



**AGENDA PACKET**

**REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, JUNE 23, 2025 7:00 PM**

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

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## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL MONDAY, JUNE 23, 2025 7:00 PM

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

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#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### PUBLIC HEARINGS

**1. C0227-25** Petition/s/ Councilor Stephanie Martins, as President

A petition from National Grid requesting permission to install approximately 90' of 2-4" conduit from existing manhole B-751 to private property and approximately 110' of 2-4" conduit from existing manhole B-751 to pole #1655-0 to provide a permanent underground service at 51 Chelsea Street

#### PUBLIC PARTICIPATION

#### COMMUNICATIONS FROM HIS HONOR THE MAYOR

**2. C0228-25** Order/s/ Councilor Stephanie Martins, as President

An order confirming the re-appointment of Jean Thermitus, to the Zoning Board of Appeals for a term of two (2) years, expiring June 30, 2027

**3. C0229-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to declare specific DPW vehicles as surplus. A detailed list of the vehicles is attached. The referenced inventory is in need of costly repairs which are beyond the actual value of the vehicles

**4. C0230-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a grant from the Everett Citizens Foundation to the Historical Commission in the amount of \$4,850 to be used at the discretion of the Historical Commission

**5. C0231-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend donations totaling \$190.00 from City of Everett employees during the month of June for the Fire Victims Fund

**6. C0232-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend funds from the Massachusetts Department of Revenue, Division of Local Services in the amount of \$133,274.70 representing receipt of 2024 per-ride assessment funds. These funds are calculated based on the number of Transportation Network Company (TNC) rides (e.g. Uber and Lyft) that originated within Everett boundaries in 2024

**7. C0239-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$40,000 from the General Fund Budgetary Fund Balance (Free Cash) to the City Solicitor's Litigation/Professional Services account

**8. C0240-25** Order/s/ Councilor Stephanie Martins, as President

An order to consider a proposed Donation Agreement for financial contributions between The Sofia 2nd Street LLC and the City of Everett and to further amend the approved Tax Increment Financing ("TIF") Agreement to include reference to said Donation Agreement

**9. C0241-25** Order/s/ Councilor Stephanie Martins, as President

An order to reappoint the audit firm of CBIZ, Inc. for one year to conduct the city's fiscal year 2025 financial statement audit

## **PETITIONS AND LICENSES**

**10. C0226-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of an innholder license for Encore Boston Harbor at 1 Broadway

**11. C0234-25** Petition/s/ Councilor Stephanie Martins, as President

An petition requesting that the City Council approves, pursuant to Section 6(a)(8) of the city's zoning ordinance, a special exemption to allow for a mixed retail/residential use in a business district at 108 Ferry Street

## **COMMITTEE REPORTS**

**12. 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

**13. 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

**14. 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.

**15. 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

**16. 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

## **UNFINISHED BUSINESS**

**17. 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".

**18. 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

**19. 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

## **NEW BUSINESS**

**20. C0233-25** Resolution/s/ Councilor Katy L. Rogers

Resolution to request Senator DiDomenico and State Representative Joe McGonagle attend a city council meeting to explain the bottle bill which could address litter caused by nips at a statewide level

**21. C0235-25** Order/s/ Councilor Stephanie Martins, as President

An order recommending the cancellation of the regular City Council meetings of July 14, 2025, July 28, 2025 and August 26, 2025.

**22. C0237-25** Resolution/s/ Councilor Stephanie Martins

A resolution authorizing the City Council President to send a letter to the Office of the Inspector General to provide an update on the City Council's progress on addressing the recommendations in their letter of February 27, 2025 and seeking guidance in how to proceed given that the requested funding for such continued efforts was denied in the city's Fiscal Year 2026 budget.

- 23. C0238-25** Order/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Holly D. Garcia, Councilor Robert J. Van Campen

An order recommending the acceptance of Massachusetts General Laws Chapter 59, Section 50.- Good Landlord Tax Exemption

## ADJOURMENT

[www.cityofeverett.com](http://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



C0227-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

A petition from National Grid requesting permission to install approximately 90' of 2-4" conduit from existing manhole B-751 to private property and approximately 110' of 2-4" conduit from existing manhole B-751 to pole #1655-0 to provide a permanent underground service at 51 Chelsea Street

**Background and Explanation:**

**Attachments:**

Questions contact – Joseluis Azurdia [joseluis.azurdia@nationalgrid.com](mailto:joseluis.azurdia@nationalgrid.com)

Petition of the Massachusetts Electric Company d/b/a National Grid for Electric Conduit Location

To City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – **Revere Street - Everett, Massachusetts.**

The following are the streets and highways referred to:

**No. # 31121198 – Revere Street** - National Grid to install underground facilities on Revere Street beginning at a point approximately 35 feet Southwest of the centerline of the intersection of Revere Street and Chelsea Street and continuing approximately 110 feet in a Southerly direction. National Grid to install approximately 90' of 2-4" conduit from existing manhole B-751 to private property and approximately 110' of 2-4" conduit from existing manhole B-751 to pole #1655-0 to provide a permanent underground service at 51 Chelsea Street. Everett, MA.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a National Grid  
BY \_\_\_\_\_  
Engineering Department

Questions contact – Joseluis Azurdia [joseluis.azurdia@nationalgrid.com](mailto:joseluis.azurdia@nationalgrid.com)

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID  
OF NORTH ANDOVER, MASSACHUSETTS  
For Electric Conduit Location:

To the City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Revere Street - Everett, Massachusetts.

The following are the streets and highways referred to:

**WR# 31121198**

Revere Street - National Grid to install underground facilities on Revere Street beginning at a point approximately 35 feet Southwest of the centerline of the intersection of Revere Street and Chelsea Street and continuing approximately 110 feet in a Southerly direction. National Grid to install approximately 90' of 2-4" conduit from existing manhole B-751 to private property and approximately 110' of 2-4" conduit from existing manhole B-751 to pole #1655-0 to provide a permanent underground service at 51 Chelsea Street. Everett, MA.

Location approximately as shown on plan attached.

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

BY \_\_\_\_\_  
Engineering Department



Questions contact – Joseluis Azurdia [joseluis.azurdia@nationalgrid.com](mailto:joseluis.azurdia@nationalgrid.com)

Dated: June 2, 2025

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 30<sup>th</sup> day of May, 2025.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Revere Street - Everett, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

**WR# 31121198**

Revere Street - National Grid to install underground facilities on Revere Street beginning at a point approximately 35 feet Southwest of the centerline of the intersection of Revere Street and Chelsea Street and continuing approximately 110 feet in a Southerly direction. National Grid to install approximately 90' of 2-4" conduit from existing manhole B-751 to private property and approximately 110' of 2-4" conduit from existing manhole B-751 to pole #1655-0 to provide a permanent underground service at 51 Chelsea Street. Everett, MA.

I hereby certify that the foregoing order was adopted at a meeting of the .....

....., held on the ..... day of ....., 20 .....

....., ..... 20 .....

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

Book ..... Page .....

Attest: .....

..... 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 for permission to construct the underground electric conduits described in the order herewith recorded, and that I 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 construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

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

## Pole & UG Petition/Permit Request Form

City  
Town of Everett WR # 31121198  
(circle one)

Install \_\_\_\_\_ SO  
(quantity) (circle one) JO Poles on \_\_\_\_\_  
(street name)

Remove \_\_\_\_\_ SO  
(quantity) (circle one) JO Poles on \_\_\_\_\_  
(street name)

Relocate \_\_\_\_\_ SO  
(quantity) (circle one) JO Poles on \_\_\_\_\_  
(street name)

Beginning at a point approximately 35 feet Southwest of the centerline  
(distance) (compass heading)  
of the intersection of Revere Street and Chelsea Street  
(street name)

and continuing approximately 110 feet in a Southerly direction.  
(distance) (compass heading)

Install underground facilities:

Street(s) Revere St

Description of Work:

National Grid to Install approximately 90' of 2-4" conduit from existing Man Hole B-751 to private property and approximately 110' of 2-4" conduit from existing Man Hole B-751 to Pole #1655-0 to provide a permanent underground service at 51 Chelsea Street, Everett.

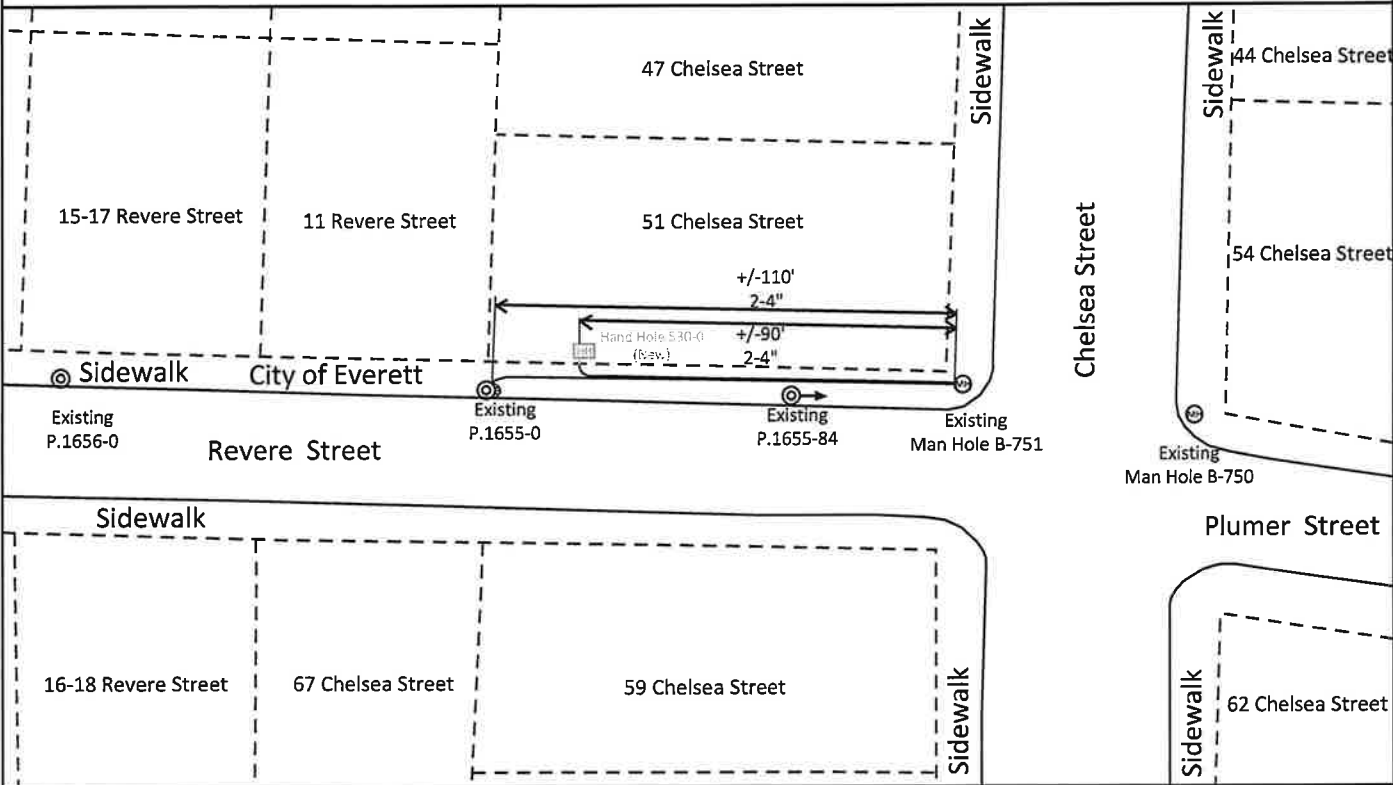
ENGINEER Joseluis Azurdia

DATE 05/30/2025



**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.

51 Chelsea Street  
Everett, MA



NOT TO SCALE

**LEGEND**

HH

Hand Hole

Proposed UG Conduit/Cable

Existing Pole

Existing Anchor

Property Line

Existing

**PETITION**

51 Chelsea Street

Everett, MA

SKETCH TO ACCOMPANY PETITION (1 of 1):

Date: 05.30.2025

Designer: AZURDJ

W/R: 31121198

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C0228-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

An order confirming the re-appointment of Jean Thermitus, to the Zoning Board of Appeals for a term of two (2) years, expiring June 30, 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](mailto:mayorcarlo.demaria@ci.everett.ma.us)

June 5, 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 Q (I2)(a) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Jean Thermitus, to the Zoning Board of Appeals for a term of two (2) years, expiring June 30, 2027.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor



June 5, 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 the reappointment of Jean Thermitus, to the Zoning Board of Appeals for a term of two (2) years, expiring June 30, 2027.



C0229-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

An order requesting approval to declare specific DPW vehicles as surplus. A detailed list of the vehicles is attached. The referenced inventory is in need of costly repairs which are beyond the actual value of the vehicles

**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](mailto:mayorcarlo.demaria@ci.everett.ma.us)

June 10, 2025

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to declare specific DPW vehicles as surplus. A detailed list of the vehicles is attached. The referenced inventory is in need of costly repairs which are beyond the actual value of the vehicles.

Thank you for your favorable consideration in this matter.

Respectfully Submitted

Carlo DeMaria  
Mayor



June 10, 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 declare specific DPW vehicles as surplus. A detailed list of  
the vehicles is attached

## Vehicles to be Declared Surplus by Council

1. **2009 FORD EXPLORER UNIT # DT-6 VIN# 1FM EU73E99UA32649**

Needs new transmission and has excessive frame rot. Repairs exceed value.

VALUE = \$1,000

2. **2014 FORD TAURUS UNIT # S-4 VIN# 1FAHP2MK1EG107245**

Subframe damage and rot. No longer safe for use Repairs exceed value.

VALUE = \$3,000

3. **2017 FORD EXPLORER UNIT # 143 VIN# 1FM5K8AR0HGD93153**

Vehicle was not in use has been stripped for parts. No value

VALUE = \$0

4. **2010 FORD TAURUS UNIT # N/A VIN# 1FAHP2DW5AG104006**

Vehicle was in accident and never repaired heavy damage. Repairs exceed value.

VALUE = \$500

5. **2008 KOMATSU BACKHOE UNIT # L-1 VIN#A24291**

Excessive repairs quoted \$40k to make right. Repairs exceed value.

VALUE = \$5,000

6. **2016 FORD EXPLORER UNIT # N/A VIN# 1FMFK8AR0GGA08351**

Needs motor. Repairs exceed value.

VALUE = \$2,000



C0230-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

An order requesting approval to accept and expend a grant from the Everett Citizens Foundation to the Historical Commission in the amount of \$4,850 to be used at the discretion of the Historical Commission

**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](mailto:mayorcarlo.demaria@ci.everett.ma.us)

June 10, 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 grant from the Everett Citizens Foundation to the Historical Commission in the amount of \$4,850 to be used at the discretion of the Historical Commission.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



June 10, 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 a grant from the Everett Citizens Foundation to the Historical Commission in the amount of \$4,850 to be used at the discretion of the Historical Commission.



C0231-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

An order requesting approval to accept and expend donations totaling \$190.00 from City of Everett employees during the month of June for the Fire Victims Fund

**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](mailto:mayorcarlo.demaria@ci.everett.ma.us)

June 10, 2025

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations totaling \$190.00 from City of Everett employees during the month of June for the Fire Victims Fund. Employees are given the opportunity to wear jeans on Thursdays by making a \$5.00 to the Fire Victims Fund. These funds are collected weekly.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor





June 10, 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 donations totaling \$190.00 from City of Everett employees during the month of June for the Fire Victims Fund.



C0232-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

An order requesting approval to accept and expend funds from the Massachusetts Department of Revenue, Division of Local Services in the amount of \$133,274.70 representing receipt of 2024 per-ride assessment funds. These funds are calculated based on the number of Transportation Network Company (TNC) rides (e.g. Uber and Lyft) that originated within Everett boundaries in 2024

**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](mailto:mayorcarlo.demaria@ci.everett.ma.us)

June 12, 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 the Massachusetts Department of Revenue, Division of Local Services in the amount of \$133,274.70 representing receipt of 2024 per-ride assessment funds. These funds are calculated based on the number of Transportation Network Company (TNC) rides (e.g. Uber and Lyft) that originated within Everett boundaries in 2024.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



June 12, 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 the Massachusetts Department of Revenue, Division of Local Services in the amount of \$133,274.70 representing receipt of 2024 per-ride assessment funds. These funds are calculated based on the number of Transportation Network Company (TNC) rides (e.g. Uber and Lyft) that originated within Everett boundaries in 2024.



C0239-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

An order requesting approval to appropriate \$25,000 from the General Fund Budgetary Fund Balance (Free Cash) to the Legal department Litigation/professional services account

**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](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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June 17, 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 \$40,000 from the General Fund Budgetary Fund Balance (Free Cash) to the Legal department Litigation/professional services account.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



June 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:

That the sum of \$40,000 be appropriated from the General Fund Budgetary Fund Balance (Free Cash) to the Legal department Litigation/professional services account.

This amount is requested to ensure the legal department has sufficient funds through the remainder of the fiscal year.



C0240-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

An order to consider a proposed Donation Agreement for financial contribution between The Sofia 2nd Street LLC and the City of Everett and to further amend the approved Tax Increment Financing ("TIF") Agreement to include reference to said Donation Agreement

**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

June 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 Donation Agreement for financial contribution between The Sofia 2<sup>nd</sup> Street LLC and the City of Everett and to further amend the approved Tax Increment Financing (“TIF”) Agreement to include reference to said Donation Agreement pertaining to the mixed-use redevelopment located at 380 Second Street, Everett, MA.

Both the proposed Donation Agreement as well as the amended TIF will be included in the order.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



June 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 Donation Agreement for financial contribution between The Sofia 2<sup>nd</sup> Street LLC and the City of Everett and to further amend the approved Tax Increment Financing (“TIF”) Agreement to include reference to said Donation Agreement pertaining to the mixed-use redevelopment located at 380 Second Street, Everett, MA.

**TAX INCREMENT FINANCING AGREEMENT BY AND BETWEEN THE CITY OF EVERETT AND THE SOFIA 2<sup>nd</sup> 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 2<sup>nd</sup> STREET OWNER, LLC (hereinafter referred to as the "Owner") for the benefit of the Property located at 380 2<sup>nd</sup> 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

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 1<sup>st</sup>, 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~~87,500 in year 1, ~~\$110,000~~96,250 in year 2, ~~\$120,000~~105,000 in year 3, and ~~\$130,000~~113,750 in year 4 to the City from the Owner

Fiscal Year 2032 (Year 5) – 95.625%

Fiscal Year 2033 (Year 6) – 901.250%

Fiscal Year 2034 (Year 7) – 856.875%

Fiscal Year 2035 (Year 8) – 802.500%

Fiscal Year 2036 (Year 9) – 78.125~~5~~%

Fiscal Year 2037 (Year 10) – 703.750%

Fiscal Year 2038 (Year 11) – 659.375%

Fiscal Year 2039 (Year 12) – 605.000%

Fiscal Year 2040 (Year 13) – 5560.625%

Fiscal Year 2041 (Year 14) – 506.250%

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. The Owner will also pay 0.5% (one-half of one percent) of the net proceeds of the first sale of the Property to the City of Everett in consideration of the waiver of a portion of the building permit fee at the time they are normally due as long as this TIF remains in effect at the time of the sale of the property or the TIF has run its full 14 year course and expired.

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 \$1,224,000 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. \$180,000 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~~

## 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 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.

3.

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 [the Owner](#) that it is done with the ~~precedentaforementioned~~ work [required](#). 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 [an](#) 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, [and residents](#) benefit.

~~10. Within 90 days of the Mayor signing this TIF Agreement, 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.~~

10. Owner shall establish The Sofia Good Neighbor Fund, a 501(C)(3) filed with the IRS, in conjunction with the President of the City Council, [and in accordance with the Donation Agreement](#). Any costs associated with the creation and/or operation of The Sofia Good



Neighbor Fund shall be paid out of the Fund itself. The City shall establish and pay for the legal fees associated with the Operating Agreement and Governance of The Sofia Good Neighbor Fund.

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 all of 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 2<sup>ND</sup> 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

## **DONATION AGREEMENT**

This Donation Agreement (the “Agreement”) for financial contribution (described below), between THE SOFIA 2<sup>ND</sup> STREET OWNER, LLC, whose address is 1280 Centre Street, Unit 5, Newton Center, MA 02459 (“Donor”) and the City of Everett, MA whose address is 484 Broadway, Everett, MA 02149 (“Donee”). It is agreed that upon the terms and conditions set forth in this Agreement, the Donor shall donate, and the Donee shall accept, the financial contributions described below in RECITAL B and RECITAL C. Donor and Donee may each be referred to as a “Party” and collectively as the “Parties”.

## **RECITALS**

In consideration of the mutual covenants of the Parties contained in this Agreement, Donor does accept from Donee the financial contributions described herein under the following terms and conditions:

- A. In consideration of the Tax Increment Financing Agreement (TIF) between the Owner and the City of Everett being signed on this same date, and the TIF remaining in full force and effect in each of the following years delineated below, Donor shall create The Sofia Good Neighbor Fund (“Fund”), in which the annual financial contributions described herein shall be directed toward. This Fund shall be incorporated as a 501(C)(3) charitable organization, established by the Donor in conjunction with the President of the City Council.
- B. For 14 years (From Fiscal Year 2028 (“Year 1”) to Fiscal Year 2041 (“Year 14”)), Donor shall adhere to the following Annual Donation Schedule:

Year 1:	\$12,500
Year 2:	\$13,750
Year 3:	\$15,000
Year 4:	\$16,250
Year 5:	\$17,048 (Reflective of 0.625% of estimated Pre-TIF Tax)
Year 6:	\$34,436 (Reflective of 1.250% of estimated Pre-TIF Tax)
Year 7:	\$52,171 (Reflective of 1.875% of estimated Pre-TIF Tax)
Year 8:	\$70,257 (Reflective of 2.500% of estimated Pre-TIF Tax)
Year 9:	\$88,699 (Reflective of 3.125% of estimated Pre-TIF Tax)
Year 10:	\$107,503 (Reflective of 3.750% of estimated Pre-TIF Tax)
Year 11:	\$126,675 (Reflective of 4.375% of estimated Pre-TIF Tax)
Year 12:	\$146,219 (Reflective of 5.000% of estimated Pre-TIF Tax)
Year 13:	\$166,141 (Reflective of 5.625% of estimated Pre-TIF Tax)
Year 14:	\$186,447 (Reflective of 6.250% of estimated Pre-TIF Tax)

- C. Within 90 days of groundbreaking, Donor shall contribute \$1,224,000 to be directed into the Sofia Good Neighbor Fund, to be allocated to the following:
1. \$100,000 paid to the Everett Public Schools Foundation Inc.
  2. \$100,000 for an ADA van for the elderly paid to the Council on Aging
  3. \$250,000 to be split evenly among community-based organizations for the purposes of teaching English literacy, citizenship courses, and job-preparedness
  4. \$180,000 paid to the Everett Police Department for a Command Post/Unified Command Response Vehicle
  5. \$60,000 paid to Everett Police Department to be put toward digital sign boards
  6. \$30,000 to be paid to the Everett Police Department to be put toward public call boxes for high-risk areas/bike path
  7. \$36,000 to be paid to the Everett Police Department to be put toward computers and printers for cruisers
  8. \$18,000 to be paid toward the Everett Police Department to be put toward license plate readers on fixed poles
  9. \$10,000 to be paid to the Everett Police Department to be put toward 911 Disability/Elder database.
  10. \$300,000 to be paid to the Everett fire Department to be put toward the purchase of a new ambulance
  11. \$140,000 to be paid into a newly established Fund for elderly real estate tax assistance
- D. This Donation Agreement shall remain in effect for the duration of the TIF (Fiscal Year 2028 – Fiscal Year 2041), unless the TIF is terminated in which case this Donation Agreement would also be terminated on the same date as the TIF termination and shall run with the property. If the property is sold and/or transferred, the obligations stipulated under this Donation Agreement shall transfer to any successors or assigns.
- E. Should the TIF cease to exist between the Owner and City of Everett this Donation Agreement shall terminate on the same date.

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

**OWNER:**

THE SOFIA 2<sup>ND</sup> 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



C0241-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

---

**Agenda Item:**

An order to reappoint the audit firm of CBIZ, Inc. for one year to conduct the city's fiscal year 2025 financial statement audit

**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](mailto:mayorcarlo.demaria@ci.everett.ma.us)

June 17, 2025

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

Dear Honorable Members:

I hereby submit for your consideration an order to reappoint the audit firm of CBIZ, Inc. for one year to conduct the city's fiscal year 2025 financial statement audit. Please see the attached letter from the CFO.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



June 17, 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 City Council appoint the firm of CBIZ, Inc. for a term of one year to complete the City's fiscal year 2025 financial statement audit.





**CITY OF EVERETT – FINANCE OFFICE**

484 Broadway Everett, Massachusetts 02149

☎ 617-944-0247

✉ [eric.demas@ci.everett.ma.us](mailto:eric.demas@ci.everett.ma.us)

**CARLO DeMARIA, MAYOR**  
**ERIC DEMAS, Chief Financial Officer**

---

June 17, 2025

Everett City Council

Dear Honorable Members,

In accordance with the City Charter, the City Council appointed the Certified Public Accounting firm of Powers and Sullivan (which is now CBIZ, Inc.) to conduct the City's required annual financial statement audits for fiscal years 2022, 2023 and 2024, which is now expired.

The fiscal year 2024 audit has not been finalized as CBIZ is delaying the issuance of the City's report until the City Council's investigation is complete. Without final reports to share with potential firms, it is difficult for the city to obtain competitive proposals. As such, I am requesting the City Council approve a one-year extension with CBIZ, Inc for the fiscal year 2025 audit. We are already behind in our audit schedule, and I am seeking to avoid any additional delays in the process.

Additionally, the City prepares a Comprehensive Annual Financial Report, which is submitted to the Government Finance Officers Association (GFOA). This report is due to the GFOA no later than December 31<sup>st</sup> of the prior fiscal year being audited, and requires the inclusion of the independent auditor's report related to the City's most recent financial statement audit.

Please let me know if you have any questions.

Regards,

A handwritten signature in blue ink, appearing to read 'E. Demas', with a stylized, flowing script.

Eric J. Demas, CFE, CICA, MBA  
Chief Financial Officer



C0226-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

A petition requesting the renewal of an innholder license for Encore Boston Harbor at 1 Broadway

**Background and Explanation:**

**Attachments:**



C0234-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

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**Agenda Item:**

An petition requesting that the City Council approves, pursuant to Section 6(a)(8) of the city's zoning ordinance, a special exemption to allow for a mixed retail/residential use in a business district at 108 Ferry Street

**Background and Explanation:**

**Attachments:**

LAW OFFICE OF  
**PAUL A. DELORY**  
365 BROADWAY  
EVERETT, MA 02149-3425

Telephone: (617) 387-3000  
Facsimile: (617) 387-0332  
Electronic Mail: [paul@delorylaw.com](mailto:paul@delorylaw.com)

PAUL A. DELORY, ESQ.  
ANDREW B. DELORY, ESQ.

June 16, 2022

**BY EMAIL DELIVERY**

Mr. Sergio Cornelio, City Clerk  
Everett City Hall  
484 Broadway  
Everett, MA 02149

Re: Property: 108 Ferry Street and 141 High Street  
Application for Approval of Mixed Retail and Residential Use

Dear Mr. Cornelio:

I am submitting an elevation package with architectural renderings regarding my client's application for Approval of Mixed Retail and Residential Use for the above-referenced parcels pursuant to the City of Everett Zoning Ordinance, Appendix A, Section 6(A)(8) (Special Exception). Both parcels will be utilized in the development of the project.

**1. APPLICANT AND PARCELS:**

**A. The Applicant:**

Applicant Richard Aversa, Trustee of Ferry Street Realty Trust is the owner of the real estate at 108 Ferry Street, and the purchaser in a written Purchase and Sale Agreement concerning the sale of the real estate at 141 High Street.

**B. The Parcels:**

108 Ferry Street is a 9,491 square foot parcel located in a business district ("BD") at the corner of Ferry and High Street (the "Ferry Street Parcel"). The parcel is improved with a mixed-use

Mr. Sergio Cornelio, City Clerk  
June 16, 2025  
Page 2

building containing a restaurant on the first floor and residential dwelling units on the upper floors. The building is now vacant.

141 High Street is a 4,749 square foot parcel located in a dwelling district (“DD”) on the southwest side of High Street directly behind the Ferry Street Parcel (the “High Street Parcel”). The parcel is improved with a single-family residential dwelling.

**2. THE PROPOSED DEVELOPMENT:**

**A. The Building:**

The Applicant proposes to raze the building on the Ferry Street Parcel and construct entirely on the Ferry Street Parcel a four-story mixed-use building with a 1,950 SF restaurant on the ground floor with a sixteen-seat capacity, and twenty (20) residential apartments on the upper three floors (each floor will contain 5,554 SF) with a penthouse unit on the top floor (1,832 SF). The Building will only be 49 feet in height, well within the 65’ limit in a BD. Because the parcel is a corner lot, the Applicant has the option to select either Ferry Street or High Street as the frontage for the building. The Applicant will select High Street as the frontage of the Building in the consideration of dimensional requirements. The building will contain a mix of one and two-bedroom residential apartments. Three of the units (15%) will be designated as affordable units. The building will have an elevator. There will be an open-air deck/patio and a gym on the penthouse level with a bike rack and provisions for electric vehicle charging stations on the ground level. The building will have private rubbish disposal with roll-off dumpsters in a fenced-in area in the rear corner of the parcel. The exterior of the building will be brick and composite panels in line with the Everett building design standards.

**B. Parking:**

When construction of the building is complete, the Applicant will raze the single-family house. The High Street Parcel will then be used for additional parking, the dumpster location, and landscaping. The total number of parking spaces that will be provided is 34. The parking spaces will all be on the surface along the southwest side of the Ferry Street parcel, under the building, which will be partially a podium-style structure, and in the rear on what was formerly the High Street Parcel. Two of the parking spaces will be handicapped accessible. Since 44 spaces are required by the Everett Zoning Ordinance (40 for the dwelling units and 4 for the 16-seat restaurant), the Applicant will elect to proceed under Transportation Demand Management (“TDM”).

**C. The Traffic Pattern:**

Traffic ingress in egress to and from the parking area will be in a one-way direction. Vehicles will enter the site from Ferry Street and exit onto High Street. Signage at the High Street exit will

Mr. Sergio Cornelio, City Clerk  
June 16, 2025  
Page 3

direct vehicles to turn right only, and drive toward Ferry Street to minimize impact on the neighborhood.

**D. The Surrounding Neighborhood:**

The neighborhood in which the Building is located is a mix of residential single and multi-family housing behind the Building along High Street, and commercial, mixed use, and apartment buildings generally along Ferry Street.

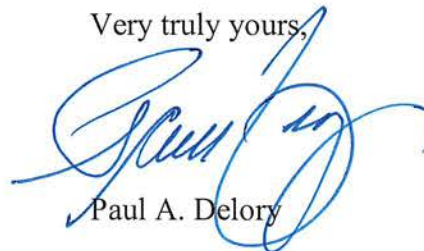
**2. ZONING STATUS:**

On April 22, 2025, the Everett Zoning Board of Appeals voted favorably (5-0 Vote) to grant a variance to allow the High Street Parcel to be used for additional parking for the building. This variance was the only zoning relief needed for the development. On June 2, 2025, the Everett Planning Board voted favorably (5-0 Vote) to grant Site Plan Review and for a Special permit for approval of the three units of affordable housing.

The foregoing items will also be submitted to you as PDF attachments to my e-mail so that you can post them for public review.

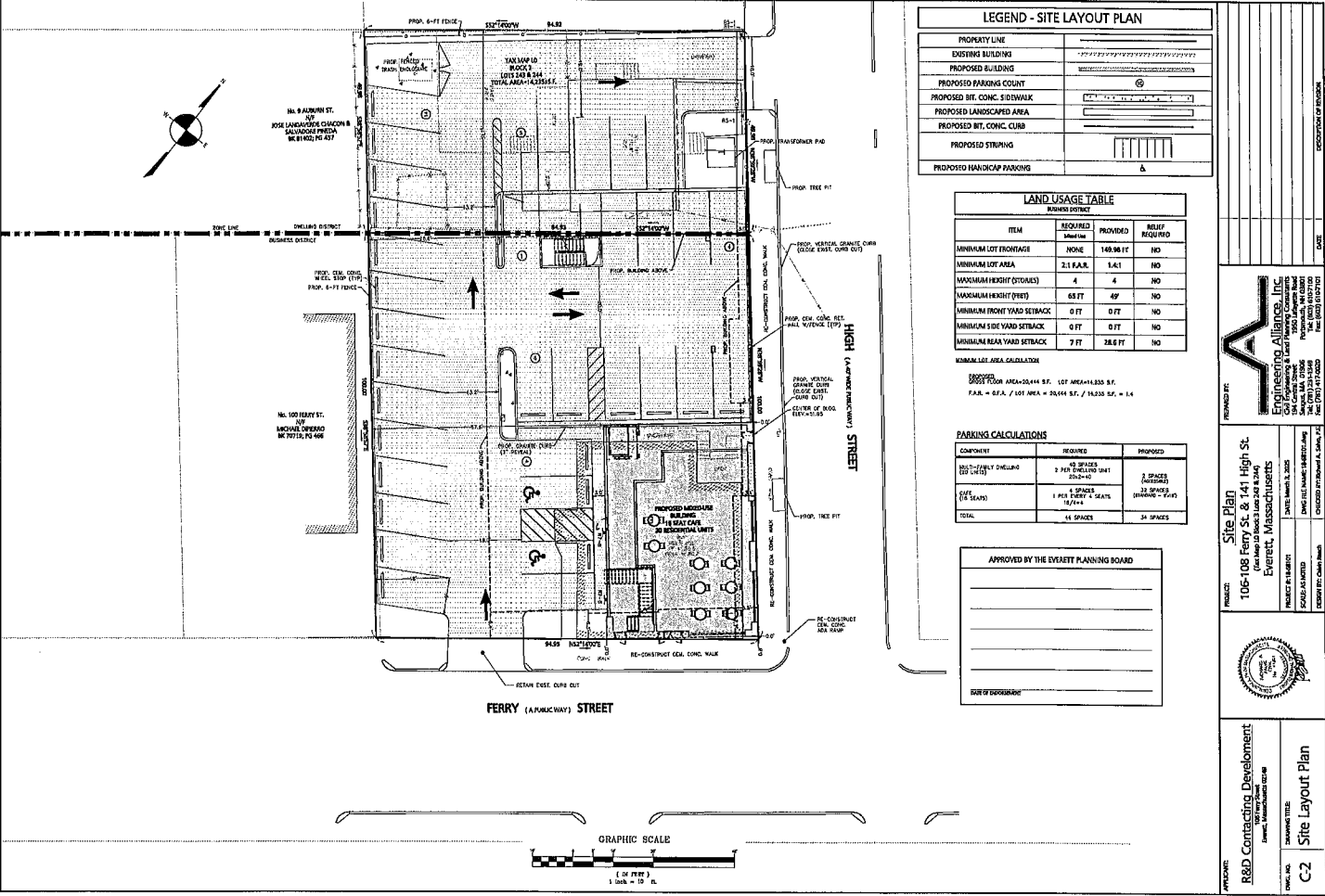
Would you kindly place this petition on the City Council calendar for its meeting on **Monday, June 23, 2025**. If you have any questions, feel free to contact me at the above address.

Very truly yours,

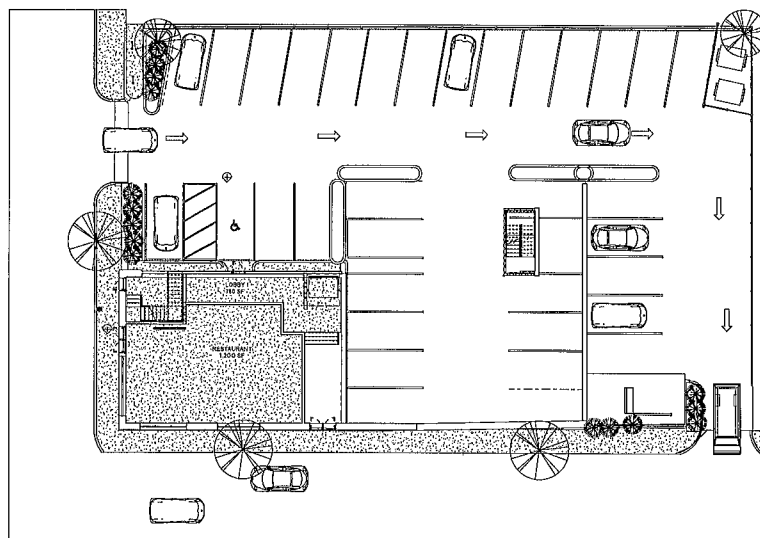


Paul A. Delory

PAD/up  
Encl.







① Ground Level

$$\mathbf{R} \& \mathbf{D}$$

Consultant GEORGE C. COLLINS, P.L.C.  
Address UNIT C-4 SHEPWAY PLACE  
Address CHARLESTOWN, MA 02129  
Phone 617 242 1313

Consultant **ENGINEERING ALLIANCE INC.**  
Address 194 CENTRAL ST.  
Address CAULDS, MA 01904  
Phone 781/551-3148

**Company:** ADA ASSOCIATES INC.  
**Address:** 271 MAIN STREET  
**Address:** SUITE 304  
**Address:** STONEHAM, MA 02180  
**Phone:** 617-339-3300

Consultant SIMON DESIGN ENGINEERING  
Address 45 WINDMILL PARK BLDG #2  
Address WELLESLEY, MA 02151  
Phone 781 237 2288

No.	Description
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[illegible]

PROJECT
FERRY STREET REVITALIZATION
GROUND LEVEL

Project Number	1-0-28
----------------	--------

Date MARCH 7, 2025

Drawn by	Author
Checked By	Checker

102 1

103.1

Scale  $1/8" = 1'-0"$



① HIGH STREET FRONT  
1/4" = 1'-0"

R &amp; D

Contact: GEORGE C. COLLINS, P.L.S.  
 Address: UNIT 54 SHEPPARD PLACE  
 Address: CHARLESTOWN, MA 02128  
 Phone: 617 242 1375

Consulting ENGINEERING ALLIANCE INC.  
Address: 154 CENTRAL ST.  
Address: SAUSALITO, CA 94965  
Phone: (415) 331-1367

Company: ADA ASSOCIATES INC.  
Address: 271 MAIN STREET  
Address: SUITE 100  
Address: STONHAM MA 02180  
Phone: 781 279 0800

Contact: DEAN DETON ENGINEERING  
 Address: 49 WALNUT PARK BLVD #2  
 Address: WILLETT, MA 02461  
 Phone: 781 237 2228

[illegible]

PROJECT
FERRY STREET REVITALIZATION
HIGH STREET VIEW

Project Number	1-0-25
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Date	MARCH 7, 2025
Drawn By	RJA

Checked By	RJA	2
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101

Scale	1/2" = 1'-0"
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DEPARTMENT OF THE ARMY

$$R \& D$$

Counselor: GEORGE T. COLLINS, P.L.S.  
 Address: UNIT 5-4 SHIPWAY PLACE  
 Address: CHARLESTOWN, MA 02129  
 Phone: 617 242 1315

Consulting Engineering Alliance Inc.  
Address: 154 CENTRAL ST.  
Address: SAUGUS, MA 01906  
Phone: 617 231 1168

Consulting: ADA ASSOCIATES INC.  
Address: 231 MAIN STREET  
Address: SUITE 504  
Address: STONEHAM, MA 02145  
Phone: 781/228-2800

Consultant: SIMON DETROIT 616/266-9902  
Address: 43 WINDJUT PARK BLVD #2  
Address: WILMISTLY, MA 01891  
Phone: 616 237 2226

No.	Description

[illegible]

PROJECT
FERRY STREET REVITALIZATION
FERRY STREET VIEW

Project Number	1-0-25
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Date: MARCH 7, 2025

Drawn By	Author
Checked By	Checker 3

102

102

Total	12" = 1'-0"	5
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$$R \& D$$

Consultant: GEORGE T. COLLINS, P.L.S.  
Address: UNIT C-4 THE PARK PLACE  
Address: CHARLESTOWN, MA 02129  
Phone: 617 243 1335

Consulting ENGINEERING ALLIANCE INC.  
Address 134 CENTRAL ST.  
Address SAUGUS, MA 01908  
Phone 781/231-1149

Consulting: ADA ASSOCIATES INC.  
Address: 221 MADY STREET  
Address: SUITE 106  
Address: STONEHAM MA 02190  
Phone: 781 279 2800

Computers: SIMON DESIGN ENGINEERING  
Address: 45 WALTON PARK, OXON, OX2 8EJ  
Address: WILLOW, WILLOW, WILLOW  
Phone: 789 237 2129

[illegible]

PROJECT
FERRY STREET REVITALIZATION
ELEVATIONS

Project Number	1-3-25
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Date	MARCH 7, 2025
Drawn By	Austin

Checked By	Checker	2
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106

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$$\mathbf{R} \& \mathbf{D}$$

Consultant: GEORGE C. COLLINS, P.L.C.  
Address: UNIT 54 THEWAY PLACE  
Address: CHARLESTOWN, MA 02129  
Phone: 617/242-1315

Consultant ENGINEERING ALLIANCE INC.  
Address 134 CENTRAL ST.  
Address SAUGUS, MA 01906  
Phone 781/331-1545

Consultants: AGR ASSOCIATES INC.  
Address: 271 MAIN STREET  
Address: SUITE 104  
Address: STONEHAM, MA 02186  
Phone: 781 378 1820

Consultant: SMON DESIGN ENGINEERING  
Address: 45 WALNUT PARK BLVD RT  
Address: WILMISTLY MA 01461  
Phone: 181 237 2226

[illegible]

PROJECT
FERRY STREET REVITALIZATION
ELEVATIONS

Project Number	1-0-25
----------------	--------

Date: MARCH 7, 2025

Created By	Author
Checked By	Checker

106 1

106.1



<u>EXISTING GROSS FLOOR AREA</u>	
GROUND LEVEL	1,920 sq.s.
First Floor	5,534 sq.s.
Second Floor	8,554 sq.s.
Third Floor	8,854 sq.s.
Pantheons	1,611 sq.s.
Great Floor Area	22,463 sq.s.
Lot Area	14,335 sq.s.
P.A.R.	$20.6374335 = 1.66$

①  $\frac{\text{Level 105}}{1.04^5} = 15.4^{\text{th}}$

$$\mathbf{R} \& \mathbf{D}$$

Consultant GEORGE C. COLLINS, P.L.S.,  
Address UNIT C-4 STEEPWAY PLACE,  
Address CHARLESTOWN, MA 02129  
Phone 617 262 1512

Consultant ENGINEERING ALLIANCE INC.,  
Address 194 CENTRAL ST.  
Address SAPOUS, MA 01004  
Phone 781 231 1249

Company	ADA ASSOCIATES INC.
Address	271 MAIN STREET
Address	SUITE 300
Address	STONHAM, MA 02180
Phone	781 379 2800

General: SIMON DESIGN ENGINEERING  
Address: 45 WALNUT PARK, BLDG #2  
Address: WILDELY, MA 01481  
Phone: 781 237 2226

[illegible]

PROJECT  
FERRY STREET  
REVITALIZATION  
1ST FLOOR  
RESIDENTIAL  
PLAN

Project Number	PLAN	1-0-25
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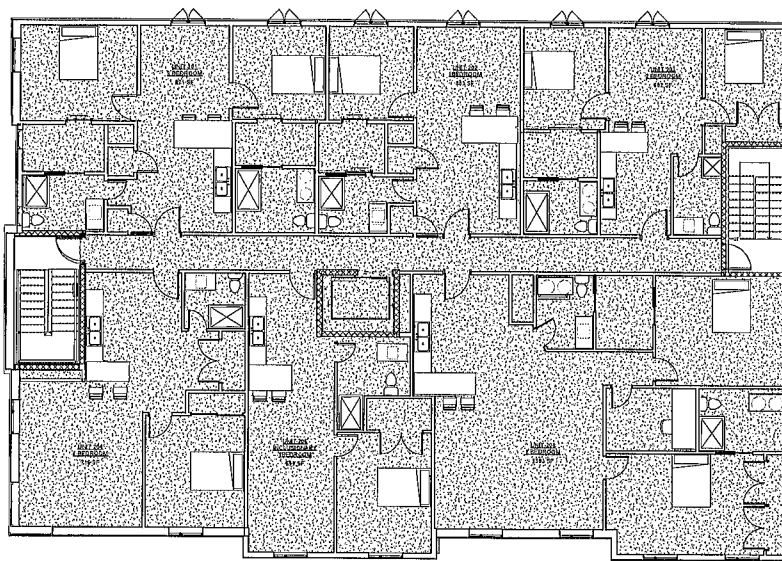
Date	MARCH 7, 2025
Drawn By	Author

Checked By	Checker
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104

104  $\frac{1}{2}d^2 = 45^\circ$ 

	1/4" = 1'-0"
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① Level 2(2)  
LM\* & Y-Q\*

$$\mathbf{R} \& \mathbf{D}$$

Canadian: GEORGE D. COLLINS, P.I.B.,  
Address: UNIT C-4 SHEPPARD PLACE  
Address: CHARLESTOWN, MA 02129  
Phone: 617 242 1312

Consultant: **ENGINEERING ALLIANCE INC.**  
Address: 194 CAPITAL ST.  
Address: SALEM, MA 01926  
Phone: 781 231 1349

Consultant ADA ASSOCIATES INC.  
Address 271 MAIN STREET  
Address SUITE 305  
Address STONEHAM, MA 02180  
Phone 781 279 2900

Consultant: SIMON DESIGN ENGINEERING  
Address: 43 WALNUT PARK BLVD #2  
Address: WELLESLEY, MA 02481  
Phone: 781 237 2226

[illegible]

PROJECT  
FERRY STREET  
REVITALIZATION  
2ND FLOOR  
RESIDENTIAL  
PLAN

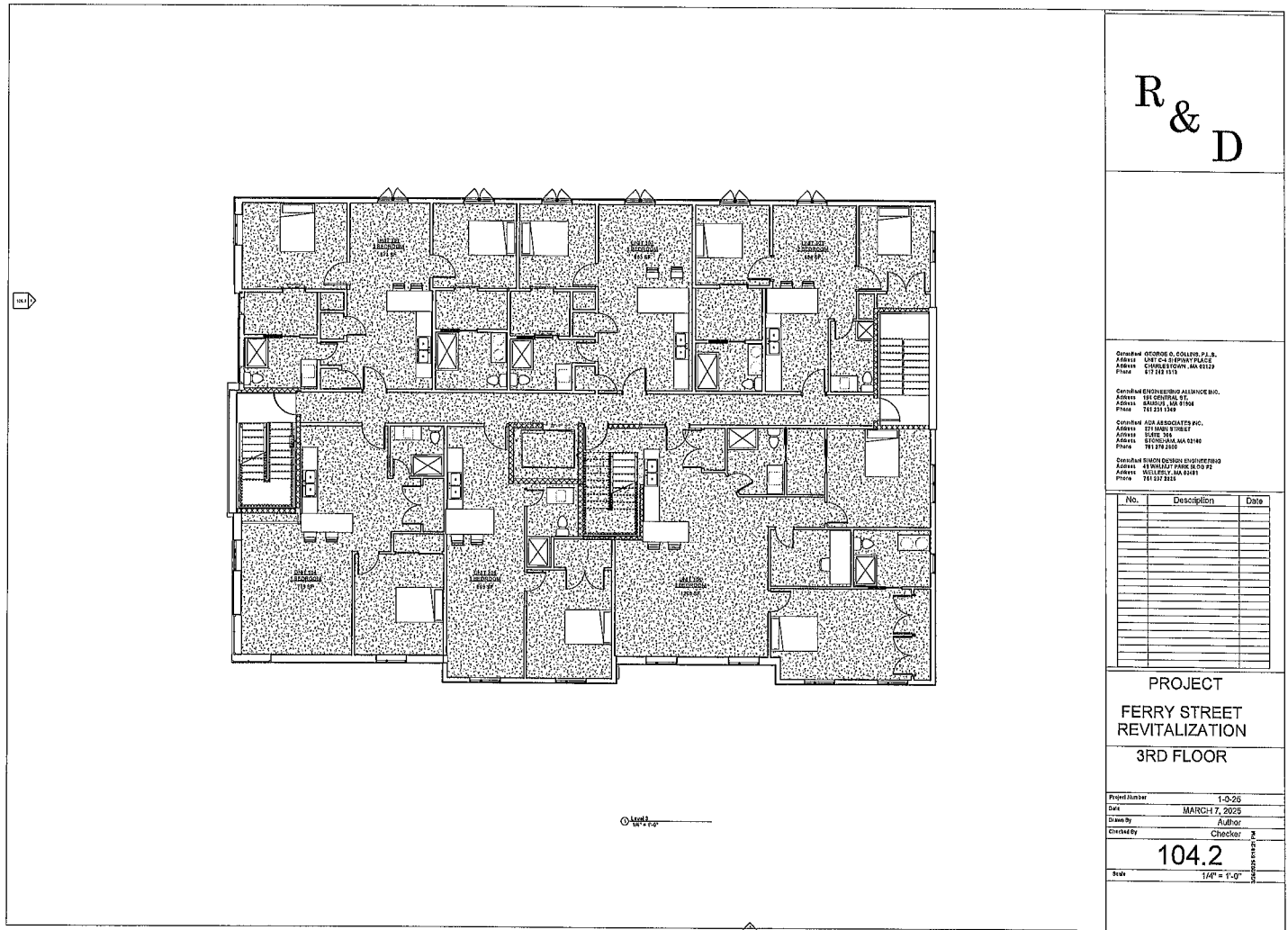
DATE MARCH 7, 2025

Drawn By	Author
Checked By	Checker

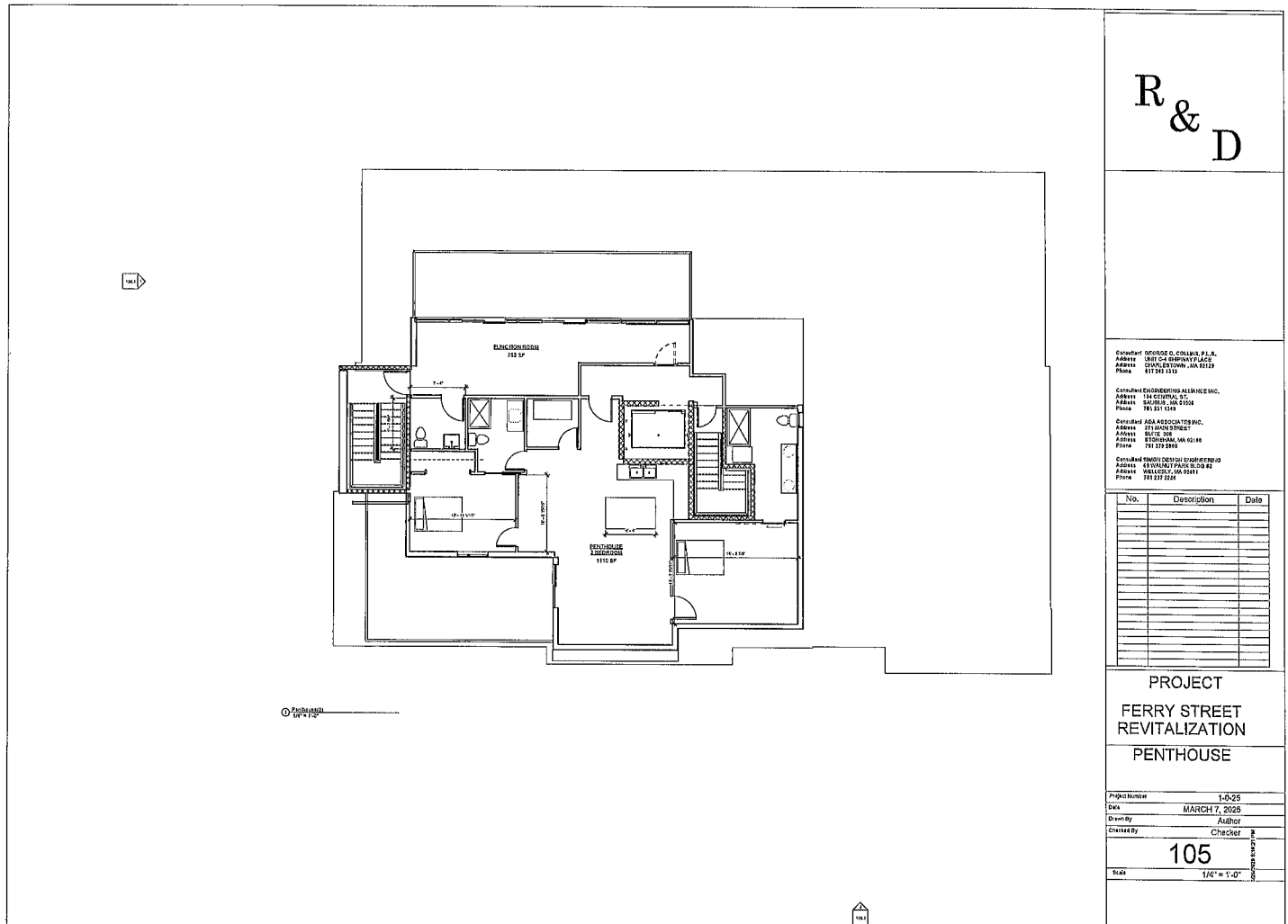
1041

104.1

Scale	$1/4" = 1'-0"$
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LOCUS PLAN      108 FERRY STREET PROPOSED MIXED USE BUILDING



© STREET VIEW PERRY & WARD  
12" x 14"

SCORE EVALUATION		
HOUSE EVALUATION		
ADDRESS DETECT	BUSINESS AND DEVELOPING DETECT	
ALPHA ID	MIXED USE ID-UM	
RESIDENTIAL DEVELOPMENT - RESIDENTIAL		
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
ALL OTHER	1.0 TO 1.1	1.0 TO 1.1
HOUSE	2 TO 1	
BUSINESS ZONE	9.5 TO 10.5	40-45
FRONT	0	0
SIDE YARD	0	0
REAR YARD	25	20-25
BASIC DETECT FLOOR AREA		
REAR YARD	1.0 TO 1.1	
WEST FLOOR	0.55 TO 0.65	
SOUTH FLOOR	0.55 TO 0.65	
EAST FLOOR	0.55 TO 0.65	
PENTHOUSE	1.0 TO 1.1	
REAR DETECT FLOOR AREA	10.0 TO 11.0	
1ST AREA	10.0 TO 11.0	
FLOOR AREA RATIO	1.0 TO 1.1	
FLOOR AREA RATIO (FAR)		
ONE BEDROOM UNIT	10	
TWO BEDROOM UNITS	10	
TOTAL UNITS	20	
FAR	10.0 TO 11.0	

APPROVED BY THE EVERETT PLANNING BOARD

DATE OF ENDORSEMENT:

$$\mathbf{R} \& \mathbf{D}$$

### DRAWING LIST

- 103 PRIORITIZED NEED USE  
 104 PLAN OF LAND  
 105 SITE LAYOUT PLAN  
 106 DRAINAGE, GRAVITY, UTILITY  
 107 CONSTRUCTION CONTROL  
 108 CONSTRUCTION DETAIL  
 109 CONSTRUCTION DETAIL  
 110 LANDSCAPE PLAN  
 111 MAIN STREET VIEW  
 112 FRONT STREET VIEW  
 113 GROUND FLOOR  
 114 FIRST FLOOR PLAN  
 115 SECOND FLOOR PLAN  
 116 3 FLOOR PLAN  
 117 PERIMETER  
 118 BUILDING ELEVATION  
 119 BUILDING ELEVATION  
 120 BUILDING ELEVATION  
 121 SHADOW STUDY - SUMMER SOLAR  
 122 SHADOW STUDY - WINTER SOLAR  
 123 SHADOW STUDY - SPRING SOLAR  
 124 SHADOW STUDY - FALL SOLAR

Consultant: GEORGE C. COLLINS P.L.S.  
Address: UNIT C-4 SHEPARD PLACE  
Address: CHARLESTOWN, MASS 02129  
Phone: 617/242-1122

Consultant: STORMWATER ALLIANCE INC.  
Address: 15A CENTRAL ST.  
Address: SALEM, MA 01914  
Phone: 781 231-1349

Company: ADA ASSOCIATES INC.  
Address: 275 MAIN STREET  
Address: SUITE 104  
Address: STONHAM, MA 02180  
Phone: 781 279 0970

Consultant: SIMON DESIGN (ENGINEERS)  
Address: 49 WALNUT PARK BLVD #2  
Address: WELLESLEY, MA 02181  
Phone: 781 237 2226

[illegible]

PROJECT
FERRY STREET REVITALIZATION
PROPOSED MIXED USE

Project Number	1-0-25
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Date	MARCH 7, 2025
Drawn By	B. L.

Created By	RJA
Created By	RJA

100.0

100.0
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Scale	12" = 1'-0"
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C0199-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 9, 2025

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**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](mailto: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.

Central Administration  
51 Vine Street, Everett, MA 02149  
(617) 394-2400 | [www.everettpublicschools.org](http://www.everettpublicschools.org)



- 5. 7383 - FY23 KEVERIAN SCHOOL ACCU/ACCU
  - a. Original Budget: \$750,000.00
  - b. Repurpose Request: \$23,043.35
  - This project is complete and came in under budget.
- 6. 7656 - FY23 EHS LIGHTING & CONTROLS
  - a. Original Budget: \$160,000.00
  - 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

Central Administration  
27 Vine Street, Everett, MA 02749  
617-396-2402 | [www.everettpublicschools.org](http://www.everettpublicschools.org)



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



C0217-25

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**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](mailto: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.



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.

Central Administration  
121 Vine Street, Everett, MA 02149  
617-394-2400 | www.everettpublicschools.org





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



C0143-25

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**To:** Mayor and City Council

**From:** Councilor Robert J. Van Campen

**Date:** April 14, 2025

---

**Agenda Item:**

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.

**Background and Explanation:**

**Attachments:**

<b>Part I</b>	ADMINISTRATION OF THE GOVERNMENT
<b>Title VIII</b>	ELECTIONS
<b>Chapter 53</b>	NOMINATIONS, QUESTIONS TO BE SUBMITTED TO THE VOTERS, PRIMARIES AND CAUCUSES
<b>Section 18A</b>	NONBINDING PUBLIC OPINION ADVISORY QUESTIONS ON LOCAL BALLOTS

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Section 18A. As used in this section "governing body" shall mean, in a city, the city council acting with the approval of the mayor subject to the provisions of the charter of said city, in a town having a town council, the town council, and in every other town the board of selectmen.

A nonbinding public opinion advisory question may be placed on the ballot for a regular municipal election in any city or town no later than the thirty-fifth day preceding such election: by vote of the city council of such city, with approval of its mayor where so required by the city charter; by vote of the board of selectmen of a town or by vote of the town council of a town having a town council or by vote of the annual town meeting; or in conformity with the following provision of this section:

A proposal to place a nonbinding public opinion advisory question on the ballot for a regular municipal election in any city or town may be presented to the governing body thereof on a petition signed by at least

ten registered voters of the city or town. If such governing body shall not approve said petition at least ninety days before said election, then the question may be so placed on said ballot when a petition signed by at least ten per cent of the registered voters of the city or town, but in no case less than twenty such voters, requesting such action is filed with the registrars, who shall have seven days after receipt of such a petition to certify the signatures. Upon certification of the signatures, the city or town clerk shall cause the question to be placed on the ballot at the next regular municipal election held more than thirty-five days after such certification.

The procedures established by this section shall be available to any city or town; provided, however, that if an alternative procedure is prescribed by a home rule charter, optional plan of government, or special act applying to such city or town, relative to the placing of public opinion questions upon the local ballot, then such alternative procedure shall apply.

<b>Part I</b>	ADMINISTRATION OF THE GOVERNMENT
<b>Title VIII</b>	ELECTIONS
<b>Chapter 53</b>	NOMINATIONS, QUESTIONS TO BE SUBMITTED TO THE VOTERS, PRIMARIES AND CAUCUSES
<b>Section 18B</b>	INFORMATION RELATING TO QUESTIONS ON CITY, TOWN OR DISTRICT BALLOT; CONTENTS; WRITTEN ARGUMENTS BY PRINCIPAL PROPONENTS AND OPPONENTS; PUBLIC INSPECTION

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Section 18B. (a) As used in this section "governing body" shall mean, in a city, the city council or board of aldermen acting with the approval of the mayor subject to the charter of the city, in a town having a town council, the town council, in every other town, the board of selectmen and in a district as provided in sections 113 to 119, inclusive, of chapter 41, the prudential committee, if any, otherwise the commissioners of the district.

(b) The governing body of a city, town or district which accepts this section in the manner provided in section 4 of chapter 4 shall print information relating to each question that shall appear on the city, town or district ballot. The information shall include: (1) the full text of each question; (2) a fair and concise summary of each question, including a 1 sentence statement describing the effect of a yes or no vote, which shall be prepared by the city solicitor, town counsel or counsel for the city, town or district; and (3) arguments for and against each question as

provided in subsections (d) and (e). Not later than 7 days before an election at which the question shall be submitted to the voters in a city, town or district, the information in this subsection shall be sent to each household wherein a person whose name appears on the current voting list for the city, town or district resides.

(c) Not later than the day following the date of the determination that a question shall appear on the ballot in an election, the governing body shall provide written notification to the city solicitor or town or district counsel and to the city or town clerk.

(d) Not later than 7 days after the determination that a question shall appear on the ballot, the city solicitor or town or district counsel, as applicable, shall seek written arguments from the principal proponents and opponents of the question. For the purposes of this section, the principal proponents and opponents of a question shall be those persons determined by the solicitor or counsel to be best able to present the arguments for and against the question. The solicitor or counsel shall provide not less than 7 days' written notice to the opponents and proponents of the date on which the written arguments shall be received. Proponents and opponents shall submit their arguments, which shall be not more than 150 words, to the solicitor or counsel, together with a copy thereof to the city or town clerk or, in a district, to the clerk of each city and town within the district. The arguments and summary shall be submitted by the solicitor or counsel to the governing body at least 20 days before the election for distribution to voters in accordance with subsection (b). A copy of the arguments and summary shall also be submitted by the solicitor or counsel to the city, town or district clerk.

(e) In determining the principal proponents and opponents of a ballot question, the solicitor or counsel shall contact each ballot question committee, if any, as defined in section 1 of chapter 55. The principal proponents or opponents of a ballot question may include officers of a ballot question committee or officers of a city, town or district office or committee including, but not limited to, a finance committee or a school committee. In addition, the principal proponents or opponents may include the first 10 signers or a majority of the first 10 signers of a petition initiating the placement of such question on the ballot. The solicitor or counsel shall determine, based on a review of arguments received, the person or group best able to present arguments for and against a question. If no argument is received by the solicitor or counsel within the time specified by the solicitor or counsel, the solicitor or counsel shall prepare an argument and submit the argument to the governing body and to the city or town clerk or, in a district, to the clerk of each city and town within the district within the time specified in subsection (d).

(f) All arguments filed or prepared pursuant to this section and the information prepared pursuant to subsection (b), shall be open to public inspection at the office of city or town clerk or, in a district, at the office of the clerk of each city and town within the district. In addition, each city or town clerk shall make such information available to the voters at all polling places within the city, town or district.



#6- C0143-25

Legislative Affairs & Election Committee  
April 28, 2025

The Committee on Legislative Affairs & Elections met on Monday, April 28, 2025 at 6:00pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith and Katy Rogers.

The Committee considered a Resolution offered by Councilor Robert 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 2025.

Chairman Van Campen acknowledged that private resources would be spent to build the stadium but noted that public funds would also need to be expended to improve infrastructure and transportation. He stated that he would like the people of Everett to have a say on this type of project on a nonbinding public opinion. Councilor Smith questioned whether having the public vote on this would cause the Krafts to pullout of the project. She explained that she couldn't vote for this before she can get an answer to that question. Councilor Rogers stated that she also wants more information and also would like to hear from the Krafts. Chairman Van Campen informed the Committee that he was not looking to stop project but to make it better by forcing the developer to have more community meetings and provide more concessions. He requested that the matter be granted further time.

The Committee voted: To grant further time.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

#1- C0143-25

Legislative Affairs & Election Committee  
May 12, 2025

The Committee on Legislative Affairs & Elections met on Monday, May 12, 2025 at 6:30pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith and Katy Rogers.

The Committee considered a Resolution offered by Councilor Robert 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 2025.

Chairman Van Campen that he has been communicating with the Secretary of State as well as the City Clerk on this matter and requested that further time be granted.

The Committee voted: To grant further time.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

#4- C0143-25

Legislative Affairs & Election Committee  
June 9, 2025

The Committee on Legislative Affairs & Elections met on Monday, June 9, 2025 at 5:30pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, and Katy Rogers. Member absent was Councilor Stephanie Smith due to a family commitment.

Mayor's Chief of Staff Erin Deveney was also present.

The Committee considered a Resolution offered by Robert 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 2025.

Councilor Marchese remarked that he was 100% for this resolution noting that a stadium would radically change lower Broadway. Councilor Rogers explained that she understood the sentiment but stated that she expected the Mayor to veto it which would necessitate an override of his veto. She also expressed concern that this was a non-binding vote and didn't want to mislead the public that a no vote would hold any weight. Chairman Van Campen mentioned that he wasn't proposing this to oppose the stadium but to understand the sentiment of the public. He noted that even though the project would be privately funded there would still be public investments to infrastructure which included pedestrian bridges that would necessitate it going to a vote. He stated that knowing the public's position on the stadium could also help in negotiating potential investments in the community. Chairman Van Campen inquired that he would like to know what the Mayor's position is on this proposal. Ms. Deveney stated that the Mayor appreciates the interest of the public but noted that the referendum on the Casino was to determine if the residents wanted gambling in their community. She stated that the Mayor would like to continue ongoing discussion not a referendum especially where this is being constructed with private funding and has undergone multiple legislative steps. Ms. Deveney stated further that this is not going to change or extinguish the process of cleaning up a highly polluted parcel. She mentioned that the Mayor was concerned about losing a Developer who could clean up this site which could wind up being undeveloped for a very long time. Chairman Van Campen explained that the emphasis is to ramp up the engagement, mentioning that he still hasn't seen any real plans and doesn't know what the traffic improvement plan is. Ms. Deveney remarked that the Mayor would rather have conversations than a referendum.

The Committee voted: To grant further time.

Respectfully Submitted,

John W. Burley  
Clerk of Committees



C0182-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** May 27, 2025

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**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](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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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.

#2- C0182-25

Legislative Affairs & Election Committee  
June 9, 2025

The Committee on Legislative Affairs & Elections met on Monday, June 9, 2025 at 5:30pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, and Katy Rogers. Member absent was Councilor Stephanie Smith due to a family commitment.

City Solicitor Colleen Mejia and Appointee Stephanie McColaugh were also present.

The Committee considered an Order offered by 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.

The Committee noted that they were in receipt of Ms. McColaugh's resume. Chairman Van Campen welcomed Ms. McColaugh and remarked that she was an exceptional candidate, but asked Solicitor Mejia to appear to discuss whether Ms. McColaugh could receive both stipends for the two board positions she was being recommended by the Mayor for appointment to. Solicitor Mejia suggested that Ms. McColaugh contact State Ethics to get a clarification if she could hold both positions and whether she could receive a stipend from one board but refuse a stipend from the other. Councilor Rogers asked Solicitor Mejia if an Appointee was required to live in Everett and Solicitor Mejia responded that she believed that they must live or work in the City of Everett. Ms. McColaugh provided the Committee with an overview of her background which included her work as an Environmental consultant in which she has been involved in remediation projects, understands the permitting process as well as the CAD file systems. She remarked that she was looking forward to working on the future growth in the City especially as a resident of the community. She informed the Committee that she would be agreeable to forego the stipend for the Conservation Commission if agreeable with the State Ethics Commission. The Committee agreed to recommend favorable action for the Planning Board position but informed her that they would grant further time on the Conservation appointment until she received an official opinion from State Ethics on serving on two boards and whether she could forego a stipend.

The Committee voted: To grant further time.

Respectfully Submitted,

John W. Burley  
Clerk of Committees



C0223-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 9, 2025

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**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.



C0197-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** May 27, 2025

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**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)**

#3- C0197-25

Legislative Affairs & Election Committee  
June 9, 2025

The Committee on Legislative Affairs & Elections met on Monday, June 9, 2025 at 5:30pm in the City Council Chambers.

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

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, and Katy Rogers. Member absent was Councilor Stephanie Smith due to a family commitment.

Director of Planning Matt Lattanzi and Legislative Research Specialist Dave Flood were also present.

The Committee considered an Ordinance offered by 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" .

Mr. Lattanzi informed the Committee that when the Federal Emergency Management Agency updates their regulations related to Flood Damage Prevention then the City must do the same to comply with the new FEMA regulations. Chairman Van Campen asked where the designated flood areas in Everett and what would happen if the City didn't make the changes. Mr. Lattanzi responded that the flood areas in Everett were along the abutting areas to the Malden River, Mystic River and Island End and that if the City didn't make the changes then it could risk not being able to obtain flood insurance in these areas. Mr. Flood provided the Committee with amendment to change the reference to "City Engineer" in the Ordinance to "Director of Engineering". The Committee voted unanimously for the amendment.

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

Respectfully Submitted,

John W. Burley  
Clerk of Committees

## David Flood

---

**From:** Erin Deveney  
**Sent:** Tuesday, June 03, 2025 7:35 PM  
**To:** David Flood  
**Cc:** Robert VanCampen; Stephanie Smith; Katy Rogers; michael\_marchese10@comcast.net;  
Michael Mangan; John Burley  
**Subject:** Re: Flood Damage Prevention Ordinance

Hi, Mr. Flood-

Thank you for your review and note. A friendly amendment would be appropriate to change the reference to the "Director of Engineering" and strike the reference to the "City Engineer."

The proposed language that was submitted was recommended so the city was compliant with federal and state requirements. The term "City Engineer" is more common in other communities for the head of the Engineering Department, but as you correctly noted, amending to "Director of Engineering" would be more appropriate to comply with the Admin Code.

Thank you for your guidance on the language item to make sure we achieve compliance at the federal, state, and local level.

-Erin

Sent from my iPhone

On Jun 3, 2025, at 3:40 PM, David Flood <[David.Flood@ci.everett.ma.us](mailto:David.Flood@ci.everett.ma.us)> wrote:

Erin,

While reviewing the updates to the Flood Damage Prevention ordinance, I noticed that, in the ordinance, the person responsible enforcing the ordinance and the flood plain administrator, among other things, is the city engineer.

According to the Administrative Code and the Budget Book, the city has both a director of engineering, who is the department head, and a city engineer.

Just wondering if the proposed Flood Damage Prevention ordinance identifies the responsible position or if it needs to be amended? Item Number 17

Let me know if I can be of any help.

Dave

**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: MM/DD/2025

DATE OF PROPOSED ORDAINMENT: MM/DD/2025



**CITY COUNCIL..... No. C0197-25**

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDINANCE AMENDING THE CITY OF EVERETT'S DIVISION III (REVISED  
GENERAL ORDINANCES), CHAPTER 9 ("FLOOD DAMAGE PREVENTION")**

Councilor /s/ Stephanie Martins, as President

**Whereas:** this ordinance seeks to amend the City of Everett's Division III (Revised General Ordinances), Chapter 9 – "Flood Damage Prevention"; and

**Whereas:** the City of Everett participates in the National Flood Insurance Program (NFIP), administered through the Federal Emergency Management Administration (FEMA); and

**Whereas:** FEMA's flood maps have been amended statewide, including parcels of land in Everett; and

**Whereas:** the City of Everett must amend both our flood map and corresponding floodplain bylaw to continue our participation in the National Flood Insurance Program;

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that 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 following language.

**Chapter 9                      FLOOD DAMAGE PREVENTION**  
(C0197-25)

**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 director of engineering'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 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) Regulator 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.
- (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 director of engineering 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.**

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.

**Secs. 9-9. - 9.25            Reserved.****ARTICLE II                  ADMINISTRATION****Section 9-26.                  Director of engineering--appointment.**

The City of Everett hereby designates the position of director of engineering 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 director of engineering 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.**

- (1) 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.
- (2) 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.

**(d) 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 director of engineering 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:

- (1) 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
- (2) 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

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.

***Secs. 9-31 - 9-45.      Reserved.***

Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed as to their inconsistencies only.

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.



A true copy attest

A handwritten signature in black ink that reads "Sergio Cornelio". The signature is written in a cursive, flowing style.

Sergio Cornelio, City Clerk



C0201-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 9, 2025

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**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](mailto: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.

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

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.

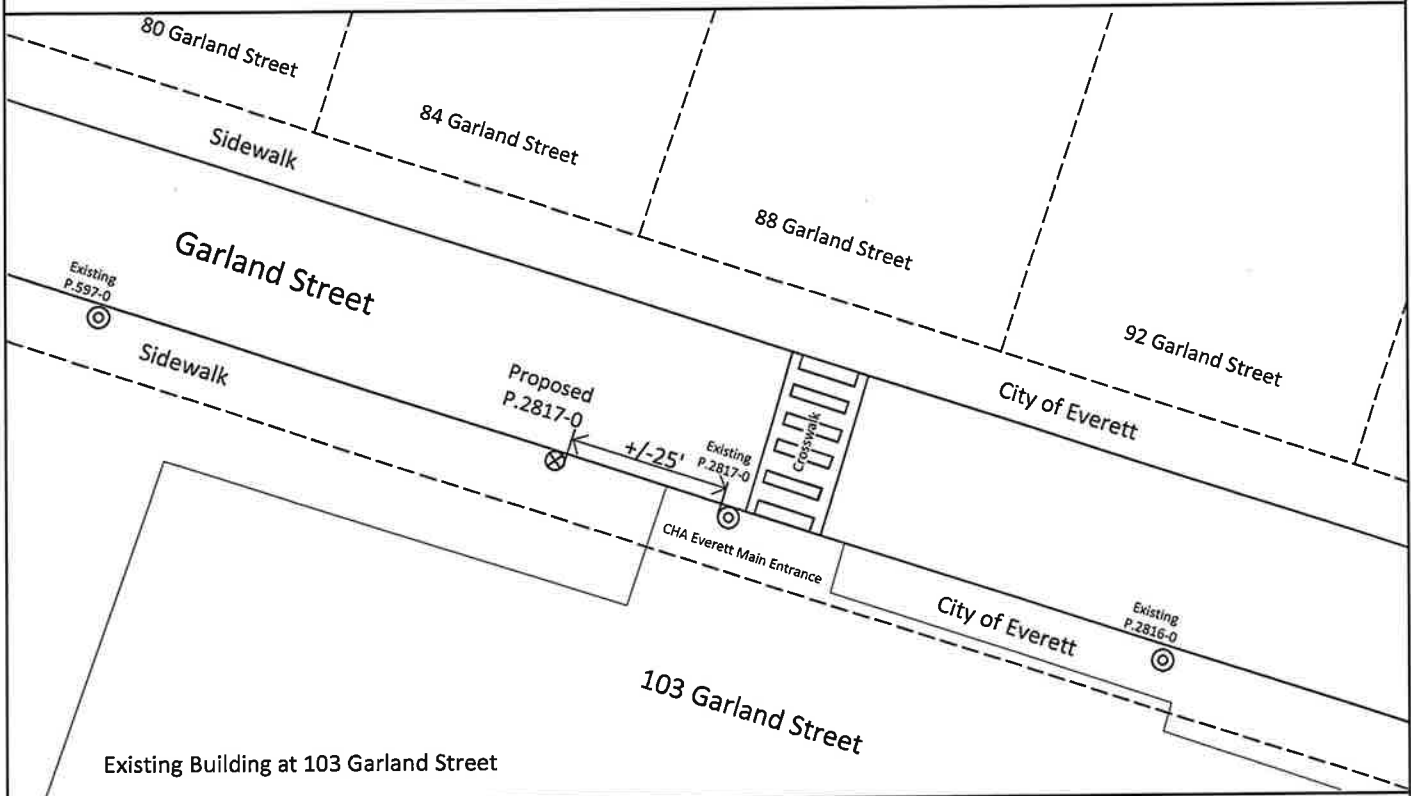
Attest:  
\_\_\_\_\_  
City/Town Clerk



**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**

103 Garland Street

Everett, MA

Date: 10.30.2024

Designer: AZURDJ

W/R: 30546042

SKETCH TO ACCOMPANY  
PETITION (1 of 1):

**nationalgrid**



C0221-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 9, 2025

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**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:**

**From:** [John Russolillo](#)  
**To:** [Stephanie Martins](#)  
**Cc:** [Erin Deveney](#); [Michael Mangan](#)  
**Subject:** C0221-25 Response and Request for Clarification  
**Date:** Thursday, June 12, 2025 9:08:53 PM

---

Hello,

Regarding the item you have requested.

1. Upon hire, teachers have their choice in health insurance between a few options, however the most popular choices are Blue Cross Blue Shield and Harvard Pilgrim. There is also a period of time in the year, typically in May, where employees are able to make changes to their enrollments called "Open Enrollment", which is an available benefit to the teachers. This is done both at the City and School Dept, however all benefit changes are eventually processed by the City.

2. Regarding the second part of the item, the teachers and every other employee enrolled in a health insurance plan contribute to a fund that then goes back to paying the health insurance premiums. There is not a fund exclusive to the Teachers, and there is also not a fund that is used to offset costs. The money that is deducted from teachers paychecks and other employees paychecks goes directly back to paying the premiums the City is responsible for paying to the health insurance companies for the coverage they provide to our employees.

If you could provide more information or clarify your request to help me then provide more information, that would be great. However if this information I have provided is sufficient, please let me know.

Thank you!



C0233-25

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**To:** Mayor and City Council

**From:** Councilor Katy L. Rogers

**Date:** June 23, 2025

---

**Agenda Item:**

Resolution to request Senator DiDomenico and State Representative Joe McGonagle attend a city council meeting to explain the bottle bill which could address litter caused by nips at a statewide level

**Background and Explanation:**

**Attachments:**



C0235-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

---

**Agenda Item:**

An order recommending the cancellation of the cancellation of the regular City Council meetings of July 14, 2025, July 28, 2025 and August 26, 2025.

**Background and Explanation:**

**Attachments:**





**CITY COUNCIL .....No. C0235-25**

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDER RECOMMENDING THE CANCELATION OF THE REGULAR CITY  
COUNCIL MEETINGS OF JULY 14, 2025, JULY 28, 2025 AND AUGUST 25, 2025**

/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 cancels its regular meetings of July 14, 2025, July 28, 2025 and August 26, 2025.



A true copy attest

Sergio Cornelio, City Clerk



C0237-25

---

**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** June 23, 2025

---

**Agenda Item:**

A resolution authorizing the City Council President to send a letter to the Office of the Inspector General to provide an update on the City Council's progress on addressing the recommendations in their letter of February 27, 2025 and seeking guidance in how to proceed given that the requested funding for such continued efforts was denied in the city's Fiscal Year 2026 budget.

**Background and Explanation:**

**Attachments:**



## Everett City Council

City Hall, 484 Broadway, Third Floor, Room 38  
Everett, Massachusetts 02149  
Telephone Number (617) 394-2237

**Guerline Alcy Jabouin**  
**Anthony DiPierro**  
**Holly D. Garcia**  
**John F. Hanlon**  
**Michael K. Marchese**

**Stephanie Martins**  
**City Council President**

**Wayne A. Matewsky**  
**Peter Pietrantonio**  
**Katy P. Rogers**  
**Stephanie V. Smith**  
**Robert J. Van Campen**

June 24, 2025

Jeffrey S. Shapiro, Inspector General  
Office of the Inspector General  
John W. McCormack Building  
One Ashburton Place, Room 1311  
Boston, MA 02108  
[IGO-FightFraud@mass.gov](mailto:IGO-FightFraud@mass.gov)

**Re: Mayor Longevity Payments**  
**Everett City Council Response to OIG April 3, 2025 Letter**  
**Follow-up to My Letter of May 5, 2025**

Dear Inspector General Shapiro:

This letter is an update for the letter I sent on behalf of the City Council on May 15, 2025. The Council has worked diligently and in good faith to implement the recommendations set forth in your letter of February 27, 2025. To this end, among other steps taken, counsel has been retained, relevant oversight agencies have been notified, a forensic auditor firm has been engaged and funded, and the relevant longevity ordinance has been rescinded. The Council has demanded that Mayor DeMaria return the \$180,000 in improper longevity payments but he has refused to do so. Most recently, the Council requested funding of \$200,000 in the FY 2026 budget to be utilized to commence and prosecute a lawsuit against the Mayor to recover the improper longevity payments. Unfortunately, the Mayor has refused to appropriate the funds. (In a city form of government and under the Everett Charter, appropriations can only originate with the Mayor, and funds cannot be appropriated without an appropriation by the Mayor.) In response to the Council's request for funding for FY 2026, Mayor DeMaria stated at a May 21, 2025 City Council Budget meeting that he would not support funding for the Council to commence litigation because of a prior vote of no confidence against him, and said that there should be no money expended to collect the improper funds. Here is a link to an excerpt of the City Council Budget meeting, where the Mayor sets forth his position:

<https://www.facebook.com/cityofeverettma/videos/580906751248834>

The Mayor recently made similar statements in a post he made on his Facebook page, and a copy of that post is attached to this letter.

In view of the foregoing, it is clear that the City Council will not have access to funding to commence litigation to recover the improper payments, and will need the assistance of the Attorney General, the Office of Inspector General, or other state agency to take the lead in prosecuting litigation to recover the improperly paid funds. Absent a state agency taking the lead in this litigation, or absent a change in position by the Mayor in his refusal to return the funds and his unwillingness to fund the Council's efforts to obtain return of the improperly dispersed funds, the Council will have no means to recover the funds.

Any assistance that your office can provide in assisting the Council in its efforts would be greatly appreciated. I look forward to your earliest response to this letter.

Thank you.

Very truly yours,

Stephanie Martins  
City Council President

Enclosure

cc: Everett City Council  
Christopher J. Petrini, Special Counsel

2025.06.09 Letter to OIG re Update (505-00)

# Exhibit A

1:06

100



Mayor Carlo DeMaria



(Post 1 of 2)

There have been people jumping to the wrong conclusions about the longevity payments I received and questioning how I have performed while serving as Mayor, despite all the information and evidence to the contrary that I have provided. Now, a reporter from The Boston Globe is writing a story on the issue. Since it has been proven that reporters choose to write what they want about my public service and not share the facts, I wanted to make sure that residents have those facts and not just what they choose to print.

Here are the facts about longevity

? Why Was Longevity Adopted?

The City Council adopted longevity for the position of Mayor to bring the position's compensation closer to that of surrounding communities' chief executives.

"I think we need to put a side-note that this is for whoever sits in the office, that we do what's right for the position and not for the individual. And I think we need to do that when we're talking about all salaries across the board whether it's an executive position or a clerical position or any position in the City - you have to look at what's right for the position. And I truly believe that, by voting this, it brings it up to equa with other surrounding communities' positions." - Councilor Michael McLaughlin (September 26, 2016)

"I just want to echo the words of Councilor McLaughlin. I agree 100%. Thank you. - Councilor Michael Mangan (September 26, 2016)

"I've done a lot of research in other cities and towns. All this does is really brings it up to date to the other cities and towns and what we should have been paying a long time ago. - Councilor Rosa DiFlorio (September 26, 2016)

Comment as Chris Petri



1:06

100



Mayor Carlo DeMaria



At the time this was being discussed, the salary for Everett's Mayor was \$109,101 per year. Comparing this salary to the mayors' salaries in surrounding communities, Everett was \$11,791 lower than Revere, \$27,352 lower than Medford, \$44,115 lower than Quincy, \$66,380 lower than Boston, and \$72,630 lower than Somerville. At the time the ordinance was passed, I had served three terms as Mayor. The \$30,000 longevity payment placed my compensation right in the middle of our surrounding communities' mayors.

#### ? Why Was Longevity Paid Annually?

All longevity payments in the City of Everett - Union Employees, Non-Union Employees, and mayor - are annual payments.

Given that the intention of the Ordinance, as demonstrated from the words of the City Councilors who deliberated upon and voted to pass the Ordinance, was to bring the mayor's compensation up to that of mayors in surrounding communities, the annual longevity payment was the only rational conclusion to achieve said goal.

#### ? How Many Times Was Longevity Discussed by the City Council?

The first draft of a Longevity Ordinance for the position of Mayor was introduced on June 13, 2016. This was referred to the Committee on Ways & Means on June 23, 2016. The item was back before the full City Council on July 25, 2016, at which point the sponsor of the Ordinance stated that the language needed to be revised and referred it back to himself. A revised version of the Longevity Ordinance appeared back before the City Council on September 26, 2016, which received an affirmative vote for Enrollment (10 Yeas | 1 Nay). The Ordinance was then voted for Ordainment on October 11, 2016 (8 Yeas | 1 Nay). So, for nearly 4 months, this Ordinance was discussed and debated before a committee and the full body of the City Council. Councilors were afforded multiple opportunities at no fewer than five separate meetings to ask clarifying questions, to assert any

Comment as Chris Pettrini



1:06

100



Mayor Carlo DeMaria

10k



on October 11, 2016 (8 Years | 1 Day). So, for nearly 4 months, this Ordinance was discussed and debated before a committee and the full body of the City Council. Councilors were afforded multiple opportunities at no fewer than five separate meetings to ask clarifying questions, to assert any opposition that they may have, or to request amendments to the language.



Like



Comment



Share

25

4 shares

Most relevant



Stephanie Martins

FYI-- The council was never formally asked to provide a purpose. The funds were deliberately cut

10k Like Reply

8



Peter Pietrantonio · Add friend

It's not the longevity it's the amount that was taken. The number that was always mentioned was 10k after you completed a term. Not 10k a year from what I understand.

10k Like Reply

3



Elio LoRusso · Add friend

Mayor Carlo DeMaria 4 more years!!!

10k Like Reply

8



Peter Pietrantonio · Add friend

How about these numbers for Mayors

Malden 150k

Roxbury 150k

Comment as Chris Pettrini





12:46

100



Mayor Carlo DeMaria

18m · 🌐



(Post 1 of 2)

There have been people jumping to the wrong conclusions about the longevity payments I received and questioning how I have performed while serving as Mayor, despite all the information and evidence to the contrary that I h... See more



Like



Comment



Share

👍❤️ 25

4 shares

Most relevant ▾



Stephanie Martins

FYI-- The council was never formally asked to provide a purpose. The funds were deliberately cut.

17m · Like · Reply

👍👍



Peter Pietrantonio · Add friend

It's not the longevity it's the amount that was taken. The number that was always mentioned was 10k after you completed a term. Not 10k a year from what I understand.

16m · Like · Reply

3 🗨️



Elio LoRusso · Add friend

Mayor Carlo DeMaria 4 more years!!!

15m · Like · Reply

3 🗨️



Peter Pietrantonio · Add friend

How about these numbers for Mayors

Malden 150k  
Revere 167k  
Medford, 135k  
-- -- --

Comment as Chris Petrioli

612



12:46 📶

📶 100%



Mayor Carlo DeMaria

18m · 🌐



Peter Pietrantonio · Add friend

How about these numbers for Mayors

Malden 150k  
Revere 167k  
Medford 135k  
Boston 207k  
Somerville 150k

Everett 235k plus 6k car allowance

Plus his longevity, which was an additional 40 K a year until 2023

Not bad

That's the Facts

20 · Like · Reply



Bartas Samaitis

Good Job Mayor! I wish Medford had a Mayor like you!

14m · Like · Reply



Peter Sikora

Mayor DeMaria 4 more years!

16m · Like · Reply



Joseph Lamonica

I think it is public records. Counse for?

18m · Like · Reply



Lisa Scott replied · 1 reply



Colleen Garrity










Where is the longevity pay as a union worker

Comment as Chris Petroni



12:46

100

- **Mayor Carlo DeMaria**  
12:46  
12:46 · 12:46 · 12:46
- **Peter Sikora**  
Mayor DeMaria 4 more years!  
12:46 · Like · Reply · 3
- **Joseph Lamonica**  
I think it is public records. Course for  
12:46 · Like · Reply · 3
- **Lisa Scott** replied · 1 reply
- **Colleen Garrity**  
Where is the longevity pay as a union worker (teacher) in the city of everett? Because I for sure do not receive one.  
12:46 · Like · Reply · 12
- **Robert Davis** replied · 2 replies
- **Niki Elizabeth**  
I'm sorry if this is a bad time.. I've been trying to contact you about this rat situation in my neighborhood. I had an appointment scheduled for a phone call but didn't hear from you or Erin. I'd appreciate it immensely if you got in touch with me ASAP. Thank you.  
12:46 · Like · Reply · 4
- **Michelle Goudey**  
ABSOLUTELY NO POLITICIAN DESERVES ANY FINANCIAL FORM OF LONGEVITY EXCEPT THROUGH RE-ELECTION!!  
12:46 · Like · Reply · 14
- You haven't connected to any of the people you follow.

Comment as Chris Patrini

0/2



1:06

100



Mayor Carlo DeMaria

18



(Post 2 of 2)

There have been people jumping to the wrong conclusions about the longevity payments I received and questioning how I have performed while serving as Mayor, despite all the information and evidence to the contrary that I have provided. Now, a reporter from The Boston Globe is writing a story on the issue. Since it has been proven that reporters choose to write what they want about my public service and not share the facts, I wanted to make sure that residents have those facts and not just what they choose to print.

Here are additional facts about longevity.

? The reporter asked what led me to believe I was owed bonuses of as much as \$40,000 a year and the following response was shared.

The longevity payments I received were based on the language of the ordinance that was passed ultimately by the City Council after multiple discussions about what the office should be paid. The City Council in 2016 discussed this issue on four different occasions over the course of several months. The Council had multiple opportunities to review the ordinance language they passed and later on how it was implemented.

? I was asked if I am going to pay back the \$180,000 the inspector general identified as excess payments and the following comment was shared.

I have not done anything to violate the trust of Everett residents regarding the longevity payments I received. Those who are calling for repayment want to convince residents that I have done something wrong and it's more important that residents know the truth that I followed the language of the ordinance and did not violate their trust.

? I was asked why I denied the City Council's request for \$200,000 in additional funds for an audit to investigate and the following comment was shared.

The City Council's vote of no confidence proves that it has

Comment as Chris Petriani



1:06

100



Mayor Carlo DeMaria

18m



The City Council's vote of no confidence proves that it has already come to its conclusions, so a request for additional funding is unnecessary. I submitted an order for \$150,000 in the current fiscal year because the Council said that was needed to take the steps referred to it by the OIG, including auditing. The FY26 budget request did not include information on why the City Council needed those funds to execute duties that fall within their official duties and responsibilities.

? The reporter shared that the council is now threatening to reject the budget unless I restore that \$200,000 and what happens if council rejects the budget? The following comment was shared.

A refusal by the City Council to approve a budget would bring government services to a halt and threaten the public health and safety of Everett and its residents. Any councilor who would even consider doing such a thing over an issue that is clearly based only on political motivation does not deserve the trust of the residents of Everett. Our residents deserve to have their interests prioritized over politics.

? The reporter asked if I wanted the city to spend another \$200,000 instead of returning the \$180,000 that the inspector general said I did not deserve and asked why I was seeking due process. The following comment was shared.

The Everett City Council made its conclusions on this issue clear before engaging in any process, just as the OIG issued its letter two days after meeting with me for less than an hour. Both of these actions clearly reflect a rush to judgement and a desire to reach a certain conclusion without consideration of all of the evidence and documentation provided that prove those conclusions are wrong.



Like



Comment



Share

47

Comment as Chris Petriani



12:46

100



Mayor Carlo DeMaria

18h · 🌐



(Post 2 of 2)

There have been people jumping to the wrong conclusions about the longevity payments I received and questioning how I have performed while serving as Mayor, despite all the information and evidence to the contrary that I h... See more



Like



Comment



Share

👍❤️ 47

7 shares

Most relevant ▾



**No Stones Thrown Counseling Services Inc**

During these times we need to take a moment to reflect and clear our minds. Political leaders and political issues are causing us to lose sight of what we could achieve as a collective.

What about a Town Hall meeting with the community. Allow preregistration questions to be prioritized for the meeting given the Mayor time to prepare and the residents the answers they need.

Allow yourself the opportunity to dream of a future together with the entire community as the focus. Be intentional about listening to the dreams people have for this community. Every one deserves to be heard in a manner that models reflective listening and engagement.

Sending positive energy to all! 🙏

2h · Like · Reply



**Christopher J. DiLoreto**

They should have to give you DOUBLE

12h · Like · Reply

1 🗨️

Comment as Chris Petroni





12:47

100

- **Mayor Carlo DeMaria**  
12:47
- 15h · Like · Reply · 1 🗨️
- **John Norris**  
High property values, reasonable taxes, low crime and clean streets. Keep up the good work Mr. Mayor!
- 15h · Like · Reply · 2 🗨️
- **Peter Sikora**  
Mayor DeMaria 4 more years!
- 15h · Like · Reply · 2 🗨️
- **Richard Scirocco**  
Some people need a map to follow situations they are introduced too. We should have you come on the show as a guest to explain in simple terms.
- 15h · Like · Reply
- **Karen Polvinen** replied · 15h
- **Elio LoRusso** · Good friend  
Mayor DeMaria, keep up with your great work for the city of Everett!
- 15h · Like · Reply · 2 🗨️
- **Michelle Goudey**  
Just pay it back!
- 15h · Like · Reply · 2 🗨️
- **Sandra Belhaimer**  
Thanks for sharing, I love Mayor DeMaria!
- 15h · Like · Reply · 3 🗨️
- **Paul Panzini**  
Pay it back!!!
- 15h · Like · Reply · 1 🗨️
- Comment as Chris Petriani · 612 🗨️


12:47


100%

**Mayor Carlo DeMaria**  
18m · 🌐

15m · Like · Reply


1 🗨️

**Paul Panzini** replied · 1 reply

**Paula Hennessey**  
if you need to explain all this....something ain't right.  


11m · Like · Reply

4 🗨️

**Kenneth Jarvinen**  
Mayor Carlo is the Best Mayor Everett has ever had, his Great accomplishments has brought Everett back up to where it should be! Let's not forget he brokered the building of the Wynn casino which brings a large amount of tax revenue, jobs and wealth for Everett residents. He has the right to let the system play out as a whimsical politically charged attack is only self serving for the individuals trying to gain by it and only hurts the citizens of Everett who want an efficient well run city with an excellent future with Mayor Carlo at the helm!  



5m · Like · Reply

2 🗨️

**No Stones Thrown Counseling Services Inc**  
The City Council just approved a housing development project that shouldn't be considered at this time given the recent federal cuts to housing. Is anyone thinking about residential assistance for the current low income housing in Everett? Or the families doubling up to survive?  
  
Is there any consideration for the landlords that pay their mortgage from rental income, from section 8 vouchers or scattered sites for domestic violence victims?  

...

Comment as Chris Petriani





12:47

100



Mayor Carlo DeMaria



you missed it Mr. Mayor .... Direct from the budget book that you provided to us "Professional and Technical Services FY25 BUDGET 160000 FY 26 REQUEST 200000 Will need some beginning of the following years' ordinance review. Additional funds added to comply with OIG's recommendations requesting an audit and to cover initial private legal counsel fees."

Like Like Reply

15



Stephanie Martins Everett Ward 2 City Councilor

Mr. Mayor, while you were absent for much of the past months, the City Council has been meeting in executive session—fully in accordance with the agenda—to discuss pending litigation.

The initial \$150,000 appropriation was responsibly allocated to secure legal counsel and initiate a legal case. A case that YOU, Mr. Mayor, have now unilaterally chosen to settle—positioning yourself as judge, jury, and beneficiary.

Let's be absolutely clear: the case will only reach a court of law—and allow a true legal decision to be made—if the Council receives the additional funding necessary to move forward. You, Mr. Mayor, have INTENTIONALLY blocked that funding. That is not governance; that is RETALIATION.... See more

Like Like Reply

19



Felicia Valeri replied · 1 day ·

What refund is provided for the money already paid? If not, then it's not

Comment as Chris Petroni



12:47

100



Mayor Carlo DeMaria



No Stones Thrown Counseling Services Inc

The City Council just approved a housing development project that shouldn't be considered at this time given the recent federal cuts to housing. Is anyone thinking about residential assistance for the current low income housing in Everett? Or the families doubling up to survive?

Is there any consideration for the landlords that pay their mortgage from rental income, from section 8 vouchers or scattered sites for domestic violence victims?

I think we have a unique opportunity to chew gum while walking? What specific meetings are happening to support residents with these issues or are we using this financial blamish distract us from the real issues?

Like Reply



Stephanie Smith, City Council at Large

There is commentary from the City Council on why the additional funds are needed. Not sure how you missed it Mr. Mayor .... Direct from the budget book that you provided to us.  
"Professional and Technical Services  
FY25 BUDGET 160000  
FY 26 REQUEST 200000  
Will need some beginning of the following years' ordinance review. Additional funds added to comply with OIG's recommendations requesting an audit and to cover initial private legal counsel fees."

Like Reply

15



Stephanie Martins Everett Ward 2 City Councilor

Comment as Chris Petroni





C0238-25

---

**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Holly D. Garcia, Councilor Robert J. Van Campen

**Date:** June 23, 2025

---

**Agenda Item:**

An order recommending the acceptance of Massachusetts General Laws Chapter 59, Section 50.- Good Landlord Tax Exemption

**Background and Explanation:**

**Attachments:**

**Part I** ADMINISTRATION OF THE GOVERNMENT**Title IX** TAXATION**Chapter 59** ASSESSMENT OF LOCAL TAXES**Section 50** PROPERTY TAX EXEMPTION FOR REAL PROPERTY  
CLASSIFIED AS CLASS ONE, RESIDENTIAL IN THE CITY OR  
TOWN; QUALIFICATIONS; MUNICIPAL ORDINANCES

---

*[ Text of section added by 2023, 50, Sec. 3 effective January 2, 2023 for tax years beginning on or after January 1, 2023. See 2023, 50 Sec. 49.]*

Section 50. (a) In any city or town that accepts this section, the board of selectmen or select board of the town, the town council of a municipality having a town council form of government, the city manager, with the approval of the city council, in the case of a city with a plan D or plan E form of government, or the mayor, with the approval of the city council, in all other cities, may establish a property tax exemption for real property classified as Class One, residential in the city or town. To qualify for the exemption, the property shall be: (i) rented at an affordable housing rate, as determined by the city or town and in accordance with the United States Department of Housing and Urban Development guidance and regulations; (ii) rented on a yearly basis; and (iii) occupied year-round by a person or persons whose household income does not exceed an amount to be set by the city or town; provided, however, that

said income shall not be more than 200 per cent of the area median income. The property tax exemption shall be for an amount determined by the city or town; provided, however, that the amount shall not be more than the tax otherwise due on the parcel based on the full and fair assessed value multiplied by the square footage of the housing units rented and occupied by a person or persons whose household income is not more than the income limit set pursuant to clause (iii), divided by the total square footage of a structure located on the parcel. Assessment of property seeking an exemption under this section, if by an income approach to value, shall assume fair market rent for all units. The property owner seeking the exemption shall submit to the city or town any documentation the city or town deems necessary, including, but not limited to, a signed lease and proof of the occupying person or persons' household income, to confirm the eligibility of the property for the exemption under this section.

(b) A municipality may adopt ordinances or by-laws to implement this section.