGREEMENT

DRAFT									
The Sofia Const. Timing	Calendar Year	TIF Year #	Estimated Incremental Assessed Value	Estimated New Incremental Annual Property Tax w/o TIF	% Exempt	Estimated Incremental Tax Payment w/TIF to City	Estimated Total Increased Annual Tax Base w/ Sofia	Estimated Total RE Taxes to City w/o Sofia (Industrial)	Low Rise 210 Unit Bldg.
Before TIF	2025	0	\$2,902,900	\$66,767	NA	\$66,767	\$0	\$66,767	\$66,767
Start Const.	2026	0	\$2,902,900	\$66,767	NA	\$66,767	\$0	\$67,434	\$67,434
C/O Stabilized	2027	1	\$71,842,500	\$818,286	100%	\$100,000	\$31,891	\$68,109	\$0
	2028	2	\$167,632,500	\$1,909,334	100%	\$110,000	\$41,210	\$68,790	\$0
	2029	3	\$215,527,500	\$2,454,858	100%	\$120,000	\$50,522	\$69,478	\$202,303
	2030	4	\$227,501,250	\$2,591,239	100%	\$130,000	\$59,828	\$70,172	\$67,434
	2031	5	\$239,475,000	\$2,727,620	95%	\$136,381	\$65,507	\$70,874	\$281,059
	2032	6	\$241,869,750	\$2,754,896	90%	\$275,490	\$203,907	\$71,583	\$421,588
	2033	7	\$244,288,448	\$2,782,445	85%	\$417,367	\$345,068	\$72,299	\$843,177
	2034	8	\$246,731,332	\$2,810,270	80%	\$562,054	\$489,032	\$73,022	\$851,609
	2035	9	\$249,198,645	\$2,838,373	75%	\$709,593	\$635,841	\$73,752	\$860,125
	2036	10	\$251,690,632	\$2,866,756	70%	\$860,027	\$785,537	\$74,489	\$868,726
	2037	11	\$254,207,538	\$2,895,424	65%	\$1,013,398	\$938,164	\$75,234	\$877,413
	2038	12	\$256,749,613	\$2,924,378	60%	\$1,169,751	\$1,093,765	\$75,987	\$886,187
	2039	13	\$259,317,110	\$2,953,622	55%	\$1,329,130	\$1,252,383	\$76,747	\$895,049
	2040	14	\$261,910,281	\$2,983,158	50%	\$1,491,579	\$1,414,065	\$77,514	\$904,000
			Est. Real Property Tax TIF Yr. Sums	\$36,310,660	72.5%	\$8,424,770	\$7,406,720	\$1,152,251	\$8,092,870
After TIF	2041	0	\$264,529,383	\$3,012,990	NA	NA	\$2,099,950		\$913,040
	2042	1	\$267,174,677	\$3,043,120			\$2,120,950		\$922,170
	2043	2	\$269,846,424	\$3,073,551			\$2,142,159		\$931,392
	2044	3	\$272,544,888	\$3,104,286			\$2,163,581		\$940,706
	2045	4	\$275,270,337	\$3,135,329			\$2,185,216		\$950,113
	2046	5	\$278,023,041	\$3,166,682			\$2,207,069		\$959,614
	2047	6	\$280,803,271	\$3,198,349			\$2,229,139		\$969,210
	2048	7	\$283,611,304	\$3,230,333			\$2,251,431		\$978,902
	2049	8	\$286,447,417	\$3,262,636			\$2,273,945		\$988,691
	2050	9	\$289,311,891	\$3,295,262			\$2,296,684		\$998,578
	2051	10	\$292,205,010	\$3,328,215			\$2,319,651		\$1,008,564
	2052	11	\$295,127,060	\$3,361,497			\$2,342,848		\$1,018,649
	2053	12	\$298,078,331	\$3,395,112			\$2,366,276		\$1,028,836
	2054	13	\$301,059,114	\$3,429,063			\$2,389,939		\$1,039,124
	2055	14	\$304,069,705	\$3,463,354			\$2,413,838		\$1,049,515
	2056	15	\$307,110,402	\$3,497,987			\$2,437,977		\$1,060,011
	2057	16	\$310,181,506	\$3,532,967			\$2,462,357		\$1,070,611
	2058	17	\$313,283,321	\$3,568,297			\$2,486,980		\$1,081,317
	2059	18	\$316,416,154	\$3,603,980			\$2,511,850		\$1,092,130
	2060	19	\$319,580,316	\$3,640,020			\$2,536,968		\$1,103,051
	2061	20	\$322,776,119	\$3,676,420			\$2,562,338		\$1,114,082
			Taxes After TIF for 20 yrs	\$70,019,452		Increased Tax Basis After TIF	\$48,801,147		\$21,218,305

10 Year 4.25%	TIF Value	NPV
	\$718,286	\$20,725,050
	\$1,799,334	
	\$2,334,858	
	\$2,461,239	
	\$2,591,239	
	\$2,479,407	
	\$2,365,079	
	\$2,248,216	
	\$2,128,779	
	\$2,006,729	
	\$1,882,026	
	\$1,754,627	
	\$1,624,492	
	\$1,491,579	

COMPARISON OF BENEFITS TO CITY WITH TIF VS LOW RISE DEVELOPMENT

DRAFT			
	Sofia High Rise w/ TIF	Low Rise 210 Units	Difference
I/I	\$614,000	\$262,900	\$351,100
Affordable Housing Linkage Fee	\$1,000,000	\$210,000	\$790,000
Tax Payments Over TIF Period	\$8,424,770	\$8,092,870	\$331,900
Annual Tax After TIF	\$3,012,990	\$913,040	\$2,099,950
Union Jobs	1,342	\$0	1,342
Non Union Jobs	0	214	(214)
On Site 30% AMI (VASH)	24	0	24
On Site 60% AMI	3	0	3
On Site 80% AMI	4	21	(17)
Total On Site Affordable	31	21	10

Increased Mitigation Payments Low Rise Vr. High Rise	\$1,141,100
Increased Tax Revenue of TIF Period	\$331,900
Increased Annual Tax Revenue Compared to Low Rise After TIF	\$2,099,950
Union Job Creation	1,342
Deeper Levels of Affordability & Economic Stimulus	

Increased Tax Revenue & Mitigation	\$1,473,000
------------------------------------	-------------

UNTRENDED RETURN ON COST CALCULATION WITHOUT TIF

No TIF as Approved		
Revenue - 2025		Source
Total Rent	\$26,471,869	Greystar
Gain (loss) to Lease	(\$264,719)	Greystar
Vacancy	(\$1,323,593)	Greystar
Non Revenue Units	(\$52,944)	Greystar
Bad Debt	(\$79,416)	Greystar
Parking & Storage	\$682,500	Greystar
Retail Revenue	\$237,540	Boston Urban
Utility Reimbursements	\$379,440	Greystar
Other Income	\$253,945	Greystar
Total Revenue	\$26,304,623	

Controllable Expenses - 2025		Source
Payroll	(\$1,445,023)	Greystar
Repairs & Maintenance	(\$139,500)	Greystar
Replacement Reserves	(\$155,000)	Greystar
Make Ready	(\$184,872)	Greystar
Contracts	(\$541,980)	Greystar
Leasing & Marketing	(\$185,674)	Greystar
General & Administrative	(\$245,636)	Greystar
Utilities	(\$1,192,109)	Greystar
Total Controllable Expenses	(\$4,089,794)	

Non Controllable Expenses - 2025		Source
Greystar Management Fee	(\$460,331)	Greystar
Property Taxes	(\$2,727,620)	CBRE/City of Everett
Insurance	(\$395,312)	Greystar
Total Non Con. Expenses	(\$3,583,263)	

NOI	\$18,631,565
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Hard Costs	(\$304,029,996)
Soft Costs	(\$40,351,387)
Land	(\$34,701,000)
Construction Int. Reserve	(\$28,992,576)
Operational Cost to Stabilize 2 Yrs	(\$9,146,963)
NPV TIF - No TIF	\$0
Gross income lease - up 2 Yrs	\$21,978,824
Total Dev. Costs	(\$395,243,098)

Untrended Yield on Cost	4.71%
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Notes
Includes building permit fee
Includes 62 of the units @ 80% AMI
Includes \$620,000 Aff. Payment
Assumes HUD Construction Loan

UNTRENDED RETURN ON COST CALCULATION WITH TIF: METHOD 1 - REAL ESTATE TAXES BASED ON TIF YEAR 5

TIF - Actual Tax Liability		
Revenue -2025		Source
Total Rent	\$27,136,083	Greystar
Gain (loss) to Lease	(\$271,361)	Greystar
Vacancy	(\$1,356,804)	Greystar
Non Revenue Units	(\$54,272)	Greystar
Bad Debt	(\$81,408)	Greystar
Parking & Storage	\$682,500	Greystar
Retail Revenue	\$237,540	Boston Urban
Utility Reimbursements	\$379,440	Greystar
Other Income	\$253,945	Greystar
Total Revenue	\$26,925,663	

Controllable Expenses - 2025		Source
Payroll	(\$1,445,023)	Greystar
Repairs & Maintenance	(\$139,500)	Greystar
Replacement Reserves	(\$155,000)	Greystar
Make Ready	(\$184,872)	Greystar
Contracts	(\$541,980)	Greystar
Leasing & Marketing	(\$185,674)	Greystar
General & Administrative	(\$245,636)	Greystar
Utilities	(\$1,192,109)	Greystar
Total Controllable Expenses	(\$4,089,794)	

Non Controllable Expenses - 2025		Source
Greystar Management Fee	(\$471,199)	Greystar
Property Taxes	(\$136,381)	City of Everett
Insurance	(\$395,312)	Greystar
Total Non Con. Expenses	(\$1,002,893)	

NOI	\$21,832,976
------------	---------------------

Hard Costs	(\$304,029,996)
Soft Costs	(\$35,025,530)
Land	(\$34,701,000)
Construction Int. Reserve	(\$28,308,578)
Operational Cost to Stabilize	(\$9,272,535)
NPV TIF - No TIF	\$0
Gross income lease - up	\$21,965,556
Total Dev. Costs	(\$389,372,083)

Untrended Yield on Cost	5.61%
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Notes	
Building Permit Fee at Cost (Soft Cost)	
Includes 31 AFF. Units (NOI)	
Affordable Housing Fee Increase and Deferral (Soft Cost)	
Above effects Int. Reserve	
Taxes treated as actual liability for stabilization	
Assuming HUD Constuction loan at lower rate (Int Resrv.)	

UNTRENDED RETURN ON COST CALCULATION WITH TIF: METHOD 2 - REAL ESTATE TAXES BASED ON TIF YEAR 5-15 AVERAGE

TIF - Normalized Tax Liability		
Revenue - 2025		Source
Total Rent	\$27,136,083	Greystar
Gain (loss) to Lease	(\$271,361)	Greystar
Vacancy	(\$1,356,804)	Greystar
Non Revenue Units	(\$54,272)	Greystar
Bad Debt	(\$81,408)	Greystar
Parking & Storage	\$682,500	Greystar
Retail Revenue	\$237,540	Boston Urban
Utility Reimbursements	\$379,440	Greystar
Other Income	\$253,945	Greystar
Total Revenue	\$26,925,663	

Controllable Expenses - 2025		Source
Payroll	(\$1,445,023)	Greystar
Repairs & Maintenance	(\$139,500)	Greystar
Replacement Reserves	(\$155,000)	Greystar
Make Ready	(\$184,872)	Greystar
Contracts	(\$541,980)	Greystar
Leasing & Marketing	(\$185,674)	Greystar
General & Administrative	(\$245,636)	Greystar
Utilities	(\$1,192,109)	Greystar
Total Controllable Expenses	(\$4,089,794)	

Non Controllable Expenses - 2025		Source
Greystar Management Fee	(\$471,199)	Greystar
Property Taxes	(\$796,477)	City of Everett
Insurance	(\$395,312)	Greystar
Total Non Con. Expenses	(\$1,662,989)	

NOI	\$21,172,880
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Hard Costs	(\$304,029,996)
Soft Costs	(\$35,025,530)
Land	(\$34,701,000)
Construction Int. Reserve	(\$28,308,578)
Operational Cost to Stabilize	(\$9,272,535)
NPV TIF - No TIF	\$0
Gross income lease - up	\$21,965,556
Total Dev. Costs	(\$389,372,083)

Untrended Yield on Cost	5.44%
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Notes
Building Permit Fee at Cost (Soft Cost) Includes 31 AFF. Units (NOI) Affordable Housing Fee Increase and Deferral (Soft Cost) Above effects Int. Reserve Taxes treated as actual liability for stabilization Assuming HUD Constuction loan at lower rate (Int Resrv.)

UNTRENDED RETURN ON COST CALCULATION WITH TIF: METHOD 3 - REAL ESTATE TAXES BASED ON TAXES WITHOUT TIF; NPV OF TIF BENEFIT DEDUCTED FROM TOTAL PROJECT COST

TIF - Normalized Tax Liability at Stabilization		
Revenue - 2025		Source
Total Rent	\$27,136,083	Greystar
Gain (loss) to Lease	(\$271,361)	Greystar
Vacancy	(\$1,356,804)	Greystar
Non Revenue Units	(\$54,272)	Greystar
Bad Debt	(\$81,408)	Greystar
Parking & Storage	\$682,500	Greystar
Retail Revenue	\$237,540	Boston Urban
Utility Reimbursements	\$379,440	Greystar
Other Income	\$253,945	Greystar
Total Revenue	\$26,925,663	

Controllable Expenses - 2025		Source
Payroll	(\$1,445,023)	Greystar
Repairs & Maintenance	(\$139,500)	Greystar
Replacement Reserves	(\$155,000)	Greystar
Make Ready	(\$184,872)	Greystar
Contracts	(\$541,980)	Greystar
Leasing & Marketing	(\$185,674)	Greystar
General & Administrative	(\$245,636)	Greystar
Utilities	(\$1,192,109)	Greystar
Total Contrallable Expenses	(\$4,089,794)	

Non Controllable Expenses - 2025		Source
Greystar Management Fee	(\$471,199)	Greystar
Property Taxes	(\$2,727,620)	City of Everett
Insurance	(\$395,312)	Greystar
Total Non Con. Expenses	(\$3,594,132)	

NOI	\$19,241,736
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Hard Costs	(\$304,029,996)
Soft Costs	(\$35,025,530)
Land	(\$34,701,000)
Construction Int. Reserve	(\$28,308,578)
Operational Cost to Stabilize	(\$9,272,535)
NPV TIF	\$20,725,050
Gross income lease - up	\$21,965,556
Total Dev. Costs	(\$368,647,033)

Untrended Yield on Cost	5.22%
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Notes
Building Permit Fee at Cost (Soft Cost) Includes 31 AFF. Units (NOI)
Affordable Housing Fee Increase and Deferral (Soft Cost) Above effects Int. Reserve
NPV TIF - Discount rate as 10yr - 4.25%
Assuming HUD Constuction loan at lower rate (Int Resrv.)

COMPARISON OF SOFIA REAL ESTATE TAXES TO NEIGHBORING PROJECT

DRAFT					
380 2nd Street will pay greater than 3-7X than neighboring multifamily developments					
2025					
Name	Address	Unit Count	Taxes	Land Area Sf	Taxes Per Sf of Land
The Mason	101 Mill Rd	330	(\$1,562,360)	199,069	(\$7.85)
Anthem	484 2nd St	450	(\$2,130,490)	205,603	(\$10.36)
The Batch Yard	25 Charlton St	328	(\$1,491,333)	144,184	(\$10.34)
The Pioneer	1760 Revere Beach Pwky	289	(\$1,429,806)	121,615	(\$11.76)
The Sofia - Low Rise	380 2nd St	210	(\$843,177)	70,567	(\$11.95)
The Sofia - As Approved w/ 75% TIF	380 2nd St	620	(\$796,477)	70,567	(\$11.29)
The Sofia - As Approved no TIF	380 2nd St	620	(\$2,557,228)	70,567	(\$36.24)
The Sofia After TIF	380 2nd St	620	(\$3,012,990)	70,567	(\$42.70)

DRAFT

TAX INCREMENT FINANCING AGREEMENT BY AND BETWEEN THE CITY OF EVERETT AND THE SOFIA 2nd STREET OWNER, LLC, THIS TAX INCREMENT FINANCING AGREEMENT (the “Agreement”) is made this _____ day of March, 2025

(the “Effective Date”), by and among the CITY OF EVERETT (hereinafter referred to as the "City"), acting by its Mayor as authorized by vote of City Council Meeting, and THE SOFIA 2nd STREET OWNER, LLC (hereinafter referred to as the "Owner") for the benefit of the Property located at 380 2nd Street, Everett, MA 02149 (the “Property”), legal description attached at Exhibit A.

RECITALS

WHEREAS, the City is a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts having a principal place of business at 484 Broadway, Everett, MA 02149;

WHEREAS, the Owner is a Delaware limited liability company qualified to do business in the Commonwealth of Massachusetts with a principal place of business at 1280 Centre Street, Unit 5, Newton Center, MA 02459; and

WHEREAS the Owner plans to commence construction of a fully approved 21-story mixed-use development with market rate and affordable housing units, totaling 675,202 gross square feet. The project is designed to consist of 620 total residential units, 31 of which shall be deed restricted as affordable units pursuant to the City’s affordable housing policy, approximately 18,400 sq. ft. of indoor amenity space, minimum of 7,800 sq. ft. of ground-floor retail and 450 vehicle parking spaces (hereinafter the “Project”, Site Plan Review Decision and modifications attached at Exhibit B); and

WHEREAS, on March ___, 2025, the Everett City Council voted to approve this Agreement; and

WHEREAS, the City strongly supports the creation of new housing to provide badly needed housing, additional jobs for Everett residents, expand commercial, retail activity within the city, and especially in the Commercial Triangle Economic Development District, to develop a healthy, economic, and strong growing tax revenue base for the City.

NOW, THEREFORE, in consideration of the mutual promises of the parties' contained herein and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledged, the parties hereby agree as follows:

A. THE CITY'S OBLIGATIONS

1. A Tax Increment Financing ("TIF") exemption (the "Exemption") is hereby granted to the Owner by the City in accordance with Chapter 23A, Sections 3A to 3F; Chapter 40, Section 59, and the applicable regulations thereto. The Exemption for real estate taxes shall be for a period of approximately fourteen (14) years from July 1st, 2027 (defined below) (the "Exemption Term").

2. The following shall serve as the real estate tax payment reduction percentages and/or minimum payment of real estate taxes annually, regardless of the City's reassessment amounts:

Fiscal Year Exemption Percentage:

Fiscal Year 2028. To 2031 (Years 1 to 4) – 100% - except that the payment of real estate taxes shall not fall below \$100,000 in year 1, \$110,000 in year 2, \$120,000 in year 3, and \$130,000 in year 4 to the City from the Owner

Fiscal Year 2032 (Year 5) - 95%

Fiscal Year 2033 (Year 6) - 90%

Fiscal Year 2034 (Year 7) - 85%

Fiscal Year 2035 (Year 8) - 80%

Fiscal Year 2036 (Year 9) - 75%

Fiscal Year 2037 (Year 10) - 70%

Fiscal Year 2038 (Year 11) - 65%

Fiscal Year 2039 (Year 12) - 60%

Fiscal Year 2040 (Year 13) - 55%

Fiscal Year 2041 (Year 14) - 50%

3. The real estate tax bill for the Property shall be adjusted annually by an adjustment factor, as stated above, regardless of the increased residential and commercial property values within the community, as provided in Chapter 40, Section 59 of the Massachusetts General Laws.

4. The City Tax Assessor shall remit to the Owner annually, by December 31st, a statement of the amount of the exemption for each fiscal year of this TIF Agreement.

5. In addition, the city will waive building permit fee, except to cover cost of Building Department labor.

B. THE OWNER'S OBLIGATIONS

The Exemption granted to the Owner and Property by the City hereby is in consideration of the Owner's following commitments:

1. Best faith compliance with the City's Job Hiring policies, i.e., hiring qualified Everett residents for Project jobs and the City's trades apprenticeship program. Best faith efforts of the Owner will entail the Owner and their contractors advertising locally and publicly, sponsoring "Town Hall" gatherings for Residents, sponsoring "Job Fairs", and "Apprentice Workshops" for Residents.
2. The Owner will build the Property with a 100% union work force through Certificate of Occupancy:
 - a. Owner will make best faith efforts to improve minority and women percentages within onsite workforces and will report efforts and progress in writing to the Mayor and the Director of the Planning Department annually
3. Additional Inclusionary Zoning Owner Commitment – In order to achieve deeper levels of Inclusionary/Affordable Housing in the City of Everett than originally approved at 10% (62 units) of the units built at the Property, at 80% AMI, the Owner will provide 31 inclusionary/affordable housing units onsite and 31 offsite with a payment in lieu of onsite units outlined below. Of the 31 units onsite, the Owner will now provide 21 Veterans Affairs Supportive Housing (VASH) units, 3 units of 60% AMI, and 4 units at 80% AMI. The 31 units of offsite affordable housing of the original 62 inclusionary units approved, will be provided offsite in consideration of this agreement and the Owner paying \$32,258 per unit, or \$1,000,000 to the City in aggregate to grant to any inclusionary (a/k/a affordable) development project in the City of Everett in need of additional financing/equity. The onsite units will be restricted for 10 years from Certificate of Occupancy. The VASH units are being put forward as a pilot program. If it is determined by the Owner that the VASH pilot is not successful, then the VASH units shall revert to 80% AMI units for the balance of the deed restriction.
4. The Owner shall be responsible for reconstruction of Garden Street Extension and granting 15 feet of Property frontage on Second Street to the City to allow it to move forward with the widening of 2nd Street along the frontage of the Owner's Property submitted in the Site Plan. The Owner shall mill and overlay 2nd Street from the center line to the existing curb line, and construct new full depth pavement, sidewalks, and bike lanes as required in the Site Plan, at a time when the City notifies that it is done with the aforementioned work.

5. The Owner shall provide a sketch plan to the Planning & Development Department for its review and approval showing the proposed cross section along Second Street that includes widening the Second Street ROW by 15 feet on the west side of the existing roadway. The sketch plan shall show the interim cross section prior to the construction of the future Silver Line bus route as well as a final proposed cross section.
6. The Owner shall grant to the City a 15-foot-wide easement along Second Street to allow the City to construct a continuous bike path and Silver Line extension along the Second Street corridor, and an enhanced pedestrian experience complete with minimum of 8-foot-wide sidewalks, complete with street trees, street lighting, and outdoor seating.
7. Upon issuance of a building permit by the City, the Owner shall join the Everett Transportation Management Association, currently operating as the Lower Mystic Transportation Management Association and make appropriate dues payments for a project at the "Associate Permitted" level.

C. ADDITIONAL PROVISIONS

1. Pursuant to the provisions of Chapter 40, Section 59 of the Massachusetts General Laws and applicable regulations, this Agreement shall be binding upon the Owner and the Property, its successors, assigns, and subsequent owners of the Property. In order for the Owner to meet its Obligations to the City of delivering the fully constructed building through Certificate of Occupancy and then operating the building to initial stabilized occupancy, and absent any mitigating circumstances beyond the Owners control such as an act of god or other unpredictable disastrous financial event (e.g. foreclosure, lack of financing, etc.), in consideration of this Agreement, the Owner shall not convey, assign, or otherwise its real estate interests in the Property to an independent third party through Fiscal Year 2031. Thereafter, the Owner may convey, assign or otherwise transfer its real estate interests in the Property to any unrelated third party or to a wholly owned subsidiary or affiliate without prior approval of the City. The Owner shall provide prior notice to the City of any such transfer and both the Owner, and the new Property owner shall provide all reasonably requested assurances to the City in writing regarding compliance with this Agreement by the new owner. For clarity, the Owner can enter into a joint venture with equity partners at any time to obtain the necessary capital to construct the Project.
2. The City and the Owner acknowledge and agree that there is no public construction contemplated by this Agreement and, therefore, no betterment schedule referred to in Massachusetts General Laws Chapter 40, Section 59 is required. This Agreement and the Tax Increment Financing Exemption provided for hereunder shall apply only to the Property.
3. This Agreement is governed by the laws of the Commonwealth of Massachusetts. If any provision of this Agreement shall be found invalid for any reason, such invalidity shall be

construed as narrowly as possible, and the balance of this Agreement shall be deemed to be amended to the minimum extent necessary to provide to the City and the Owner substantially the benefits set forth in this Agreement.

4. The time within which the Owner shall be required to perform any of its obligations under this agreement shall be extended in the event the performance of such obligation is delayed by a force majeure event such as an act of God, earthquake, fire, act of terrorism, war, labor dispute, delay or restriction by a government body, or any other cause beyond the reasonable control of the Owner. If the Owner is found to be in material and continuous (i.e. 3 years) non-compliance with their Obligations under this agreement then, the City has the right to request the claw back of real estate taxes that would have been due and payable absent the existence of this agreement.

5. All notices permitted or required under the provisions of the Agreement shall be in writing, and, if from the Owner, signed by an authorized officer, and shall be sent by registered or certified mail, postage prepaid, or shall be delivered by private express carrier to the addresses listed below or at such other address as may be specified by a party in writing and served upon the other in accordance with this section. Such notices shall be deemed given when delivered or when delivery is refused.

If intended for the City, addressed to:

Matthew Lattanzi, Director Planning & Development/Assistant City Solicitor
City of Everett Massachusetts
Everett City Hall
484 Broadway, Everett, MA 02149

If intended for the Owner, addressed to:

Scott Brown, CEO
John Brainard, Director of Development & Acquisitions
Kurt Hunziker, Director of Construction
Fulcrum Global Investors, LLC
1280 Centre Street, Unit 5
Newton Centre, MA 02459

6. The Owner agrees to allow the City to monitor compliance with this Agreement. The Owner shall provide to the City, upon reasonable request, access to such information as the City may deem necessary to monitor the Owner's compliance.

(Signature pages on separate pages)

IN WITNESS WHEREOF, Owner and the City have hereunto set their hands and seals as of the date first written above.

OWNER:

THE SOFIA 2ND STREET OWNER, LLC, a
Delaware limited liability company

By: _____

Name: Scott D. Brown

Title: Authorized Signatory

CITY:

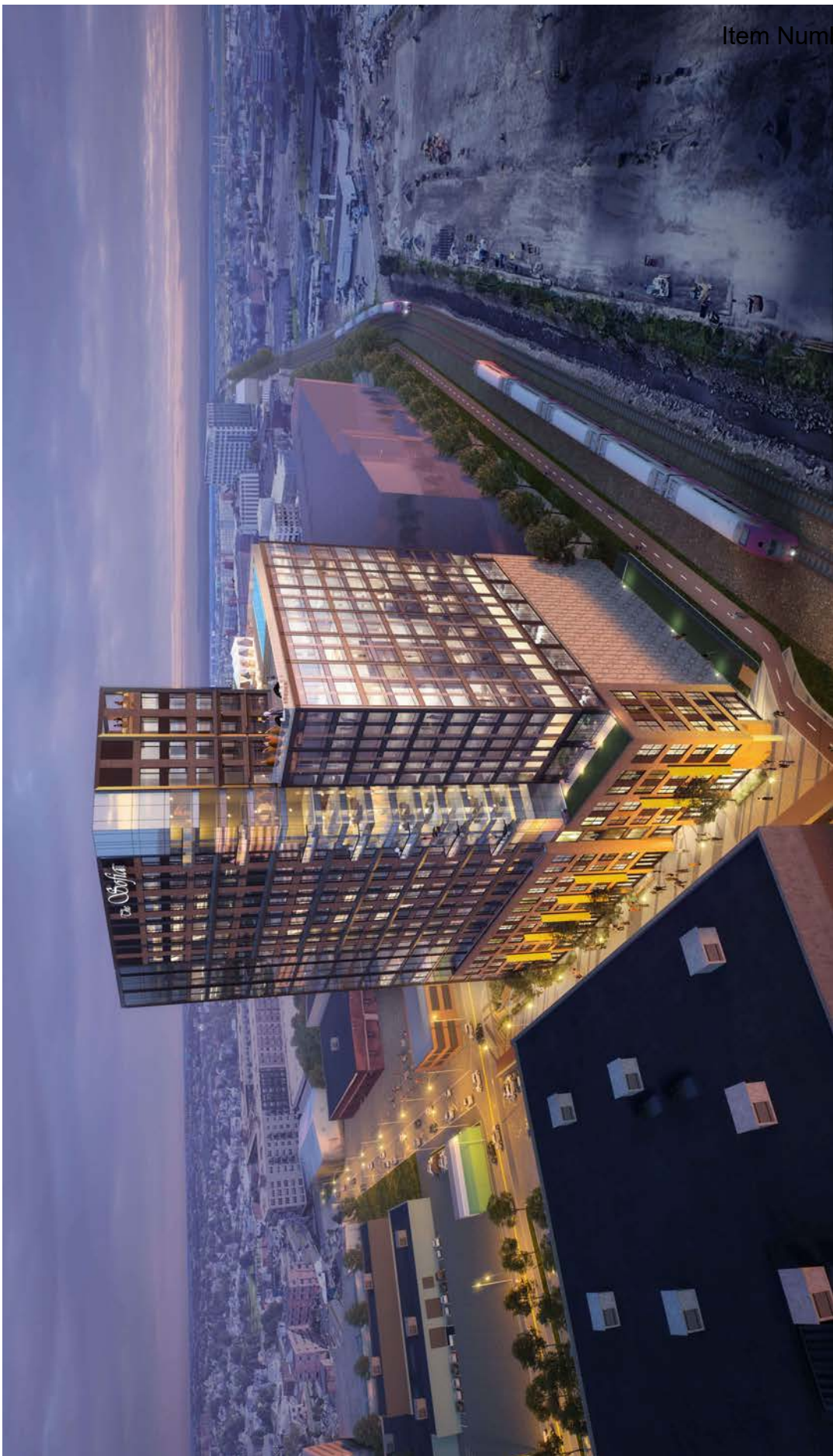
CITY OF EVERETT, a municipal corporation duly organized under the laws of the
Commonwealth of Massachusetts

By: _____

Name:

Title:

Duly Authorized









DEPARTMENT OF VETERANS AFFAIRS
VA Boston Healthcare System
150 South Huntington Ave
Jamaica Plain, MA 02301

April 23, 2025

RE: Letter of Support

To Whom It May Concern,

As the Program Manager and representative for the VA Boston Healthcare System's HUD-VASH Program I am pleased to submit a letter of support for the project at 380 2nd Street, Everett MA, The Sofia.

We are excited to support the proposal to allocate twenty-four (24) affordable units to Veterans. We see this a great opportunity to further our goal of supporting Veterans experiencing homelessness and their housing needs in the Everett area. Veteran homelessness has been and continues to be an on-going issue in the city of Boston and surrounding areas which the VA's HUD-VASH Program has been earmarked to address in its partnership with HUD.

VA staff will provide services and support to Veterans enrolled in the HUD-VASH program with educational, life skills support, case management and any other needs as they arise. Vouchers are subsidies paid through federal funding, allocated by Congress for disabled Veterans.

It has been wonderful to collaborate with Fulcrum Global Investments, LLC who seem to understand the need and have the desire to provide safe, affordable housing to our Nations Veterans.

Sincerely,

Rebecca Faherty, LICSW

Rebecca Faherty, LICSW
HUD-VASH Program Manager
VA Boston Healthcare System

Dear Esteemed Council Members,

As Director of Veteran services, I have been on the front lines combating Veteran homelessness in Everett since August 2022. I believe it is imperative for the city of Everett to really address the need for affordable housing options for our Veterans. 24 units in the 380 second street project will go far in helping the Veterans in our community and hopefully start a trend in housing projects wanting to set aside affordable units for Veterans in the city going forward. Therefore the Everett Office of Veterans Affairs supports whole heartedly the proposal to create 24 VASH units at 380 Second street. I look forward to working with the planning department and The Fulcrum Group in serving the Veterans of our Community.

Thank you,

Antoine Coleman

Director of Veteran Services

City of Everett

Office: (617)-394-2321

Cell: (857)-321-3169

Antoine.Coleman@ci.everett.ma.us

The Sofia at 380 2nd Street - City Council TIF Special Meeting

City Council Feedback that we have received on TIF Proposal:

- Add more deeper affordable housing and linkage fees
 - o FGI has increased the total onsite inclusionary zoning units to 42 from 31
 - o FGI is increasing IZ Linkage Fees from \$1 million to \$2 million (\$620,000 required)
 - o Make the Veteran Housing for all Vets, not just Everett Vets
 - o FGI agrees, and is working with Antoine Coleman of Everett VA, and the HUD VASH regional manager regarding implementation
- Deed restrict all affordable units in perpetuity
 - o FGI agrees with this change. All deeded units to be non-taxable
- Make retail space a priority for existing Everett business owner(s)
 - o FGI agrees this and has engaged with Everett based retailers to start discussions
- Duration of the TIF – Shorter is not financeable - CREAM to advise



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Economic Development

Purposes. The purposes of the **Commercial Triangle Redevelopment District** are:

1. To **reduce urban blight** and discourage heavy industrial and other deleterious land use inconsistent with the city's economic revitalization, and to create a district that encourages more **diverse and less industrial** economic development in the area.
2. To encourage **economic development**, job creation, private investment and to strengthen the City of Everett **tax base**.
3. To encourage high-quality and **high-density mixed-use development**.
4. To encourage a diverse range of land uses compatible with a **changing neighborhood**.
5. To provide a greater range of **residential development** and **housing options** for the residents of Everett with particular focus on the enhanced access to **mass transit** routes offered by this neighborhood.
6. To encourage other commercial and **retail uses** to reflect the evolving market in the City of Everett.



Map showing the location of the Commercial Triangle area in Everett, Washington, with various land use zones and the proposed development area highlighted.



Aerial view of the Commercial Triangle area in Everett, Washington, showing the proposed development area and surrounding streets.



Diagram showing the layout of the proposed development, including the building footprint and surrounding streets.

Transform: Development in these districts is expected to create world-class building products that will have advantages of the inherent opportunity of large-scale land use change.

The Sofia at 380 2nd Street - City Council TIF Special Meeting



The Sofia at 380 2nd Street - City Council TIF Special Meeting

- FGI & team worked closely with the professional Subject Matter Experts in City of Everett Departments to design an appropriate and compliant project.
- City Council is being asked to approve the TIF which has been fully negotiated and reviewed by an independent real estate finance expert - CRE Asset Advisors (CREAA) representing the City of Everett.
- CREAA has concluded that without the TIF, as written, The Sofia at 380 2nd is not financially feasible.
- The Sofia will generate greater tax revenue, linkage fees, and highly beneficial mitigation measures for the City of Everett compared to any other alternative done by another party (leave as industrial, smaller, delayed multifamily).
- Since 2018, approximately ten other large multifamily projects have been built in Everett, none of which have employed union labor exclusively. In contrast, The Sofia will create thousands of union jobs.
- The Sofia at 380 2nd will be built by FGI as 100% union construction.
- Without the TIF 380 2nd may remain an industrial use and create no jobs, create no environmental clean-up, create no affordable housing, and create up to \$2,950,000+ less in annual tax revenue than if the Sofia goes forward.
- If it is redeveloped, by another developer, into multifamily it would be like the other major multifamily projects and be close to 0 union jobs in Everett, much lower total tax revenue over the TIF period, lower affordable housing units and less wage affordability.
- Everett residents deserve more tax revenues and more Everett resident jobs and smarter economic development now, as we enter a recession.

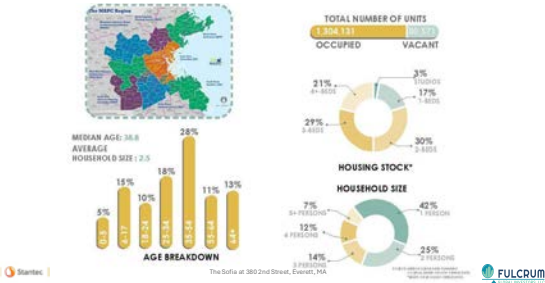




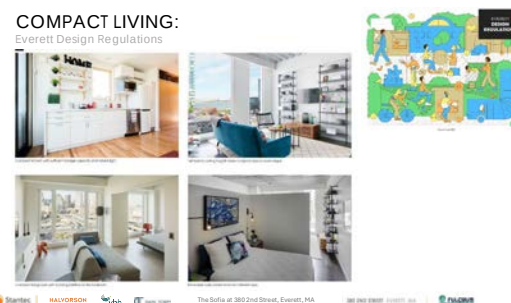
The Sofia at 380 2nd Street - City Council TIF Special Meeting



COMPACT LIVING: REGIONAL DEMOGRAPHICS AND HOUSING SUPPLY







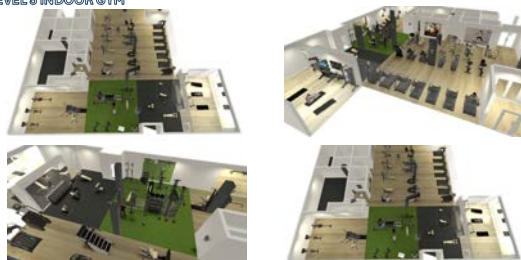
AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 1 LOBBY



AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 5 INDOOR LOUNGE



AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 5 INDOOR GYM



..... **FULCRUM**
ARCHITECTURAL LLC

AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 5 OUTDOOR PICKLEBALL COURT



AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 18 INDOOR & OUTDOOR SKY LOUNGE



AMENITIES -- The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 18 YELLOWSTONE CLUB



AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 10 YELLOWSTONE CLUB



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Transportation & Traffic

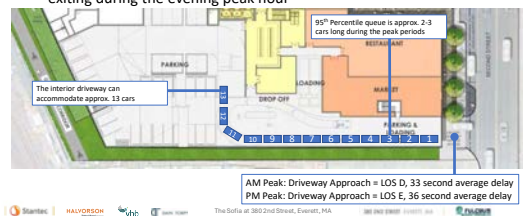
- In the Everett Site Plan Review process VHB's licensed Traffic Engineers prepared a Traffic Study on the Project on FGI's behalf for Planning Department and Planning Board's review.
- Howard Stein Hudson Peer Reviewed the VHB 380 2nd Street Traffic Study as Everett's independent licensed Traffic Engineers.
- The mutual conclusion were reached and ratified in the SPR approvals that 380 2nd Street as designed does not affect the traffic Level of Service (LOS) in the CTEDD area materially.
- The Project is in close proximity to the updated Chelsea Commuter Rail Stop
- 2nd Street has been identified for a Silverline Bus Stop. As such, the Project is granting 15' of land across the entire frontage on 2nd Street.
- Transportation Demand Mangement (TDM) mitigation requirements were created by the Planning Department and ratified by the Planning Board as follows in slides

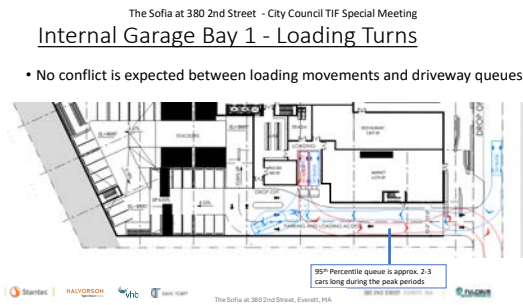
The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting
Internal Garage – Sufficient Queueing

- There are 84 exiting vehicles during the morning peak hour and 59 exiting during the evening peak hour





The Sofia at 380 2nd Street - City Council TIF Special Meeting

Transportation Demand Management

The Transportation Demand Management (TDM) plan aims to reduce traffic impacts by encouraging behavioral changes through incentives, promoting alternatives to solo driving, and optimizing the use of existing transportation infrastructure.

The proposed Project will include a robust Transportation Demand Management (TDM) Program that would be geared to encouraging use of alternative transportation by residents and patrons, and potentially include the following components:

- Membership with the Transportation Management Association (TMA) Approximately \$20,000 annual payments.
- Support of shuttle and circulator transit services, through membership in the TMA
- Support of rideshare matching services, through membership in the TMA
- Participation in the vanpool program, through membership in the TMA Provision of up to 6 parking spaces to be used by carpool/vanpools and unbundled parking fees from residential and commercial leases
- Sponsor an 11-dock BlueBikes station on the Project Site. Provide a significant supply of short-term and long-term bike parking on site. Approximately \$50,000 payment for the implementation of the station followed by annual \$10,000 payments to maintain the Blue Bikes facility.
- Internal EV car share program exclusive to residents
- 15-foot easement granted to city of Everett for Silverline creation in the future.
- The proposed Project is expected to have minimal impact on area traffic, generating a modest number of new vehicle trips while leveraging its location near a future multi-modal corridor and the MBTA Silver Line to encourage reduced car ownership.

The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Existing Conditions

- The existing 26,830-square-foot building on the site is a vacant warehouse previously used for industrial purposes. Given the limited availability of industrial space near downtown Boston, demand for such properties remains strong. FGI has received numerous unsolicited inquiries from industrial operators interested in purchasing the site
- Like many properties in the CTEDD and the greater Boston area, the site contains low-grade environmental contamination typical of urban fill, along with minor residual impacts from previous uses
- The site needs to be cleaned up for the community to be safer long-term
- The Sofia Project includes the plan and budget necessary environmental clean-up in accordance with MEPA standards and requirements - \$3.4 million
- FGI is voluntarily taking the Sofia a step further and building to LEED Silver Standard offer the benefit of its residents and the community

The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting



- The subject was built in 1958 and has a gross building area of 26,830 square feet. This is a flex building
- Approximately 27 percent of the building being comprised of office space and 73 percent being comprised of industrial space.
- The building is currently vacant and considered to be in fair to average condition. Past tenants have included a forklift repair shop, a trucking maintenance facility, an automotive wheel repair business, and other users that relied on heavy traffic flow and trucking access

The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting
Sustainability

- Highlights to Achieve LEED SILVER**
- Access to quality transit
 - o 10 minute walk to Chelsea Commuter Rail stop
 - Parking
 - o 100% EV ready garage
 - o EV Internal Ride Share Program
 - Indoor Water Use Reduction
 - o Sinks, toilets and showers will reduced flow (gpm)
 - Heat Island Reduction
 - o Reflective, low-emitting materials
 - o Enhanced windows to reduce thermal bridging



The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Inclusionary Zoning (IZ)

- In previewing the Project and TIF with City Councilors, many independently requested deeper IZ affordability and access below the standard required 80% AMI levels
- FGI further has voluntarily identified Veterans that need assistance to provide most of the deeper affordable units at The Sofia – HUD VASH program
 - City Councilors have asked for this in perpetuity and FGI agrees
 - Based on City Council requests FGI expanding to all veterans not just Everett Veterans
 - Increased on site & off-site affordable housing contribution
 - Total of 42 on site affordable units - (33) HUD-VASH, (4) 60% AMI, & (5) 80% AMI
 - Deed restricted in perpetuity & become non-taxable units
- In collaboration with the Planning Department FGI identified an innovative and way to help achieve deeper housing access and affordability within Everett's housing stock – give \$2M to The City's affordable housing linkage fund
- Thus, FGI is achieving much deeper affordability, than any other major projects in Everett via the development of The Sofia at 380 2nd Street

The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Infrastructure

- **\$614,000** linkage payment for City Infrastructure
- Invest approximately **\$3 million** to reconstruct the Garden Street Extension and improve 2nd Street with **new pavement, sidewalks, and bike lanes.**
- Grant the City a **15-foot easement** along 2nd Street to support the future **Silver Line Extension** and **right-of-way widening.**



Why Now?

Mass. Economists Project Weak Growth Ahead

Mass General Brigham to conduct largest layoffs in its history

U.S mortgage rates soar to highest in more than 23 years

NEWS

Trump Cancels \$50M in Disaster Prevention for Island End River

Layoffs spiked by 205% last month to third-highest ever recorded, fueled by DOGE mass firings

U.S. economy shrank 0.3% in the first quarter as Trump policy uncertainty weighed on businesses

Fed chair Jerome Powell cites uncertainty as central bank holds key rate steady

Mass. House's business outlook this pessimistic yet one

A meeting that of layoffs in the Boston area took hold

Worcester CEO shakes a plea job after getting company 'laid off'

Software firm: Employees losing jobs for second time that year

Bank Rockenberg cancels 'strategic' actions at home after layoffs

The Sofia at 380 2nd Street, Everett, MA

The Sofia at 380 2nd Street - City Council TIF Special Meeting

CONSTRUCTION AND OPERATIONS JOB ESTIMATES

The Sofia - Construction Job Creation Estimates - Part 1A	
Estimated Total Construction Costs of The Sofia	\$207,000,000 Project Internal Control Budget Estimate
60% of Budget is Labor Costs	\$124,200,000 Source: Boston Office Industry Standard
Total Labor Hours = Labor Costs/11.00	11,290,909 Source: Boston Office Industry Standard
Total Workers = Labor Hours/2080 hrs/yr	5427 Source: Boston Office Industry Standard
Total Const. Jobs created by The Sofia = Total Workers x Number of Years (2.8 yrs.)	15200 Source: Boston Office Industry Standard
Total Permanent Non-Const. Jobs created = Const. Jobs x RL.R Const. Jobs Multiplier = 2.8	42560 Source: Boston Office Industry Standard
Aggregate Jobs Created by Const Phase of The Sofia	57760
The Sofia - Operations Job Creation Estimates - Part 1B	
The Sofia Property Operations Personnel	85 Source: Boston Office Industry Standard
The Sofia Restaurant & Grocery Store Staff	27 Source: Boston Office Industry Standard
Aggregate Permanent Operations Jobs created at The Sofia	112
Total Permanent Jobs Created by The Sofia = RL.R Jobs Multiplier = 2.8	314
Aggregate Permanent Jobs created by The Sofia Operations	112
Aggregate Const. Jobs created	15200
Aggregate Permanent Jobs created	314
Aggregate Jobs Created by The Sofia	15312

380 2ND STREET

THE SOFIA AT 380 2ND STREET, EVANSTON, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting

380 2nd Street will pay greater than 3X than neighboring multifamily developments					
2025					
Name	Address	Init Cour	Taxes	Land Area Sf	Taxes Per Sf of Land
The Mason	101 Mill Rd	330	(\$1,562,360)	199,069	(\$7.85)
Anthem	484 2nd St	450	(\$2,130,490)	205,603	(\$10.36)
The Batch Yard	25 Charlton St	328	(\$1,491,333)	144,184	(\$10.34)
The Pioneer	1760 Revere Beach Pkwy	289	(\$1,429,806)	121,615	(\$11.76)
The Sofia - Low Rise	380 2nd St	210	(\$954,817)	70,567	(\$13.53)
The Sofia - As Approved w/ 75% TIF	380 2nd St	620	(\$639,307)	70,567	(\$9.06)
The Sofia - As Approved no TIF	380 2nd St	620	(\$2,557,228)	70,567	(\$36.24)

The Sofia at 380 2nd Street, Everett, MA

The Sofia at 380 2nd Street - City Council TIF Special Meeting

	Sofia High Rise w/ TIF	Low Rise 210 Units	Difference
LI	\$614,000	\$262,900	\$351,100
Affordable Housing Linkage Fee	\$2,000,000	\$210,900	\$1,790,000
Tax Payments Over TIF Period	\$8,424,770	\$8,092,870	\$331,900
Annual Tax After TIF	\$3,012,990	\$913,040	\$2,099,950
Union Jobs	1,342	\$0	1,342
Non Union Jobs	0	214	(214)
On Site 30% AMI (VASH)	33	0	33
On Site 60% AMI	4	0	4
On Site 80% AMI	5	21	(16)
Total On Site Affordable	42	21	21

- Increased mitigation payments Low Rise Vs. High Rise \$2,141,100
- Increased revenue over TIF period \$331,900
- Increased annual tax revenue after TIF \$2,099,950
- Create of 1,342 **UNION** jobs that would **NOT** otherwise happen

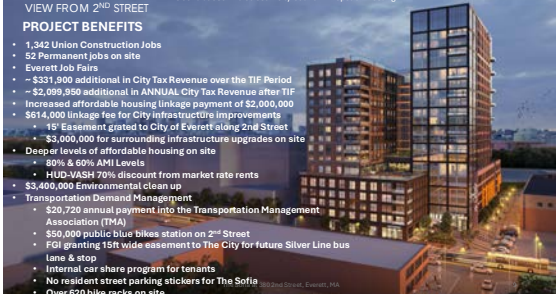
The Sofia at 380 2nd Street, Everett, MA

The Sofia at 380 2nd Street - City Council TIF Special Meeting

VIEW FROM 2ND STREET

PROJECT BENEFITS

- 1,342 Union Construction Jobs
- 52 Permanent jobs on site
- Everett Job Fairs
- ~\$331,900 additional in City Tax Revenue over the TIF Period
- ~\$2,099,950 additional in ANNUAL City Tax Revenue after TIF
- Increased affordable housing linkage payment of \$2,000,000
- \$514,000 linkage fee for City infrastructure improvements
 - 15' Easement granted to City of Everett along 2nd Street
 - \$3,000,000 for surrounding infrastructure upgrades on site
- Deeper levels of affordable housing on site
 - 80% & 60% AMI Levels
 - HUD-VASH 70% discount from market rate rents
- \$3,400,000 Environmental clean up
- Transportation Demand Management
 - \$20,720 annual payment into the Transportation Management Association (TMA)
 - \$50,000 public blue bikes station on 2nd Street
 - FOI granting 15ft wide easement to The City for future Silver Line bus lane & stop
 - Internal car share program for tenants
 - No resident street parking stickers for The Sofia
 - Over 620 bike racks on site



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TAX INCREMENT FINANCING AGREEMENT BY AND BETWEEN THE CITY OF EVERETT AND THE SOFIA 2nd STREET OWNER, LLC, THIS TAX INCREMENT FINANCING AGREEMENT (the “Agreement”) is made this _____ day of May 2025 (the “Effective Date”), by and among the CITY OF EVERETT (hereinafter referred to as the "City"), acting by its Mayor as authorized by vote of City Council Meeting, and THE SOFIA 2nd STREET OWNER, LLC (hereinafter referred to as the "Owner") for the benefit of the Property located at 380 2nd Street, Everett, MA 02149 (the “Property”), legal description attached at Exhibit A.

RECITALS

WHEREAS, the City is a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts having a principal place of business at 484 Broadway, Everett, MA 02149;

WHEREAS, the Owner is a Delaware limited liability company qualified to do business in the Commonwealth of Massachusetts with a principal place of business at 1280 Centre Street, Unit 5, Newton Center, MA 02459; and

WHEREAS the Owner plans to commence construction of a fully approved 21-story mixed-use development with market rate and affordable housing units, totaling 675,202 gross square feet. The project is designed to consist of 620 total residential units, 42 of which shall be deed restricted in perpetuity as affordable units pursuant to the City’s affordable housing policy, approximately 18,400 sq. ft. of indoor amenity space, minimum of 7,800 sq. ft. of ground-floor retail and 450 vehicle parking spaces (hereinafter the “Project”, Site Plan Review Decision and modifications attached at Exhibit B); and

WHEREAS, on May 27, 2025, the Everett City Council voted to approve this Agreement; and

WHEREAS, the City strongly supports the creation of new housing to provide badly needed housing, additional jobs for Everett residents, expand commercial, retail activity within the city, and especially in the Commercial Triangle Economic Development District, to develop a healthy, economic, and strong growing tax revenue base for the City.

NOW, THEREFORE, in consideration of the mutual promises of the parties' contained herein and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledged, the parties hereby agree as follows:

A. THE CITY'S OBLIGATIONS

1. A Tax Increment Financing ("TIF") exemption (the "Exemption") is hereby granted to the Owner by the City in accordance with Chapter 23A, Sections 3A to 3F; Chapter 40, Section 59, and the applicable regulations thereto. The Exemption for real estate taxes shall be for a period of approximately fourteen (14) years from July 1st, 2027 (defined below) (the "Exemption Term").

2. The following shall serve as the real estate tax payment reduction percentages and/or minimum payment of real estate taxes annually, regardless of the City's reassessment amounts:

Fiscal Year Exemption Percentage:

Fiscal Year 2028. To 2031 (Years 1 to 4) – 100% - except that the payment of real estate taxes shall not fall below \$100,000 in year 1, \$110,000 in year 2, \$120,000 in year 3, and \$130,000 in year 4 to the City from the Owner

Fiscal Year 2032 (Year 5) - 95%

Fiscal Year 2033 (Year 6) - 90%

Fiscal Year 2034 (Year 7) - 85%

Fiscal Year 2035 (Year 8) - 80%

Fiscal Year 2036 (Year 9) - 75%

Fiscal Year 2037 (Year 10) - 70%

Fiscal Year 2038 (Year 11) - 65%

Fiscal Year 2039 (Year 12) - 60%

Fiscal Year 2040 (Year 13) - 55%

Fiscal Year 2041 (Year 14) - 50%

3. The real estate tax assessment and bill for the Property shall be adjusted annually by an adjustment factor, as stated above, regardless of the increased residential and commercial property values within the community, as provided in Chapter 40, Section 59 of the Massachusetts General Laws.

4. The City Tax Assessor shall remit to the Owner annually, by December 31st, a statement of the amount of the exemption for each fiscal year of this TIF Agreement.

5. In addition, the city will waive building permit fee, except to cover cost of Building Department labor.

B. THE OWNER'S OBLIGATIONS

The Exemption granted to the Owner and Property by the City hereby is in consideration of the Owner's following commitments:

1. Best faith compliance with the City's Job Hiring policies, i.e., hiring qualified Everett residents for Project jobs and the City's trades apprenticeship program. Best faith efforts of the Owner will entail the Owner and their contractors advertising locally and publicly, sponsoring "Town Hall" gatherings for Residents, sponsoring "Job Fairs", and "Apprentice Workshops" for Residents including best faith efforts to include the Superintendent of School in Everett to include as many high school students as possible in said Job Fairs and Apprenticeship Workshops.
2. The Owner will build the Property with a 100% union work force through Certificate of Occupancy:
 - a. Owner will make best faith efforts to improve minority and women percentages within onsite workforces and will report efforts and progress in writing to the Mayor and the Director of the Planning Department annually
3. Additional Inclusionary Zoning Owner Commitment – In order to achieve deeper levels of Inclusionary/Affordable Housing in the City of Everett than originally approved at 10% (62 units) of the units built at the Property, at 80% AMI, the Owner will provide 42 inclusionary/affordable housing units onsite and 20 offsite with a payment in lieu of onsite units outlined below. Of the 42 units onsite, the Owner will now provide 33 Veterans Affairs Supportive Housing (VASH) units, 4 units of 60% AMI, and 5 units at 80% AMI. All onsite deed restricted affordable units will be considered non-taxable for real estate tax assessment purposes in consideration of the TIF. The 20 units of offsite affordable housing of the original 62 inclusionary units approved, will be provided offsite in consideration of this agreement and the Owner paying \$100,000 per unit, or \$2,000,000 to the City in aggregate to grant to any inclusionary (a/k/a affordable) development project in the City of Everett in need of additional financing/equity via the Everett Affordable Housing Trust Fund. The first \$1,000,000 will be paid into the Everett Affordable Housing Trust Fund, as governed by Linkage Fee Ordinance, at recapitalization of the construction loan financing. The second \$1,000,000 will be paid into the Everett Affordable Housing Trust Fund at the earlier of 10 years after the Certificate of Occupancy is granted or at the sale of the Property by the Owner. The onsite units will be deed restricted in perpetuity from Certificate of Occupancy. To the maximum extent permitted by local and State law Everett residents will have priority over any other applicant for any of the onsite units.

4. The Owner shall be responsible for reconstruction of Garden Street Extension and granting 15 feet of Property frontage on Second Street to the City to allow it to move forward with the widening of 2nd Street along the frontage of the Owner's Property submitted in the Site Plan. The Owner shall mill and overlay 2nd Street from the center line to the existing curb line, and construct new full depth pavement, sidewalks, and bike lanes as required in the Site Plan, at a time when the City notifies that it is done with the aforementioned work.
5. The Owner shall provide a sketch plan to the Planning & Development Department for its review and approval showing the proposed cross section along Second Street that includes widening the Second Street ROW by 15 feet on the west side of the existing roadway. The sketch plan shall show the interim cross section prior to the construction of the future Silver Line bus route as well as a final proposed cross section.
6. The Owner shall grant to the City a 15-foot-wide easement along Second Street to allow the City to construct a continuous bike path and Silver Line extension along the Second Street corridor, and an enhanced pedestrian experience complete with minimum of 8-foot-wide sidewalks, complete with street trees, street lighting, and outdoor seating.
7. Upon issuance of a building permit by the City, the Owner shall join the Everett Transportation Management Association, currently operating as the Lower Mystic Transportation Management Association and make appropriate dues payments for a project at the "Associate Permitted" level.
8. The Owner will on a best-efforts basis lease at least 50% of the ground floor retail space in the Property to a qualified Everett based business owner/retail operator. In consideration of the TIF the Owner will provide a joint venture structure or invest tenant improvement monies up to \$150 per square foot, not to exceed \$1,000,000.

C. ADDITIONAL PROVISIONS

1. Pursuant to the provisions of Chapter 40, Section 59 of the Massachusetts General Laws and applicable regulations, this Agreement shall be binding upon the Owner and the Property, its successors, assigns, and subsequent owners of the Property. In order for the Owner to meet its Obligations to the City of delivering the fully constructed building through Certificate of Occupancy and then operating the building to initial stabilized occupancy, and absent any mitigating circumstances beyond the Owners control such as an act of god or other unpredictable disastrous financial event (e.g. foreclosure, lack of financing, etc.), in consideration of this Agreement, the Owner shall not convey, assign, or otherwise its real estate interests in the Property to an independent third party through Fiscal Year 2031. Thereafter, the Owner may

convey, assign or otherwise transfer its real estate interests in the Property to any unrelated third party or to a wholly owned subsidiary or affiliate without prior approval of the City. The Owner shall provide prior notice to the City of any such transfer and both the Owner, and the new Property owner shall provide all reasonably requested assurances to the City in writing regarding compliance with this Agreement by the new owner. For clarity, the Owner can enter into a joint venture with equity partners at any time to obtain the necessary capital to construct the Project.

2. The City and the Owner acknowledge and agree that there is no public construction contemplated by this Agreement and, therefore, no betterment schedule referred to in Massachusetts General Laws Chapter 40, Section 59 is required. This Agreement and the Tax Increment Financing Exemption provided for hereunder shall apply only to the Property.

3. This Agreement is governed by the laws of the Commonwealth of Massachusetts. If any provision of this Agreement shall be found invalid for any reason, such invalidity shall be construed as narrowly as possible, and the balance of this Agreement shall be deemed to be amended to the minimum extent necessary to provide to the City and the Owner substantially the benefits set forth in this Agreement.

4. The time within which the Owner shall be required to perform any of its obligations under this agreement shall be extended in the event the performance of such obligation is delayed by a force majeure event such as an act of God, earthquake, fire, act of terrorism, war, labor dispute, delay or restriction by a government body, or any other cause beyond the reasonable control of the Owner. If the Owner is found to be in material and continuous (i.e. 3 years) non-compliance with their Obligations under this agreement then, the City has the right to request the claw back of real estate taxes that would have been due and payable absent the existence of this agreement.

5. All notices permitted or required under the provisions of the Agreement shall be in writing, and, if from the Owner, signed by an authorized officer, and shall be sent by registered or certified mail, postage prepaid, or shall be delivered by private express carrier to the addresses listed below or at such other address as may be specified by a party in writing and served upon the other in accordance with this section. Such notices shall be deemed given when delivered or when delivery is refused.

If intended for the City, addressed to:

Matthew Lattanzi, Director Planning & Development/Assistant City Solicitor
City of Everett Massachusetts
Everett City Hall
484 Broadway, Everett, MA 02149

If intended for the Owner, addressed to:

Scott Brown, Founder & CEO

John Brainard, Director of Development & Acquisitions
Kurt Hunziker, Director of Construction
Fulcrum Global Investors, LLC
1280 Centre Street, Unit 5
Newton Centre, MA 02459

6. The Owner agrees to allow the City to monitor compliance with this Agreement. The Owner shall provide to the City, upon reasonable request, access to such information as the City may deem necessary to monitor the Owner's compliance.

(Signature pages on separate pages)

IN WITNESS WHEREOF, Owner and the City have hereunto set their hands and seals as of the date first written above.

OWNER:

THE SOFIA 2ND STREET OWNER, LLC, a
Delaware limited liability company

By: _____

Name: Scott D. Brown

Title: Authorized Signatory

CITY:

CITY OF EVERETT, a municipal corporation duly organized under the laws of the
Commonwealth of Massachusetts

By: _____

Name:

Title:

Duly Authorized

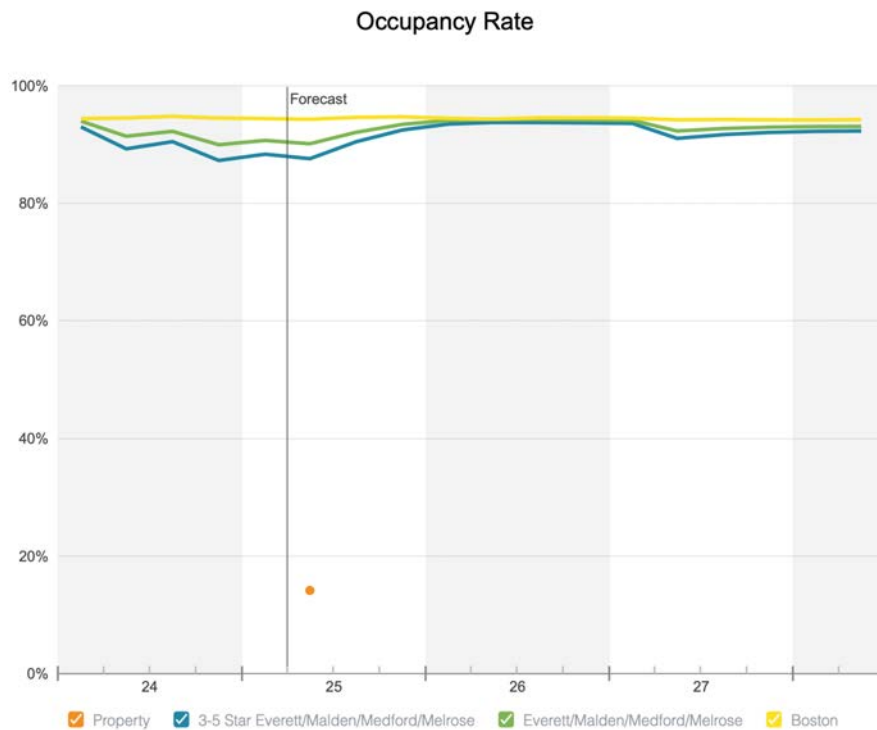
The Sofia at 380 2nd Street - Third City Council Meeting

City Council Feedback From Special Meeting:

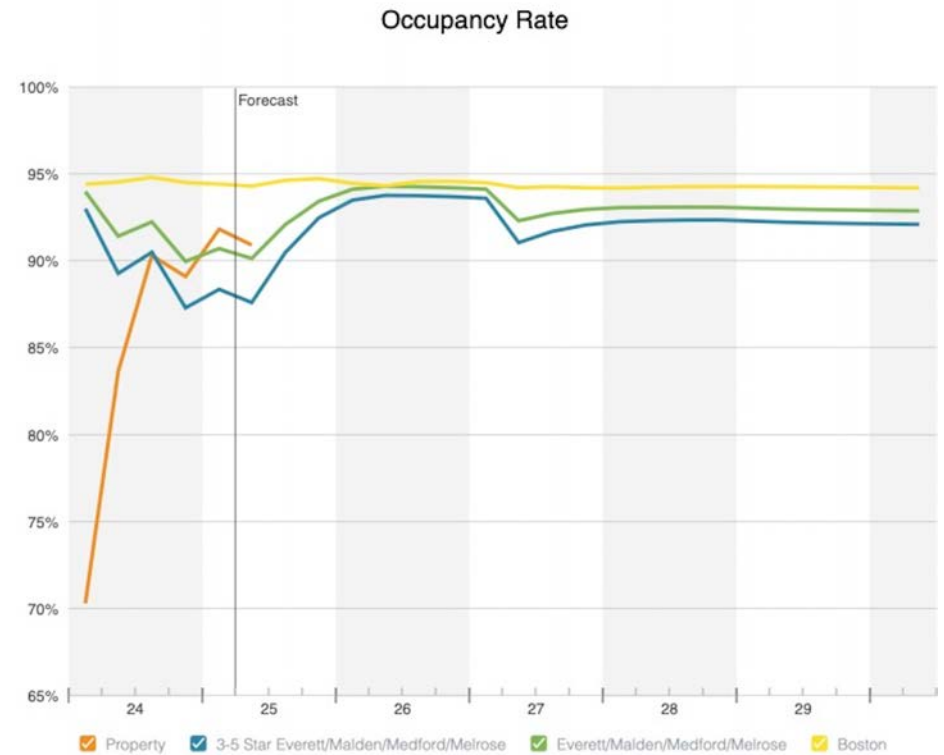
- Current occupancy status for multifamily apartments in the CTEDD
- Affordable housing linkage payments to fund Everett's Affordable Housing Trust Fund
- Written confirmation from the City's Assessor that no shift in tax burden if a TIF is issued
- Commitment to include Everett High School Students in all job fairs & hiring efforts
- Why is this project unique

The Sofia at 380 2nd Street - Third City Council Meeting

The Jade – 202 Mill Rd Everett – Opened April 2025

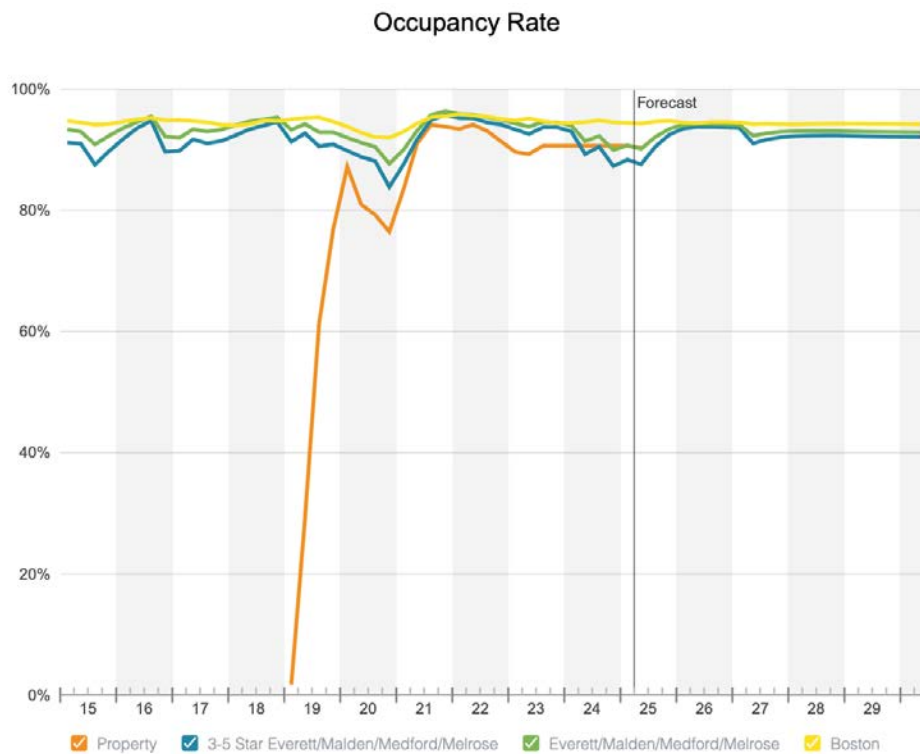


The Mason – 101 Mill Rd Everett – Opened June 2023

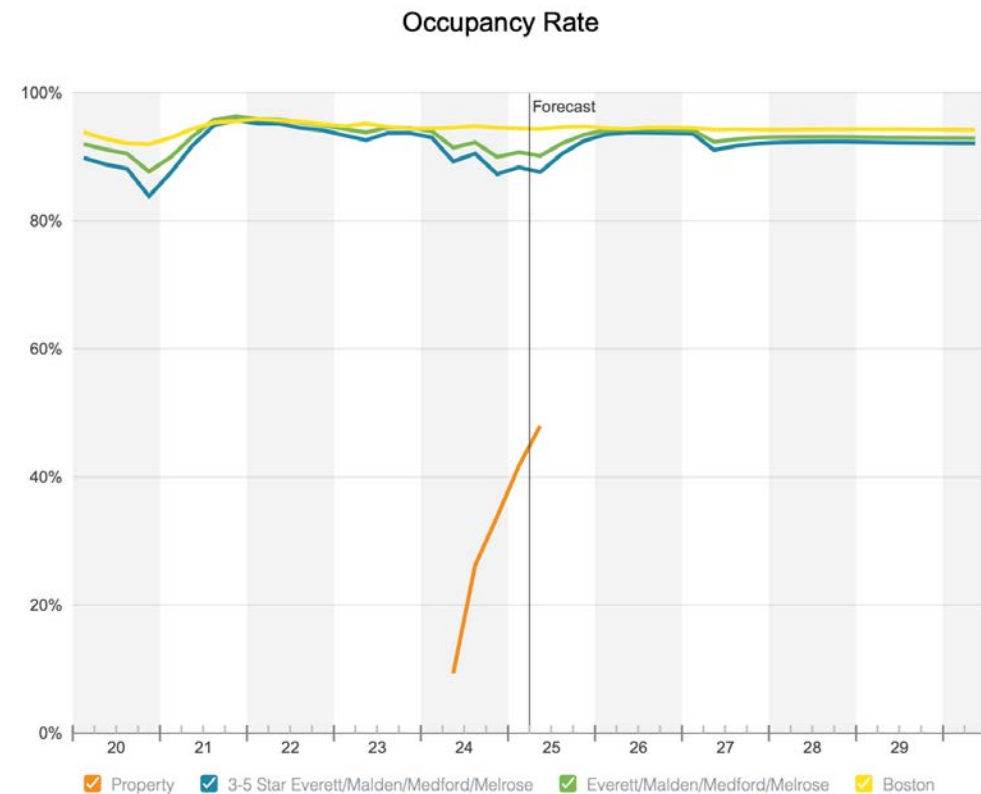


The Sofia at 380 2nd Street - Third City Council Meeting

The Pioneer – 1760 Revere Beach Pwky Everett – 2019



The Anthem – 35 Garvey St Everett – May 2024



The Sofia at 380 2nd Street - Third City Council Meeting

FGI will lease at least 50% of the ground floor retail space in the Property to a qualified Everett-based business owner or retail operator. In consideration of the TIF, FGI will offer either a joint venture structure or contribute tenant improvement funding of up to \$150 per square foot, not to exceed a total of \$1,000,000.



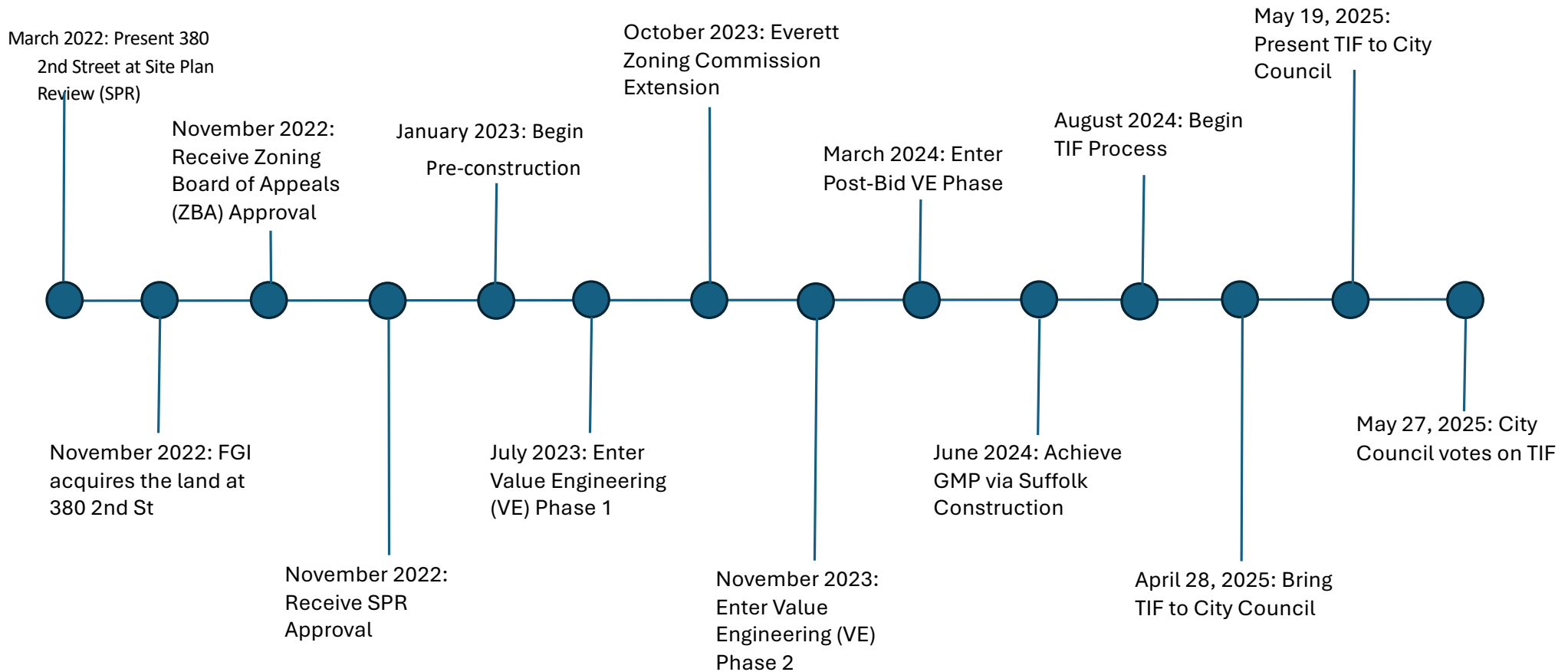
The Sofia at 380 2nd Street - Third City Council Meeting

FGI will contribute \$100,000 per unit—totaling **\$2,000,000**—to the City (62 total less 42 onsite = 20 offsite equivalent units). These funds will be allocated through the **Everett Affordable Housing Trust Fund** to support inclusionary (affordable) housing projects in Everett that require additional financing or equity. Per the Site Plan Review (SPR) approval, FGI's originally required linkage fee was \$620,000. **FGI has since increased its contribution—first to \$1,000,000, and now to \$2,000,000—as part of the City Councils feedback and has incorporated this into the TIF agreement.**

FGI is committed to **refraining from using the term 'Luxury'** and will ensure that all third-party consultants are instructed **not to include the term in any advertising materials.**

FGI will make best faith efforts to comply with the City's Job Hiring policies, including the hiring of **qualified Everett residents for project-related jobs** and participation in the **City's trades apprenticeship program**. These efforts will include, but are not limited to: advertising job opportunities locally and through public channels; hosting Town Hall meetings for Everett residents; **sponsoring job fairs and apprenticeship workshops; and making best faith efforts to coordinate with the Everett Superintendent of Schools to encourage participation from Everett High School students in these events.**

The Sofia at 380 2nd Street - Third City Council Meeting



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The Sofia at 380 2nd Street - Third City Council Meeting

The City's exemption is matched by FGI's deep investment in Everett's community, economy, and infrastructure, including:

- **Local Jobs & Hiring:**
 - 1,342 union construction jobs and 52 permanent on-site jobs
 - Everett-focused hiring through job fairs, outreach, and apprenticeships
 - 100% union labor and best-faith efforts to improve workforce diversity
- **Affordable Housing:**
 - 42 inclusionary units, including 33 HUD-VASH units, with deeper onsite affordability
 - \$2M contribution to the Affordable Housing Trust Fund—more than triple the required linkage fee
- **Economic Impact:**
 - ~\$331,900 in added City tax revenue during the TIF period
 - ~\$2.1M in *annual* tax revenue after TIF
 - \$614,000 infrastructure linkage fee
- **Retail & Local Business:**
 - 50% of ground-floor retail reserved for Everett-based businesses
 - Up to \$1M in tenant improvement funding or joint venture support
- **Infrastructure & Environment:**
 - \$3.4M in environmental cleanup
 - \$3M in surrounding infrastructure upgrades
 - 15' easement and \$50K Bluebikes station on 2nd Street
 - Over 620 bike racks and dedicated car share program
 - No residential street parking permits for tenants
- **Transit & Connectivity:**
 - \$20,720/year to the Transportation Management Association
 - Easement granted for future Silver Line bus lane and continuous bike path
 - Full street reconstruction, including sidewalks, bike lanes, and pedestrian enhancements
 - Full TDM Agreement with City of Everett & TMA Membership and participation

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TAX INCREMENT FINANCING AGREEMENT BY AND BETWEEN THE CITY OF EVERETT AND THE SOFIA 2nd STREET OWNER, LLC, THIS TAX INCREMENT FINANCING AGREEMENT (the “Agreement”) is made this _____ day of June 2025 (the “Effective Date”), by and among the CITY OF EVERETT (hereinafter referred to as the "City"), acting by its Mayor as authorized by vote of City Council Meeting, and THE SOFIA 2nd STREET OWNER, LLC (hereinafter referred to as the "Owner") for the benefit of the Property located at 380 2nd Street, Everett, MA 02149 (the “Property”), legal description attached at Exhibit A.

RECITALS

WHEREAS, the City is a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts having a principal place of business at 484 Broadway, Everett, MA 02149;

WHEREAS, the Owner is a Delaware limited liability company qualified to do business in the Commonwealth of Massachusetts with a principal place of business at 1280 Centre Street, Unit 5, Newton Center, MA 02459; and

WHEREAS the Owner plans to commence construction of a fully approved 21-story mixed-use development with market rate and affordable housing units, totaling 675,202 gross square feet. The project is designed to consist of 620 total residential units, 62 of which shall be deed restricted in perpetuity as affordable units pursuant to the City’s affordable housing policy, approximately 18,400 sq. ft. of indoor amenity space, minimum of 7,800 sq. ft. of ground-floor retail and 250 vehicle parking spaces (hereinafter the “Project”, Site Plan Review Decision and modifications attached at Exhibit B); and

WHEREAS, on May 27, 2025, the Everett City Council voted to approve this Agreement; and

WHEREAS, the City strongly supports the creation of new housing to provide badly needed housing, additional jobs for Everett residents, expand commercial, retail activity within the city, and especially in the Commercial Triangle Economic Development District, to develop a healthy, economic, and strong growing tax revenue base for the City.

NOW, THEREFORE, in consideration of the mutual promises of the parties' contained herein and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledged, the parties hereby agree as follows:

A. THE CITY’S OBLIGATIONS

UPDATED FOR JUNE 9, 2025

1. A Tax Increment Financing (“TIF”) exemption (the “Exemption”) is hereby granted to the Owner by the City in accordance with Chapter 23A, Sections 3A to 3F; Chapter 40, Section 59, and the applicable regulations thereto. The Exemption for real estate taxes, via assessment adjustments, shall be for a period of approximately fourteen (14) years from July 1st, 2027 (defined below) (the “Exemption Term”).

2. The following shall serve as the tax assessment and payment reduction percentages and/or minimum payment. Of the minimum payment 87.5% will be directed toward real estate taxes annually and 12.5% will be directed into the newly created Sofia Good Neighbor Fund, regardless of the City’s reassessment amounts:

Fiscal Year Exemption Percentage:

Fiscal Year 2028. To 2031 (Years 1 to 4) – 100% - except that the payment of real estate taxes shall not fall below \$100,000 in year 1, \$110,000 in year 2, \$120,000 in year 3, and \$130,000 in year 4 to the City from the Owner

Fiscal Year 2032 (Year 5) - 95%

Fiscal Year 2033 (Year 6) - 90%

Fiscal Year 2034 (Year 7) - 85%

Fiscal Year 2035 (Year 8) - 80%

Fiscal Year 2036 (Year 9) - 75%

Fiscal Year 2037 (Year 10) - 70%

Fiscal Year 2038 (Year 11) - 65%

Fiscal Year 2039 (Year 12) - 60%

Fiscal Year 2040 (Year 13) - 55%

Fiscal Year 2041 (Year 14) - 50%

3. The real estate tax assessment and bill for the Property shall be adjusted annually by an adjustment factor, as stated above, regardless of the increased residential and commercial property values within the community, as provided in Chapter 40, Section 59 of the Massachusetts General Laws.

4. The City Tax Assessor shall remit to the Owner annually, by December 31st, a statement of the amount of the exemption for each fiscal year of this TIF Agreement.

5. In addition, the City will waive building permit fee, except to cover cost of Building Department labor and City contractors incurred by the City.

6. 12.5% of the payments described above in section A.1. shall be set aside and paid into, a City Council governed, Sofia Good Neighbor Fund to go toward Everett Resident benefits

projects annually such as: Everett Public Schools Foundation Inc.; Council on Aging; various organizations offering English as a second language, job preparedness, and citizenship classes; various Police Department Initiatives; Various Fire Department initiatives; a tax assistance fund for seniors (to be created). The governance of this Fund shall always be with the City Council, not the Owner.

a. In addition, the Owner shall contribute, within 90 days of groundbreaking \$1,144,000 to be paid directly into the Sofia Good Neighbor Fund to be allocated to the following:

- i. \$100,000 paid to the Everett Public Schools Foundation Inc.
- ii. \$100,000 for an ADA van for the elderly paid to the Council on Aging
- iii. \$250,000 to be split evenly among community-based organization: LUMA, La Comunidad, Zion Ministries, Everett Haitian Community Center
- iv. \$100,000 paid to the Everett Police Department for a Command Post/Unified Command Response Vehicle
- v. \$60,000 paid to Everett Police Department to be put toward digital sign boards
- vi. \$30,000 to be paid to the Everett Police Department to be put toward public call boxes for high-risk areas/bike path
- vii. \$36,000 to be paid to the Everett Police Department to be put toward computers and printers for cruisers
- viii. \$18,000 to be paid toward the Everett Police Department to be put toward license plate readers on fixed poles
- ix. \$10,000 to be paid to the Everett Police Department to be put toward 911 Disability/Elder database.
- x. \$300,000 to be paid to the Everett fire Department to be put toward the purchase of a new ambulance
- xi. \$140,000 to be paid into a newly established Fund for elderly real estate tax assistance

7.

B. THE OWNER'S OBLIGATIONS

The Exemption granted to the Owner and Property by the City hereby is in consideration of the Owner's following commitments:

1. Best faith compliance with the City's Job Hiring policies, i.e., hiring qualified Everett residents for Project jobs and the City's trades apprenticeship program. Best faith efforts of the Owner will entail the Owner and their contractors advertising locally and publicly, sponsoring "Town Hall" gatherings for Residents, sponsoring "Job Fairs", and "Apprentice Workshops" for Residents including best faith efforts to include the Superintendent of School in Everett to include as many high school students as possible in said Job Fairs and Apprenticeship Workshops.

The Owner and their general contractor will make best faith efforts to achieve 30% Everett Residents for onsite work force. To meet diversity goals these best faith efforts would aim to achieve 20% “minorities” and 10% women in the onsite work force. The Owner will report, via their general contractor, to the City’s Planning Department every quarter to further these mutual goals.

2. The Owner will build the Property with a 100% union work force through Certificate of Occupancy:
 - a. Owner will make best faith efforts to improve minority and women percentages within onsite workforces and will report efforts and progress in writing to the Mayor and the Director of the Planning Department annually
3. Additional Inclusionary Zoning Owner Commitment – In order to achieve deeper levels of Inclusionary/Affordable Housing in the City of Everett than originally approved at 10% (62 units) of the units built at the Property, at 80% AMI, the Owner will provide provide 62 Veterans Affairs Supportive Housing (VASH) units, which seeks to achieve 30% rent payments by the Veteran tenants.. All onsite deed restricted affordable units will be considered non-taxable for real estate tax assessment purposes in consideration of the TIF. In addition, the Project will pay the \$620,000 inclusionary zoning linkage fee (\$1,000/unit built) as approved. The onsite units will be deed restricted in perpetuity from Certificate of Occupancy. To the maximum extent permitted by local and State law Everett residents will have priority over any other applicant for the onsite units. VASH tenants will not be charged for municipal water use cost to their unit.
4. The Owner shall be responsible for reconstruction of Garden Street Extension and granting 15 feet of Property frontage on Second Street to the City to allow it to move forward with the widening of 2nd Street along the frontage of the Owner’s Property submitted in the Site Plan. The Owner shall mill and overlay 2nd Street from the center line to the existing curb line, and construct new full depth pavement, sidewalks, and bike lanes as required in the Site Plan, at a time when the City notifies that it is done with the aforementioned work. The Owner will permit the residents of Everett to pass and enjoy the areas delineated as publicly accessible at the Project.
5. The Owner shall provide a sketch plan to the Planning & Development Department for its review and approval showing the proposed cross section along Second Street that includes widening the Second Street ROW by 15 feet on the west side of the existing roadway. The sketch plan shall show the interim cross section prior to the construction of the future Silver Line bus route as well as a final proposed cross section.
6. The Owner shall grant to the City a 15-foot-wide easement along Second Street to allow the City to construct a continuous bike path and Silver Line extension along the Second

Street corridor, and an enhanced pedestrian experience complete with minimum of 8-foot-wide sidewalks, complete with street trees, street lighting, and outdoor seating.

7. Upon issuance of a building permit by the City, the Owner shall join the Everett Transportation Management Association, currently operating as the Lower Mystic Transportation Management Association and make appropriate dues payments for a project at the “Associate Permitted” level. The Owner affirmatively acknowledges that they will prioritize the local shuttle service for Everett Residents, and Project Residents at LMTMA meetings.
8. The Owner will on a best-efforts basis lease at least 50% of the ground floor retail space in the Property to a qualified Everett based business owner/retail operator. In consideration of the TIF the Owner will provide a joint venture structure or invest tenant improvement monies up to \$150 per square foot, not to exceed \$1,000,000. Further, the Owner will make a best efforts to occupy the other 50% of the ground floor retail with a efficient grocery store for everyday kitchen/food items for purchase.
9. The Owner will allow the City Fire Department to train inside the completed Project after certificate of occupancy, on a mutually agreed schedule, to continuously perfect high rise firefighting and rescue procedures for the City’s benefit.
10. For the first three years of this TIF agreement is in place the Owner will facilitate the annual distributions of The Sofia Good Neighbor Fund under the direction and governance of the City Council.
11. In the three months following City Council approval of this TIF Agreement the Owner will facilitate Community Meetings by the Owner and the Planning Department for the community’s benefit. The Owner will follow public notice requirements to advertise the Community Meetings. The subject matter will be the Project and how Everett Residents can participate in the community benefit’s programs.

C. ADDITIONAL PROVISIONS

1. Pursuant to the provisions of Chapter 40, Section 59 of the Massachusetts General Laws and applicable regulations, this Agreement shall be binding upon the Owner and the Property, its successors, assigns, and subsequent owners of the Property. In order for the Owner to meet its Obligations to the City of delivering the fully constructed building through Certificate of Occupancy and then operating the building to initial stabilized occupancy, and absent any mitigating circumstances beyond the Owners control such as an act of god or other unpredictable disastrous financial event (e.g. foreclosure, lack of financing, etc.), in consideration of this Agreement, the Owner shall not convey, assign, or otherwise its real estate interests in the

Property to an independent third party through Fiscal Year 2031. Thereafter, the Owner may convey, assign or otherwise transfer its real estate interests in the Property to any unrelated third party or to a wholly owned subsidiary or affiliate without prior approval of the City. The Owner shall provide prior notice to the City of any such transfer and both the Owner, and the new Property owner shall provide all reasonably requested assurances to the City in writing regarding compliance with this Agreement by the new owner. For clarity, the Owner can enter into a joint venture with equity partners at any time to obtain the necessary capital to construct the Project.

2. The City and the Owner acknowledge and agree that there is no public construction contemplated by this Agreement and, therefore, no betterment schedule referred to in Massachusetts General Laws Chapter 40, Section 59 is required. This Agreement and the Tax Increment Financing Exemption provided for hereunder shall apply only to the Property.

3. This Agreement is governed by the laws of the Commonwealth of Massachusetts. If any provision of this Agreement shall be found invalid for any reason, such invalidity shall be construed as narrowly as possible, and the balance of this Agreement shall be deemed to be amended to the minimum extent necessary to provide to the City and the Owner substantially the benefits set forth in this Agreement.

4. The time within which the Owner shall be required to perform any of its obligations under this agreement shall be extended in the event the performance of such obligation is delayed by a force majeure event such as an act of God, earthquake, fire, act of terrorism, war, labor dispute, delay or restriction by a government body, or any other cause beyond the reasonable control of the Owner. If the Owner is found to be in material and continuous (i.e. 3 years) non-compliance with their Obligations under this agreement then, the City has the right to request the claw back of real estate taxes that would have been due and payable absent the existence of this agreement.

5. All notices permitted or required under the provisions of the Agreement shall be in writing, and, if from the Owner, signed by an authorized officer, and shall be sent by registered or certified mail, postage prepaid, or shall be delivered by private express carrier to the addresses listed below or at such other address as may be specified by a party in writing and served upon the other in accordance with this section. Such notices shall be deemed given when delivered or when delivery is refused.

If intended for the City, addressed to:

Matthew Lattanzi, Director Planning & Development/Assistant City Solicitor
City of Everett Massachusetts
Everett City Hall
484 Broadway, Everett, MA 02149

If intended for the Owner, addressed to:

Scott Brown, Founder & CEO

John Brainard, Director of Development & Acquisitions
Kurt Hunziker, Director of Construction
Fulcrum Global Investors, LLC
1280 Centre Street, Unit 5
Newton Centre, MA 02459

6. The Owner agrees to allow the City to monitor compliance with this Agreement. The Owner shall provide to the City, upon reasonable request, access to such information as the City may deem necessary to monitor the Owner's compliance.

(Signature pages on separate pages)

IN WITNESS WHEREOF, Owner and the City have hereunto set their hands and seals as of the date first written above.

OWNER:

THE SOFIA 2ND STREET OWNER, LLC, a
Delaware limited liability company

By: _____

Name: Scott D. Brown

Title: Authorized Signatory

CITY:

CITY OF EVERETT, a municipal corporation duly organized under the laws of the
Commonwealth of Massachusetts

By: _____

Name:

Title:

Duly Authorized

DRAFT

What the City Gives

- A 14-year weighted average tax reduction of 75% off the assessed market-rate tax liability.
 - o The assessed value will be adjusted accordingly, ensuring there is no new tax burden on Everett taxpayers.
- The City will waive the building permit fee, with the exception of costs incurred for Building Department labor and City-retained contractors.

The Sofia – 380 2nd Street – Prior Commitments

- The Owner will build the Property with a 100% union work force. Estimated 1,342 union jobs.
- The Owner will reconstruct Garden Street Extension and grant 15 feet of frontage on Second Street to support the City's planned widening project. This new creation of publicly accessible open space is estimated to cost ~\$3,000,000
- Lease at least 50% of ground-floor retail to a qualified Everett-based business, with up to \$150/SF in tenant improvements (max \$1M) or joint venture support
- Aim to lease remaining retail space to a neighborhood grocery store.
- Upon building permit issuance, the Owner will join the Lower Mystic TMA at the Associate Permitted level, make annual \$20,720 payments, and advocate for local shuttle service for Everett and Project residents.
- No resident parking stickers will be issued for future residents & 620 on site bike racks
- \$614,000 I/I linkage payment for public infrastructure
- \$620,000 affordable housing linkage payment
- ~\$3,400,000 Environmental cleanup using a union workforce
- ~\$8,424,770 in City tax revenue during the TIF period (Highest of any scenario for Everett), which is ~\$331,900 in added City tax revenue during the TIF period
- ~\$2,100,000 in additional *annual* tax revenue after TIF, which is ~\$3,012,990 in annual tax revenue after the TIF

The Sofia – 380 2nd Street – New Commitments City Council

- The Owner and their general contractor will work to hire qualified Everett residents for project jobs and the City's trades apprenticeship program, targeting 30% Everett residents (402 jobs), 20% minority (268 jobs), and 10% women participation (134 jobs) in the onsite workforce
- Owner will permit the Everett Fire Department to conduct ongoing high-rise training within the completed project post-certificate of occupancy, on a mutually agreed schedule.
- Increased on site affordable housing commitment from 31 to 62 HUD-VASH units deed restricted in perpetuity. Everett residents will have priority for all onsite units to the extent allowed by law, and VASH tenants will not be charged for municipal water use
- Within three months of TIF approval, the Owner will host two separate publicly noticed community meetings with the Planning Department to share project details and resident benefit opportunities
- 12.5% of real estate tax payments will be set aside annually by the City Assessor into the City Council-governed Sofia Good Neighbor Fund, dedicated to projects benefiting Everett residents.
- Within 90 days of groundbreaking, the sponsor will contribute \$1,144,000 into the City Council-governed Sofia Good Neighbor Fund:
- **\$100,000** – Everett Public Schools Foundation Inc.
- **\$100,000** – ADA van for the elderly (Council on Aging)
- **\$250,000** – Community groups (evenly split):
 - LUMA
 - La Comunidad
 - Zion Ministries
 - Everett Haitian Community Center
- **\$100,000** – Everett Police: Command Response Vehicle
- **\$60,000** – Everett Police: Digital sign boards
- **\$30,000** – Everett Police: Public call boxes (high-risk areas/bike path)
- **\$36,000** – Everett Police: Cruiser computers and printers
- **\$18,000** – Everett Police: License plate readers (fixed poles)
- **\$10,000** – Everett Police: 911 Disability/Elder database
- **\$300,000** – Everett Fire: New ambulance
- **\$140,000** – Fund for elderly real estate tax assistance



C0155-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 28, 2025

Agenda Item:

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

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

June 4, 2025

The Honorable City Council
Everett City Hall
484 Broadway
Everett, MA 02149

RE: C0155

Dear Honorable Members:

On behalf of the Administration, I have been working with City Solicitor Mejia and CFO Demas to comply with your requests for documentation.

Attorney Mejia previously provided to the City Council all responsive documents in the custody of the City related to longevity on April 3, 2025. Those were the same documents that were shared with the Office of the Inspector General.

In response to this resolution specifically, attached please find documents that relate to the salary for the office of mayor that Attorney Mejia was able to identify in coordination with the City Clerk.

Mayor DeMaria and CFO Demas have conducted searches of their respective text messages and did not find any records that are responsive to this resolution.

Additionally, the CFO also has cooperated with outside counsel for the City Council and responded to additional requests that were made of him for information outside of this resolution.

We hope that you find this information to be responsive to the aforementioned resolution.

Respectfully Submitted,

Erin Deveney

Erin Deveney
Chief of Staff

ENROLLED ORDINANCE

PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.

ENROLLED: 6/12/2017

DATE OF PROPOSED ORDAINMENT: 6/26/2017



CITY COUNCILNo. C0185-17

IN THE YEAR TWO THOUSAND AND SEVENTEEN

An Ordinance Amending the Salary of Mayor (C0185-17)

/s/Councilor John Hanlon

Whereas, the Mayor's salary will reflect similar salaries, in this Municipality

Whereas, the city council shall, by ordinance, establish an annual salary for the mayor.

Whereas, no ordinance increasing the salary of the mayor shall be effective unless it shall have been adopted by a 2/3 vote of the full city council during the first 18 months of the term for which the city council is elected and unless it provides that the salary increase is to take effect upon the organization of the city government following the next municipal election.

Therefore, be it ordained:

BY THE CITY COUNCIL OF THE CITY OF EVERETT, MASSACHUSETTS as follows:

That in accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be \$160,000.00 annually effective January 1, 2018 and \$185,000 effective January 1, 2020.

All Ordinances or parts of Ordinances in conflict with the foregoing are hereby repealed.

June 12, 2017

Enrolled in the City Council
10 years; 1 nay

June 26, 2017

Ordained in the City Council
10 years; 1 nay

June 29, 2017

Signed: Mayor Carlo DeMaria Jr.

A true copy attest

Michael Matarazzo

Michael Matarazzo, City Clerk





CITY COUNCILNo. C0218-16

IN THE YEAR TWO THOUSAND AND SIXTEEN

AN ORDINANCE AMENDING THE SALARY OF THE MAYOR

/s/Councilor John F. Hanlon, as President

WHEREAS: The salary of the mayor will reflect similar salaries in nearby municipalities, and

WHEREAS: The city council shall, by ordinance, establish an annual salary for the mayor; and

WHEREAS: No ordinance increasing the salary of the position of mayor shall be effective unless it shall have been adopted by a 2/3 vote of the full city council during the first 18 months of the term for which the city council is elected and unless it provides that the salary increase is to take effect upon the organization of the city government following the next municipal election; therefore:

Be It Ordained: BY THE CITY COUNCIL OF THE CITY OF EVERETT, and by the authority of the same as follows:

That in accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be \$138,000.00 annually effective January 1, 2018.

All Ordinances or parts of Ordinances in conflict with the foregoing are hereby repealed.

April 25, 2016

Enrolled in the City Council
9 years; 2 days

May 9, 2016

Ordained in the City Council
8 years; 2 days

May 11, 2016

Signed: Mayor Carlo DeMaria, Jr.

A true copy attest



Michael Matarazzo, City Clerk

City of Everett, Massachusetts



City Council

An Ordinance – A0266-12

Sponsored by: Alderman Sal Sachetta & Councilor Rosa DiFlorio

Be it Ordained by the City Council of the City of Everett as follows:

In accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7, Section 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be as follows: Effective January 1, 2014, the salary for the position of Mayor shall be \$105,000.00.

Thereafter, and on January 1st of each ensuing year, the salary for the position of Mayor shall be adjusted by applying the most recently reported three year (calendar year) average of the un-adjusted Consumer Price Index ("CPI"). Said calculation shall be based on applying the aforementioned three year average to the salary in effect as of December 31st of the immediately preceding calendar year.

All ordinances or parts of ordinances in conflict with the foregoing are hereby repealed.

November 13, 2012

Passed in the Board of Alderman
7 Yeas 0 Nays

November 19, 2012

Passed in the Common Council
15 Yeas 2 Nays

November 26, 2012

Passed in the Board of Alderman
6 Yeas 0 Nays

December 17, 2012

Passed in the Common Council
14 Yeas 0 Nays

December 20, 2012

Submitted to Mayor: City Clerk

December 26, 2012

Approved: Mayor Carlo DeMaria, Jr.



Michael Matarazzo

A true copy Attest: Michael Matarazzo, City Clerk

36. C0185-17 Ordinance/s/Councilor John F. Hanlon That in accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be \$160,000 annually effective January 1, 2018, and \$185,000 annually effective January 1, 2020.

DATE	6-12-17								
ITEM #									
MOTION									
FRED CAPONE	N	Y							
RICHARD DELL ISOLA	Y	N							
ROSA DIFLORIO	Y	N							
JOHN HANLON	Y	N							
WAYNE MATEWSKY	Y	N							
LEO McKINNON	Y	N							
MICHAEL McLAUGHLIN	Y	N							
PETER NAPOLITANO	Y	N							
CYNTHIA SARNIE	Y	N							
STEPHEN SIMONELLI	Y	N							
ANTHONY DiPIERRO	Y	N							
Roll Call ☐ Voice Vote ☐	10-1	1-10							
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									



June 12, 2017

City of Everett, Massachusetts

CITY COUNCIL

Bill Number: C0185-17

Offered By: Councilor John Hanlon

Bill Type: Ordinance

Be it

Ordained: By the City Council of the City of Everett, Massachusetts, as follows:

WHEREAS: The salary of the mayor will reflect similar salaries in this municipality, and

WHEREAS: The city council shall, by ordinance, establish an annual salary for the mayor; and

WHEREAS: No ordinance increasing the salary of the position of mayor shall be effective unless it shall have been adopted by a 2/3 vote of the full city council during the first 18 months of the term for which the city council is elected and unless it provides that the salary increase is to take effect upon the organization of the city government following the next municipal election; therefore:

Be it

Ordained: By the City Council of the City of Everett, Massachusetts, and by the authority of the same as follows:

That in accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be \$160,000 annually effective January 1, 2018, and \$185,000 annually effective January 1, 2020.

All Ordinances or parts of Ordinances in conflict with the foregoing are hereby repealed.

Bill Number: C0185-17

Bill Type: Order

Bill Summary: C0185-17 That in accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be \$160,000 annually effective January 1, 2018, and \$185,000 annually effective January 1, 2020.

PRESENTED FOR APPROVAL

06/26/2017

Date

City Clerk

Approval Date

Mayor

IN THE CITY COUNCIL

06/12/17

City Council

ENROLLED 10 years: 1 nay

06/26/17

City Council

ORDAINED 10 years: 1 nay

RESPECTFULLY SUBMITTED

Michael Antares

CLERK OF THE CITY COUNCIL

C0218-16 Ordinance/s/Councilors Rosa DiFlorio, Leo McKinnon, Mike Mangan, Mike McLaughlin, Richard Dell Isola, Wayne Matewsky and Anthony DiPierro

The salary for the position of Mayor shall be \$138,000.00 annually effective January 1, 2018.

#26

Favorable

DATE	4/11/2016								
ITEM #	20	mt							
MOTION									
FRED CAPONE	N	N	N						
RICHARD DELL ISOLA	Y	Y	N						
ROSA DIFLORIO	Y	Y	N						
ANTHONY DIPIERRO	Y	Y	N						
MICHAEL MANGAN	Y	Y	N						
WAYNE MATEWSKY	Y	Y	N						
LEO MCKINNON	Y	Y	N						
MICHAEL McLAUGHLIN	Y	Y	N						
PETER NAPOLITANO	N	N	Y						
STEPHEN SIMONELLI	Y	Y	N						
JOHN HANLON	Y	Y	N						
Roll Call ☒ Voice Vote ☐	9-2	8-2	1-9						
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									
Roll Call ☐ Voice Vote ☐									

Wmoo



CITY COUNCILNo. C0218-16

IN THE YEAR TWO THOUSAND AND SIXTEEN

AN ORDINANCE AMENDING THE SALARY OF THE MAYOR

/s/Councilor John F. Hanlon, as President

WHEREAS: The salary of the mayor will reflect similar salaries in nearby municipalities, and

WHEREAS: The city council shall, by ordinance, establish an annual salary for the mayor; and

WHEREAS: No ordinance increasing the salary of the position of mayor shall be effective unless it shall have been adopted by a 2/3 vote of the full city council during the first 18 months of the term for which the city council is elected and unless it provides that the salary increase is to take effect upon the organization of the city government following the next municipal election; therefore:

Be It Ordained: BY THE CITY COUNCIL OF THE CITY OF EVERETT, and by the authority of the same as follows:

That in accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be \$138,000.00 annually effective January 1, 2018.

All Ordinances or parts of Ordinances in conflict with the foregoing are hereby repealed.

April 25, 2016

Enrolled in the City Council
9 yeas; 2 nays

May 9, 2016

Ordained in the City Council
8 yeas; 2 nays

May 11, 2016

Signed: Mayor Carlo DeMaria, Jr.

A true copy attest



Michael Matarazzo, City Clerk



May 09, 2016

City of Everett, Massachusetts

CITY COUNCIL

Bill Number: C0218-16

Bill Type: Ordinance

Offered By: Councilor Ward 5 Rosa DiFlorio, Councilor Ward 4 John McKinnon, Councilor at Large Michael Mangan, Councilor Ward 6 Michael McLaughlin, Councilor Richard Dell Isola Jr., Councilor Wayne Matewsky, Councilor Anthony DiPierro

AN ORDINANCE AMENDING THE SALARY OF THE MAYOR TO \$138,000 EFFECTIVE JANUARY 2018

Be it

Ordained: By the City Council of the City of Everett, Massachusetts, as follows:

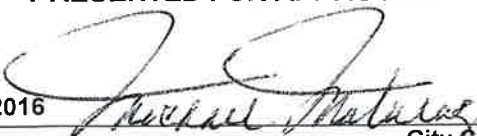
Whereas, the Mayor's salary will reflect similar salaries, in nearby Municipalities

Whereas, the city council shall, by ordinance, establish an annual salary for the mayor.

Whereas, no ordinance increasing the salary of the mayor shall be effective unless it shall have been adopted by a 2/3 vote of the full city council during the first 18 months of the term for which the city council is elected and unless it provides that the salary increase is to take effect upon the organization of the city government following the next municipal election.

Therefore, be it ordained BY THE CITY COUNCIL OF THE CITY OF EVERETT, MASSACHUSETTS as follows: That in accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be \$138,000.00 annually effective January 1, 2018.

All Ordinances or parts of Ordinances in conflict with the foregoing are hereby repealed.

Bill Number: C0218-16 Bill Type: Ordinance Bill Summary: AN ORDINANCE AMENDING THE SALARY OF THE MAYOR TO \$138,000 EFFECTIVE JANUARY 2018	<u>IN THE CITY COUNCIL</u>
PRESENTED FOR APPROVAL  05/11/2016 Date City Clerk	4/11/2016 04/25/2016 04/29/2016 05/09/16 LAI ON THE TABLE ENROLLED 9 Years; 1 Nays PUBLISHED ORDAINED , as Amended 3 Years; 3 Nays 2 (Mangan absent)
Approval Date  Mayor	05/09/16: Motion: Amend by adding preamble to ordinance (DiFlorio); seconded. Motion passed by voice vote. Whereas, the Mayor's salary will reflect similar salaries, in nearby Municipalities Whereas, the city council shall, by ordinance, establish an annual salary for the mayor. Whereas, no ordinance increasing the salary of the mayor shall be effective unless it shall have been adopted by a 2/3 vote of the full city council during the first 18 months of the term for which the city council is elected and unless it provides that the salary increase is to take effect upon the organization of the city government following the next municipal election.

In accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7, Section 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be as follows: Effective January 1, 2014, the salary for the position of Mayor shall be \$105,000.00. Thereafter, and on January 1st of each ensuing year, the salary for the position of Mayor shall be adjusted by applying the most recently reported three year (calendar year) average of the un-adjusted Consumer Price Index ("CPI"). Said calculation shall be based on applying the aforementioned three year average to the salary in effect as of December 31st of the immediately preceding calendar year. All ordinances or parts of ordinances in conflict with the foregoing are hereby repealed. All ordinances or parts of ordinances in conflict with the foregoing are hereby repealed.

LOT
No

164 ~~14~~ 14 16N
124 1N
14 12N

A0266-12 Ordinance/s/Alderman Sal Sachetta and Councilor Rosa DiFlorio

In accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7, Section 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be as follows: Effective January 1, 2014, the salary for the position of Mayor shall be \$105,000.00. Thereafter, and on January 1st of each ensuing year, the salary for the position of Mayor shall be adjusted by applying the most recently reported three year (calendar year) average of the un-adjusted Consumer Price Index ("CPI"). Said calculation shall be based on applying the aforementioned three year average to the salary in effect as of December 31st of the immediately preceding calendar year. All ordinances or parts of ordinances in conflict with the foregoing are hereby repealed. (Enrolled in concurrence, sent up for ordainment (reconsideration failed)).

DATE	12/10/2012			
ITEM #	12			
MOTION				
CARDELLO	X			
DiPERRI	Y			
MANGAN	Y			
MARCHESE	Y			
SACHETTA	Y			
VAN CAMPEN	Y			
McGONAGLE	N			
	3-2			

DATE				
ITEM #				
MOTION				
BRUNO				
CORNELIO				
DELL ISOLA				
DIFLORIO				
HICKS				
JORDAN				
KING				
LANDRY				
MARCUS				
MATEWSKY				
McKINNON				
McLAUGHLIN				
MILLER				
MILLS				
PULEO				
SARNIE				
SIERRA				
NAPOLITANOD				

City of Everett, Massachusetts



City Council

An Ordinance – A0266-12

Sponsored by: Alderman Sal Sachetta & Councilor Rosa DiFlorio

Be it Ordained by the City Council of the City of Everett as follows:

In accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7, Section 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be as follows:

Effective January 1, 2014, the salary for the position of Mayor shall be \$105,000.00. Thereafter, and on January 1st of each ensuing year, the salary for the position of Mayor shall be adjusted by applying the most recently reported three year (calendar year) average of the un-adjusted Consumer Price Index ("CPI"). Said calculation shall be based on applying the aforementioned three year average to the salary in effect as of December 31st of the immediately preceding calendar year.

All ordinances or parts of ordinances in conflict with the foregoing are hereby repealed.

November 13, 2012	Passed in the Board of Alderman 7 Yeas 0 Nays
November 19, 2010	Passed in the Common Council 15 Yeas 2 Nays
November 26, 2010	Passed in the Board of Alderman 6 Yeas 0 Nays
December 17, 2010	Passed in the Common Council 14 Yeas 0 Nays
December 20, 2010	Submitted to Mayor: City Clerk

December 26, 2012

Approved: Mayor Carlo DeMaria, Jr.



Michael Matarazzo

A true copy Attest: Michael Matarazzo, City Clerk

Bill Number: A0266-12

Bill Type: Ordinance

Bill Summary: In accordance with the provisions of Chapter 3, Section 1 of the City of Everett Charter and Chapter 7, Section 7-163 of the Revised Ordinances of the City of Everett, the salary for the position of Mayor shall be as follows: Effective January 1, 2014, the salary for the position of Mayor shall be \$105,000.00. Thereafter, and on January 1st of each ensuing year, the salary for the position of Mayor shall be adjusted by applying the most recently reported three year (calendar year) average of the un-adjusted Consumer Price Index ("CPI"). Said calculation shall be based on applying the aforementioned three year average to the salary in effect as of December 31st of the immediately preceding calendar year. All ordinances or parts of ordinances in conflict with the foregoing are hereby repealed.

Copy sent to:

Mayor
Council
Assessors
Auditor
Bd. of Appeals
Budget
Building
City Clerk
Archives
Reg of Voters
Solicitor
City Services
Cemetery
Highway
Parks
Sign
Water
Wire
Code Enforce

☒ Comm Develop
☐ Disability
☐ Engineering
☒ ECTV
☐ Fire Dept
☒ Health
☐ Housing Auth
☐ Human Service
☐ Libraries
☐ Parking Clerk
☐ Police Dept
☐ Purchasing
☐ Recreation
☐ School Dept
☐ Traffic Comm
☐ Treas/Collect
☐ Veterans
☐ Other(s):

By: _____

City Clerk

PRESENTED FOR APPROVAL

DATE 12-20-2012

City Clerk

Approval Date

Mayor

IN THE BOARD OF ALDERMEN

Date: Oct 22, 2012

REMOVED FROM THE AGENDA.

Date: Nov 13, 2012

ENROLLED SENT DOWN FOR
ENROLLMENT
(RECONSIDERATION FAILED).

Alderman Sachetta stated that he believed that this was a fair salary given other salaries in the City and a fair way to handle future increases.

Motion: Favorable action (Sachetta); seconded. Motion passed 6 yeas; 1 nay.
Motion: Reconsideration (Mangan); seconded. Motion failed 1 yea, 6 nays.

Date: Nov 26, 2012

LAID ON TABLE TO NEXT
MEETING

Alderman Van Campen respectfully requested that the matter be postponed until the next meeting so that Alderman Marchese could speak on the matter.

Motion: Lay on the table to a time certain (Van Campen); seconded. Motion passed by voice vote.

Date: Dec 10, 2012

ORDAINED SENT DOWN FOR
ORDAINMENT

Motion: Favorable action (Mangan); seconded. Motion passed 5 yeas; 2 nays.
(Cardello, McGonagle)

RESPECTFULLY SUBMITTED

CITY CLERK

Item Number 26 IN THE COMMON COUNCIL

Date: Nov 19, 2012

ENROLLED IN CONCURRENCE,
SENT UP FOR ORDAINMENT.
(RECONSIDERATION FAILED).

Motion: Favorable Action, Councilor DiFlorio, Seconded.
Passed: 16 Yeas 1 Nay. Motion: Reconsideration, Councilor DiFlorio, Seconded. Failed: 1 Yeas 16 Nays. Sent up for Ordainment.

Date: Dec 17, 2012

ORDAINED IN CONCURRENCE
(RECONSIDERATION FAILED).

Motion: Favorable Action, Councilor DiFlorio, Seconded.
Passed: 12 Yeas 1 Nays.
Councilor Hicks voted Nay.
Councilors Bruno, Dell Isola, King, Mills and Puleo were absent. Motion: Reconsideration, Councilor Marcus, Seconded. Failed: 1 Yea 12 Nays. Councilor Hicks voted Yea.

RESPECTFULLY SUBMITTED

COMMON COUNCIL CLERK



C0177-25

To: Mayor and City Council

From: Councilor Katy L. Rogers

Date: May 27, 2025

Agenda Item:

Resolution requesting a status update on Central Ave. Park which remains inaccessible to residents

Background and Explanation:

Attachments:



C0180-25

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: May 27, 2025

Agenda Item:

That the Administration updates the City Council on the status of the \$740MM ARPA funding that was approved for small businesses, nonprofits and arts organizations in Everett

Background and Explanation:

Attachments:



C0203-25

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: June 9, 2025

Agenda Item:

That the traffic division work with Honda cars of Boston so they are not loading cars off the truck at 6:45 in the morning blocking in entire lane and making traffic even worse

Background and Explanation:

Attachments:

Revised Ordinances of the City of Everett – Chapter 12 Licenses and Business Regulations

Section 12-2002 Restriction of business operating hours

(b) Business activities

- (5) New and used vehicles to be sold at a motor vehicle dealer shall only be off-loaded between the hours of 9:00 a.m. to 9:00 p.m., Monday thru Saturday, without the written permission of the police chief.



C0204-25

To: Mayor and City Council

From: Councilor Anthony DiPierro

Date: June 9, 2025

Agenda Item:

That the City Council President assemble an ad hoc capital improvement committee to work with the administration on future capital improvement projects

Background and Explanation:

Attachments:



C0212-25

To: Mayor and City Council

From: Councilor Katy L. Rogers, Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

A resolution requesting that U.S. immigration and customs enforcement (ICE) refrains from staging in municipal parking lots, including but not limited to school & police properties

Background and Explanation:

Attachments:



C0213-25

To: Mayor and City Council

From: Councilor Wayne A. Matewsky

Date: June 9, 2025

Agenda Item:

That National Grid replace lights on poles #2002 & #2003 near 207 Bow Street due to safety concerns at the request of area residents

Background and Explanation:

Attachments:



C0218-25

To: Mayor and City Council
From: Councilor Holly D. Garcia
Date: June 9, 2025

Agenda Item:

That the traffic department monitors speeding on Shute Street between Bryant St. and Broadway in the interest of public safety and at the request of area residents

Background and Explanation:

Attachments:



C0219-25

To: Mayor and City Council

From: Councilor Wayne A. Matewsky

Date: June 9, 2025

Agenda Item:

That the City consider renaming the Commercial Triangle District to something more appealing to the neighborhood

Background and Explanation:

Attachments:



C0220-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

That the HR director send information on which Union contracts have been finalized in the last year and a half

Background and Explanation:

Attachments:



C0221-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

. That the HR director provide information on the teachers' ability to choose their health insurance plan and use funds from the health insurance funds that they contribute to to offset rising costs

Background and Explanation:

Attachments:



C0222-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: June 9, 2025

Agenda Item:

Resolution in Support of Small Business Investment Through the Reestablishment of Outdoor Seating for the Summer Months with Conditions

Background and Explanation:

Attachments:



C0224-25

To: Mayor and City Council

From: Councilor Katy L. Rogers

Date: June 9, 2025

Agenda Item:

Resolution to obtain federal report conclusive of longevity payments

Background and Explanation:

The Matter was reportedly referred to the United States Attorney General's Office by the OIG and no action was taken after a full investigation at the federal level. The Council has not been provided with any such reports

Attachments: