



AGENDA PACKET

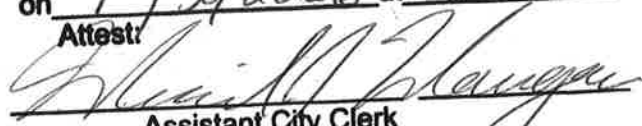
**SPECIAL MEETING OF THE CITY COUNCIL
MONDAY, AUGUST 03, 2026 6:00 PM**

EVERETT CITY CLERK'S OFFICE
REC'D 2026 JUL 30 AM 8:15

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

Posted in accordance with the
provisions of Mass. General Laws
Chapter 30A- Sections 18-25

on 7/30/2026 at 8:15 Am
Attest:


Assistant City Clerk



AGENDA

SPECIAL MEETING OF THE CITY COUNCIL MONDAY, AUGUST 03, 2026 6:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0178-26** Petition/s/ Councilor Stephanie V. Smith, as President

A petition from National Grid requesting permission to install approximately 10' of 2-4" conduit from existing pole #1478-0 to private property to provide a permanent overhead to underground service at 11 Swan Street

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of 06/22/2026

COMMUNICATIONS FROM HIS HONOR THE MAYOR

2. **C0175-26** Order/s/ Councilor Stephanie V. Smith, as President

An order requesting approval to accept and expend a \$10,000.00 donation from the Everett Foundation for Aged Persons to support the Council on Aging

3. **C0176-26** Appointment/s/ Councilor Stephanie V. Smith, as President

An order requesting the confirmation of the appointment of the attached list of individuals as sworn weighers at Distrigas of Massachusetts at 18 Rover Street for an unpaid term of 1 year beginning August 3, 2026

4. **C0180-26** Appointment/s/ Councilor Stephanie V. Smith, as President

An order requesting the confirmation of the appointment of Lauri Medeiros to the Everett Disability Commission for a term not to exceed three (3) years, commencing on September 14, 2026 and ending on September 14, 2029.

5. C0181-26 Appointment/s/ Councilor Stephanie V. Smith, as President

An order requesting the confirmation of the promotion of Firefighter Sean Hogan to the rank of Lieutenant on the Everett Fire Department

6. C0184-26 Appointment/s/ Councilor Stephanie V. Smith, as President

An order requesting the confirmation of the appointment of Norilyz Valentin to serve as Director of Information Technology for the City of Everett, for a term of 3 years to begin immediately upon City Council confirmation.

7. C0186-26 Resolution/s/ Councilor Stephanie V. Smith, as President

Overview of draft PILOT Agreement between the City and Distrigas

PETITIONS AND LICENSES

8. C0177-26 Petition/s/ Councilor Stephanie V. Smith, as President

A petition requesting the renewal of a special license for extended hours of operation for Taqueria Don Roge at 1739 Revere Beach Parkway

9. C0179-26 Petition/s/ Councilor Stephanie V. Smith, as President

A petition requesting the approval of a new class two motor vehicle dealer license for Triple S Auto Group LLC at 153 Ferry Street

10. C0185-26 Petition/s/ Councilor Stephanie V. Smith, as President

A petition requesting approval to issue a special one-day alcoholic beverage license to Julius Ofurie to serve beer and wine at a funeral to be held at the Connolly Center (90 Chelsea Street) on Saturday August 15, 2026 from: 12:00 pm – 12:00 am

UNFINISHED BUSINESS

11. C0167-26 Ordinance/s/ Councilor Stephanie V. Smith, as President

An ordinance amending Section 4.1 - Building Permit Fees of the Revised Ordinances the City of Everett

NEW BUSINESS

12. C0183-26 Order/s/ Councilor Stephanie V. Smith, as President

An order calling for a State Primary Election

EXECUTIVE SESSION

13. C0187-26 Resolution/s/ Councilor Stephanie V. Smith, as President

Executive session to discuss the legal strategy related to the draft Distrigas PILOT Agreement. In accordance with M.G.L. ch 30A, s. 21(a)(3), the purpose of this executive session is to discuss pending litigation strategy related to the PILOT Agreement in executive session because discussing said strategy in an open meeting may have a detrimental effect on the City's litigation position(s).

ADJOURNMENT

www.cityofeverett.com

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

Respectfully submitted:

David R. Flood

Legislative Research/Systems Analyst
Everett City Council Office



C0178-26

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: August 3, 2026

Agenda Item:

A petition from National Grid requesting permission to install approximately 10' of 2-4" conduit from existing pole #1478-0 to private property to provide a permanent overhead to underground service at 11 Swan Street

Background and Explanation:

Attachments:

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

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

EVERETT CITY CLERK'S OFFICE
REC'D 2026 JUL 1 PM12:55

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 – Swan Street - Everett, Massachusetts.

The following are the streets and highways referred to:

WR# 31353746

Swan Street- National Grid to install underground facilities on Swan Street. Beginning at a point approximately 160 feet Northeast of the centerline of the intersection of Swan Street and Buckman Street and continuing approximately 10 feet in a Southeasterly direction. National Grid to install approximately 10' of 2-4" conduit from existing pole #1478-0 to private property to provide a permanent overhead to underground service at 11 Swan Street. Everett MA

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Mackelly Norril*
BY _____
Engineering Department

Questions contact – John Jankowski (781)-388-5212 or john.jankowski@nationalgrid.com

Dated: July 1, 2026

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 30th day of June, 2026.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Swan 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# 31353746

Swan Street- National Grid to install underground facilities on Swan Street. Beginning at a point approximately 160 feet Northeast of the centerline of the intersection of Swan Street and Buckman Street and continuing approximately 10 feet in a Southeasterly direction. National Grid to install approximately 10' of 2-4" conduit from existing pole #1478-0 to private property to provide a permanent overhead to underground service at 11 Swan 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 on20....., 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.

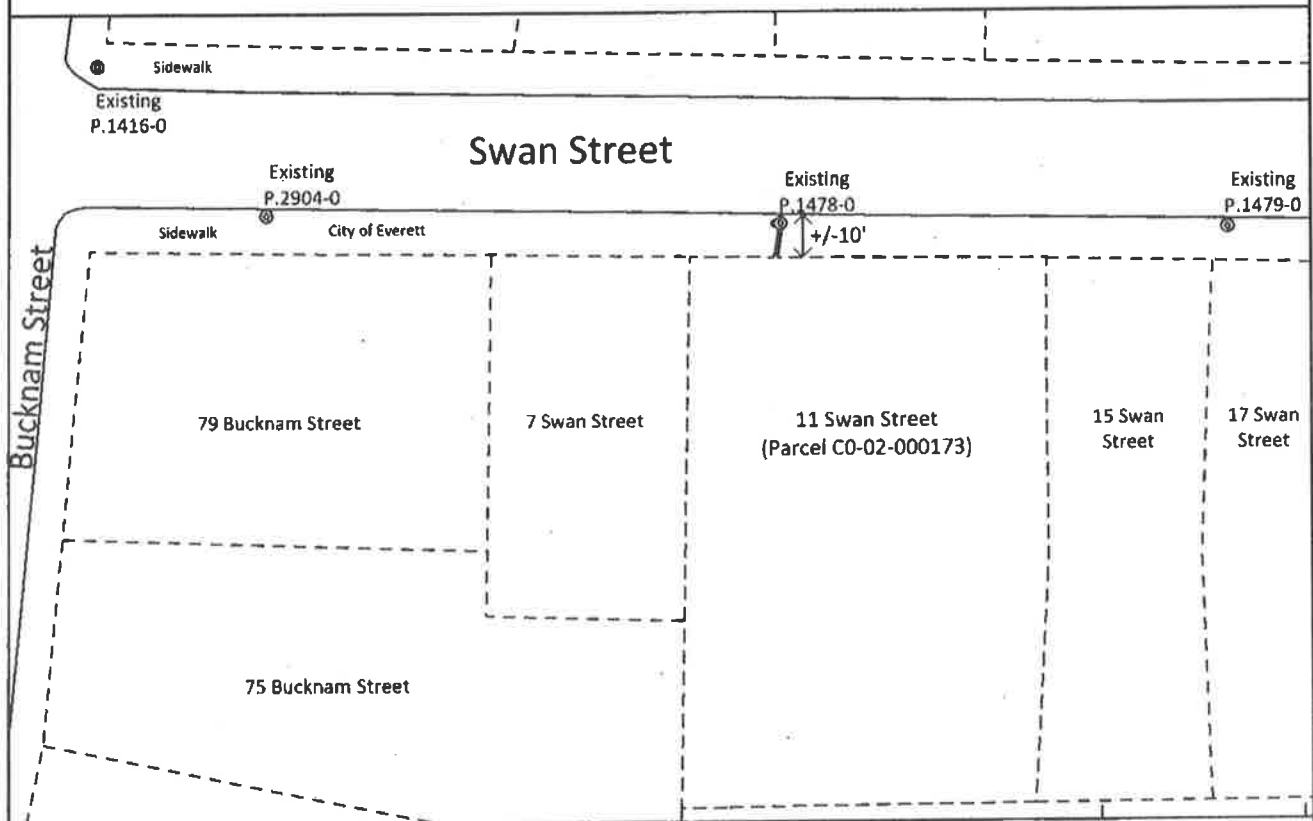
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.....
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EXHIBIT A – NOT TO SCALE

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

11 Swan Street
Everett, MA



NOT TO SCALE

LEGEND

-  Existing Pole
-  Proposed UG Conduit/Cable
-  Property Line
-  Existing

PETITION

11 Swan Street

Everett, MA

Date: 06.30.2026

Designer: AZURDJ

W/R: 31353746

SKETCH TO ACCOMPANY
PETITION (1 of 1):

nationalgrid



Item Number {{item.number}}

MEETING MINUTES

REGULAR MEETING OF THE CITY COUNCIL MONDAY, JUNE 22, 2026 7:00 PM

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

ROLL CALL

Members Present

Guerline Alcy Jabouin, Michele Capone, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Stephanie Martins, Vivian Nguyen, Peter Pietrantonio, Katy Rogers, Stephanie Smith

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0155-26** Petition/s/ Councilor Stephanie V. Smith, as President

A petition from National Grid requesting permission to install approximately 10' of 2-4" conduit on Irving Street from existing pole #694-0 to provide a permanent overhead to underground service at 41-47 Union Street

The petitioner requested to withdraw the petition without prejudice after a public hearing on the petition was advertised

Council Chair Marchese asked for a motion to withdraw without prejudice.

MOTION:	Favorable Action
MOVER:	Holly Garcia
SECONDER:	Guerline Alcy Jabouin
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of 05/26/2026

MOTION:	Accept Meeting Minutes
MOVER:	Holly Garcia
SECONDER:	Stephanie Martins
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

Minutes of the Special Meeting of the City Council of 06/08/2026

MOTION:	Accept Meeting Minutes
MOVER:	Holly Garcia
SECONDER:	Stephanie Martins
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

Minutes of the Regular Meeting of the City Council of 06/08/2026

MOTION:	Accept Meeting Minutes
MOVER:	Holly Garcia
SECONDER:	Stephanie Martins
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

COMMUNICATIONS FROM HIS HONOR THE MAYOR**2. C0170-26** Order/s/ Councilor Stephanie V. Smith, as President

An order requesting approval to accept and expend a grant from the Massachusetts Office of Travel and Tourism in the amount of \$5,000.00.to cover a portion of the public safety expenses incurred in connection with the Everett Fan Fest watch party

Council Member Pietrantonio requested that they send correspondence once the total cost of the event is available.

MOTION:	Favorable Action
MOVER:	Peter Pietrantonio

SECONDER:	Guerline Alcy Jabouin	Item Number {{item.number}}
RESULT:	Passed [10 TO 0]	
AYES:	Alcy Jabouin, Capone, DiPierro, Hanlon, Garcia, Marchese, Martins, Nguyen, Pietrantonio, Rogers	
NAYS:		
AWAY:	Smith	

3. **C0171-26** Appointment/s/ Councilor Stephanie V. Smith, as President

An order recommending confirmation of the appointments of Kristopher Buck, Nicole Flores, Gustavo Romero, Shawn McCormack, Scott Fitzmeyer and Joseph Granara as Police Officers for the City of Everett .

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

4. **C0174-26** Order/s/ Councilor Stephanie V. Smith, as President

An order requesting approval of the payment of a FY25 invoice from Ideal Pools totaling \$528.00.

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

PETITIONS AND LICENSES

5. **C0169-26** Petition/s/ Councilor Stephanie V. Smith, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Malden Auto Body of Everett at 49 Robin Street

MOTION:	Favorable Action
MOVER:	Holly Garcia
SECONDER:	Guerline Alcy Jabouin
RESULT:	Passed [10 TO 0]

AYES:	Alcy Jabouin, Capone, DiPierro, Hanlon, Garcia, Marchese, Martins, Nguyen, Pietrantonio, Rogers	Item Number {{item.number}}
NAYS:		
AWAY:	Smith	

COMMITTEE REPORTS

6. **C0164-26** Order/s/ Councilor Stephanie V. Smith, as President

An order requesting approval to transfer a sum not to exceed \$1,200,000 be from the city's Stabilization Fund to the city's Linkage Fund

Council Member Pietrantonio further explained that the previous administration promised Neighborhood Development \$3,000,000 out of the linkage fee, but they didn't have the \$3,000,000 in the linkage fee. The current administration is borrowing from the stabilization fund to give to the developer as promised, and once the linkage fee is replenished, it will reimburse the stabilization fund.

MOTION:	Favorable Action
MOVER:	Stephanie Martins
SECONDER:	Holly Garcia
RESULT:	Passed [6 TO 4]
AYES:	DiPierro, Hanlon, Garcia, Martins, Nguyen, Rogers
NAYS:	Alcy Jabouin, Capone, Marchese, Pietrantonio
AWAY:	Smith

7. **C0165-26** Order/s/ Councilor Stephanie V. Smith, as President

An order requesting approval to transfer \$60,000 from the Fire Department Personnel expenses to the 911 Personnel expenses.

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

8. **C0161-26** Ordinance/s/ Councilor Katy L. Rogers

An ordinance promoting environmental sustainability by reducing single-use plastic service ware and single-use packaged condiments

The clerk read the item. Council Member DiPierro stated that this item is staying in

committee. No action was taken.

Item Number {{item.number}}

9. C0167-26 Ordinance/s/ Councilor Stephanie V. Smith, as President

An ordinance amending Section 4.1 - Building Permit Fees of the Revised Ordinances the City of Everett

Monica Lamboy, Chief Development Officer; Dave Palumbo, Building Commissioner; and Rich Connors, Wire Inspector appeared before the council. Ms. Lamboy explained that as part of the budget development process for FY27, they looked at fee schedules and revenue. She noted that building permit fees have not been updated in at least four and a half to five years, and electrical permits date back to 1998. She explained that while the administration has administrative authority to establish all fees, Mayor Van Campen wanted to bring all fees forward in a public setting for transparency. The proposal includes swapping out the electrical fees for a new schedule, creating a separate commercial fee, keeping residential one-to-three-unit fees unchanged, and proposing an increase for commercial and larger residential buildings.

The administration stated the fees are in line with other similar communities.

Council President Smith moved to accept the committee report.

MOTION:	Enroll
MOVER:	Stephanie Martins
SECONDER:	Holly Garcia
RESULT:	Passed [10 TO 0]
AYES:	Alcy Jabouin, Capone, DiPierro, Hanlon, Garcia, Marchese, Martins, Nguyen, Pietrantonio, Rogers
NAYS:	
AWAY:	Smith

UNFINISHED BUSINESS

10. C0007-26 Ordinance/s/ Councilor Katy L. Rogers, Councilor Vivian Nguyen, Councilor Stephanie Martins

An ordinance amending Section 37 (Everett Docklands Innovation District ("EDID")) of the city's Zoning Ordinance to add data center restrictions

The clerk read the five minor administrative amendments: 1) insertion of enrollment and proposed ordinance dates; 2) insertion of a complete document; 3) changing the ordinance's title to match its amended title in the city council agendas; 4) three sponsors were corrected to match city council's approved sponsors; and 5) standard wording and formatting used in all ordinances was inserted following the body of the enacting ordinance language.

MOTION:	Ordain
MOVER:	Stephanie Martins
SECONDER:	Guerline Alcy Jabouin
RESULT:	Passed [9 TO 2]
AYES:	Alcy Jabouin, Capone, DiPierro, Hanlon, Garcia, Martins, Nguyen, Pietrantonio, Rogers
NAYS:	Marchese, Smith
AWAY:	

Council President Smith announced that items 11 and 12 would be taken collectively. The vote passed. The clerk read both items. Council President Smith announced the purpose of the executive session in accordance with M.G.L. ch 30A, s. 21(a)(3), stating the city council is entering executive session to discuss claims or lawsuits filed against the city by James P. Ryan and Keith Slattery. She explained that discussing the lawsuits in open session would have a detrimental effect on the city's litigation position. She announced the council would adjourn after the executive session and would not reconvene in public meeting.

Council President Smith stated the motion was to invite the city solicitor, the chief administrative officer, and the city clerk to the executive session. The motion passed.

EXECUTIVE SESSION

11. C0172-26 Petition/s/ Councilor Stephanie V. Smith, as President

Executive Session to discuss a request for settlement (attached) filed on behalf of James P. Ryan. In accordance with M.G.L. ch 30A, s. 21(a)(3), the purpose of this executive session is to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body.

Council President Smith announced that items 11 and 12 would be taken collectively. The vote passed. The clerk read both items. Council President Smith announced the purpose of the executive session in accordance with M.G.L. ch 30A, s. 21(a)(3), stating the city council is entering executive session to discuss claims or lawsuits filed against the city by James P. Ryan and Keith Slattery. She explained that discussing the lawsuits in open session would have a detrimental effect on the city's litigation position. She announced the council would adjourn after the executive session and would not reconvene in public meeting.

Council Member Martins moved to invite the city solicitor and the clerk. Council President Smith clarified the motion was to invite the city solicitor, the chief administrative officer, and the city clerk to the executive session. The motion passed.

Council President Smith stated the motion was to invite the city solicitor, the chief

administrative officer, and the city clerk to the executive session. The motion passed.
Item Number {{item.number}}

MOTION:	Favorable Action
MOVER:	Stephanie Martins
SECONDER:	Peter Pietrantonio
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, Capone, DiPierro, Hanlon, Garcia, Marchese, Martins, Nguyen, Pietrantonio, Rogers, Smith
NAYS:	
AWAY:	

12. C0173-26 Resolution/s/ Councilor Stephanie V. Smith, as President

Executive Session to discuss a request for settlement (attached) filed on behalf of Keith Slattery. In accordance with M.G.L. ch 30A, s. 21(a)(3), the purpose of this executive session is to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body.

Council President Smith stated the motion was to invite the city solicitor, the chief administrative officer, and the city clerk to the executive session. The motion passed.

A motion was made and passed to go into Executive Session.

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

ADJOURNMENT

Meeting Adjourned at 8:28 PM





C0175-26

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: August 3, 2026

Agenda Item:

An order requesting approval to accept and expend a \$10,000.00 donation from the Everett Foundation for Aged Persons to support the Council on Aging

Background and Explanation:

Attachments:



Office of Mayor
Robert J. Van Campen

Item Number 2

June 22, 2026

The Honorable Stephanie Smith
President, Everett City Council
484 Broadway
Everett, MA 02149

RE: Accept & Expend Donation Check

Dear Madame President Smith:

I respectfully request that your honorable council vote to accept and expend a **\$10,000.00** donation from the **Everett Foundation for Aged Persons**. The funds will support the **Council on Aging**. This is a one-time donation.

I recommend your favorable passage of this order.

Respectfully submitted,

Robert J. Van Campen
Mayor of the City of Everett



City of Everett

484 Broadway, Everett, MA 02149 • 617-394-2270 • www.cityofeverett.com



June 22, 2026

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Smith, as President

Bill Number: Bill Type: Order	Be It Ordered: By City Council OF THE CITY OF EVERETT, as follows: That the City hereby accepts and authorizes the expenditure of a donation in the amount of \$10,000.00 from the Everett Foundation for Aged Persons, for supporting the Council on Aging.
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City of Everett



C0176-26

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: August 3, 2026

Agenda Item:

An order requesting the confirmation of the appointment of the attached list of individuals as sworn weighers at Distrigas of Massachusetts at 18 Rover Street for an unpaid term of 1 year beginning August 3, 2026

Background and Explanation:

Attachments:



Office of Mayor
Robert J. Van Campen

June 22, 2026

The Honorable Stephanie Smith
President, Everett City Council
484 Broadway
Everett, MA 02149

RE: Renewal of Sworn Weigher Certificates

Dear Madame President:

I respectfully request that the City Council confirm the appointments of Sworn Weigher Certificates for the following Plant Operators employed by Distrigas of Massachusetts Corporation, located at 18 Rover Street, Everett, Massachusetts, for the current year:

Bianca Andronic
Lauren Arpino
Jerome K. Bowen, Sr.
Julio "Cesar" Carmona
Raymond Comeau
Felipe Costa
Michael D'Ambra
Edgar Flores
Thomas Frizzell
Paul Kajunski
Peter Laubner
Charles Robinson
Sikkora "Peter" Seng
David Sousa

I respectfully request that the City Council confirm these renewals.

Thank you for your attention to this matter.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "R. Van Campen".

Robert J. Van Campen
Mayor of the City of Everett



City of Everett



June 22, 2026

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Smith, as President

Bill Number: Bill Type: Order	Be It Ordered: By City Council OF THE CITY OF EVERETT, as follows: That the City Council hereby confirm the appointments of the following list of Sworn Weighers: Bianca Andronic, Lauren Arpino, Jerome K. Bowen, Sr., Julio "Cesar" Carmona, Raymond Comeau, Felipe Costa, Michael D'Ambra, Edgar Flores, Thomas Frizzell, Paul Kajunski, Peter Laubner, Charles Robinson, Sikkora "Peter" Seng, and David Sousa.
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City of Everett



June 22, 2026

City Clerk's Office
City Hall
Broadway
Everett, Massachusetts 02149

RE: Certificates for Sworn Scale Weighers

Dear Mr. Cornelio:

The following list of Plant Operators is employed by Distrigas of Massachusetts Corporation, 18 Rover Street, Everett, Massachusetts. We would like to have their Sworn Weigher Certificates renewed for this year.

Bianca Andronic
Lauren Arpino
Jerome K. Bowen, Sr.
Julio "Cesar" Carmona
Raymond Comeau
Felipe Costa
Michael D'Ambra
Edgar Flores
Thomas Frizzell
Paul Kajunski
Peter Laubner
Charles Robinson
Sikkora "Peter" Seng
David Sousa

10 Somerset Avenue, Apt. 308, Winthrop, MA 02152
249 Boylston Street, Shrewsbury, MA 01545
24 Schultz Road, Brockton, MA 02402
121 Suffolk Avenue, Pawtucket, RI 02861
33 Winterwood Drive, Londonderry, NH 03053
38 Lake Street, Malden, MA 02148
56 Bartholomew Street, Peabody, MA 01960
45 Locust Street, #316, Haverhill, MA 01830
6 Foster Lane, Kingston, MA 02364
34 Winter Street, Hanover, MA 02339
3 Perkins Circle, Topsfield, MA
182 Clay Hill Road, Cape Neddick, ME 03902
109 Porter Street, Providence, RI 02905
21 Dutchland Avenue, Brockton, MA 02301

If you have any questions, please do not hesitate to contact me.

Sincerely,

/s/

Michele A. Noé
Site Admin Coordinator
Tel: (617) 381-8553
E-mail: michele.no@constellation.com

DISTRIGAS OF MASSACHUSETTS LLC
18 Rover Street
Everett, MA 02149



City of
Everett
Massachusetts

C0180-26

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: August 3, 2026

Agenda Item:

An order requesting confirmation of the appointment of Laurie Medeiros to the Everett Disability Commission for a term not to exceed three (3) years, commencing on September 14, 2026 and ending on September 14, 2029.

Background and Explanation:

Attachments:



Office of Mayor
Robert J. Van Campen

July 15, 2026

The Honorable Stephanie Smith
President, Everett City Council
484 Broadway
Everett, Massachusetts 02149

Dear Madam President:

Pursuant to the City of Everett Administrative Code, Section III(F), I hereby appoint, subject to confirmation by the City Council, Lauri Medeiros to the Everett Disability Commission for a term not to exceed three (3) years, commencing on September 14, 2026 and ending on September 14, 2029.

This appointment of Lauri Medeiros will fill a current vacancy on the Everett Disability Commission.

I respectfully request that the City Council confirm the appointment of Lauri Medeiros in accordance with the City's administrative code.

Thank you for your attention to this matter.

Thank you,

A handwritten signature in blue ink, appearing to read "R. Van Campen".

Robert J. Van Campen
Mayor of the City of Everett



City of Everett

484 Broadway, Everett, MA 02149 • 617-394-2270 • www.cityofeverett.com



City of
Everett
Massachusetts

C0181-26

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: August 3, 2026

Agenda Item:

An order requesting the confirmation of the promotion of Firefighter Sean Hogan to the rank of Lieutenant on the Everett Fire Department

Background and Explanation:

Attachments:



Office of Mayor
Robert J. Van Campen

July 20, 2026

The Honorable Stephanie Smith
President, Everett City Council
484 Broadway
Everett, MA 02149

Dear Madame President:

I respectfully request that the City Council confirm the promotion of Firefighter Sean Hogan to the rank of Lieutenant on the Everett Fire Department.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "R. Van Campen", is written over a faint, larger version of the signature.

Robert J. Van Campen
Mayor of the City of Everett



City of Everett



August 3, 2026

City of Everett, Massachusetts
CITY COUNCIL

Offered By: _____
Councilor Stephanie Smith, as President

Bill Number: Bill Type: Order	Be It Ordered: By City Council OF THE CITY OF EVERETT, as follows:
	That the City Council hereby confirm the promotion of Sean Hogan to the rank of Lieutenant on the Everett Fire Department.



City of Everett



C0184-26

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: August 3, 2026

Agenda Item:

An order requesting the confirmation of the appointment of Norilyz Valentin to serve as Director of Information Technology for the City of Everett, for a term of 3 years to begin immediately upon City Council confirmation.

Background and Explanation:

Attachments:



Office of Mayor
Robert J. Van Campen

Item Number 6

July 28, 2026

Honorable City Council
City Hall
484 Broadway
Everett, Massachusetts 02149

RE: Appointment of Norilyz Valentin as Director of Information Technology

Dear President Smith and Honorable Members of the City Council,

I am pleased to submit for your consideration the appointment of Norilyz Valentin to serve as Director of Information Technology for the City of Everett, for a term of 3 years to begin immediately upon city council confirmation.

Ms. Valentin brings a strong combination of leadership, technical expertise, and commitment to public service. Throughout her career at both the municipal and state levels, she has demonstrated the ability to modernize technology systems, improve operational efficiency, strengthen cybersecurity, and implement innovative solutions that enhance the delivery of municipal services.

As IT Director, Ms. Valentin will be responsible for guiding Everett's technology strategy, overseeing the City's information technology infrastructure, promoting digital innovation, safeguarding information systems, and ensuring that technology investments support the City's operational and strategic goals.

Ms. Valentin possesses the experience, professionalism, and dedication necessary to serve the residents of Everett with distinction. Confirming her appointment will help position the city to continue advancing reliable, secure, and efficient technology services for our employees and our community.

I respectfully request that the City Council vote to confirm the appointment of Norilyz Valentin as Director of Information Technology for the City of Everett.

Thank you for your consideration of this appointment. I look forward to working together as we continue to strengthen the City's leadership team and deliver exceptional public service to the people of Everett.

Respectfully submitted,

Robert J. Van Campen
Mayor of the City of Everett



City of Everett

484 Broadway, Everett, MA 02149 • 617-394-2270 • www.cityofeverett.com



City of
Everett
Massachusetts

C0186-26

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: August 3, 2026

Agenda Item:

Overview of draft PILOT Agreement between the City and Distrigas

Background and Explanation:

Attachments:



Office of Mayor
Robert J. Van Campen

Item Number 7

Honorable Members of the Everett City Council
Everett City Hall
484 Broadway
Everett, Massachusetts 02149

Dear Honorable Members of the City Council:

I am submitting for the City Council's consideration and approval a proposed five-year Payment in Lieu of Taxes agreement between the City of Everett and Distrigas of Massachusetts, LLC, owner of the liquefied natural gas facility off Rover Street.

The City and Distrigas have been engaged in litigation for several years regarding the assessed value of this unique property. Valuation became more difficult following the closure of the Mystic power station and Distrigas' transition to five-year contracts approved by the Massachusetts Department of Public Utilities. While those contracts currently support the facility's operations, its value after they expire remains uncertain.

The proposed agreement establishes an annual valuation of \$127,000,000 for five years. Taxes would be calculated using the City's applicable tax rate each year and paid on the regular property-tax billing schedule.

The valuation reflects an average of the declining values developed by the parties' respective experts. This approach provides stability for the City's tax levy and avoids the need for a new disputed valuation each year. The Massachusetts Department of Revenue has approved this approach.

The agreement would also be a key component of resolving all outstanding litigation between the City and Distrigas, avoiding further legal and expert costs.

I respectfully request that the City Council approve the proposed agreement. The accompanying memorandum and draft PILOT provide additional details regarding the valuation, payment structure, and resolution of the pending litigation.

Respectfully submitted,

Robert J. Van Campen
Mayor of the City of Everett



City of Everett

484 Broadway, Everett, MA 02149 • 617-394-2270 • www.cityofeverett.com

GILMAN, McLAUGHLIN & HANRAHAN LLP

COUNSELLORS AT LAW

**101 MERRIMAC STREET
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**ROBERT E. McLAUGHLIN, SR.
DAVID L. KLEBANOFF
ROBERT E. MORAN *
LEIGH A. McLAUGHLIN
ROBERT E. McLAUGHLIN, JR.**

*ALSO NH

**TELEPHONE (617) 227-9999
FACSIMILE (617) 720-1225
www.gilmac.com**

OF COUNSEL

**DAVID G. HANRAHAN
WILLIAM F. YORK
KAREN C. WALKER**

**WALTER H. McLAUGHLIN, SR.
(1931-1994)**

**dklebanoff@gilmac.com
Direct Dial: 617-371-0468**

MEMORANDUM

The Administration respectfully requests that the City Council review and approve the proposed Payment in Lieu of Taxes agreement between the City of Everett and Distrigas of Massachusetts, LLC, the owner of the liquefied natural gas facility located off Rover Street.

For several years, the City and Distrigas have disputed the assessed value of the property through pending tax litigation. Valuing this facility is unusually difficult because it is a highly specialized property whose operations and financial outlook have changed significantly.

The facility's principal customer, the Mystic power station, has closed. Distrigas subsequently entered into five-year contracts with several local gas distribution companies after receiving approval from the Massachusetts Department of Public Utilities. Those contracts currently allow the facility to remain open and operate profitably. It remains uncertain, however, whether the contracts will be renewed and how the facility will operate—or what the property will be worth—after they expire.

To address that uncertainty, the City and Distrigas negotiated a five-year PILOT agreement covering the term of the current contracts. The proposed agreement would establish a consistent annual taxable value of **\$127,000,000**. Each year, the City would apply the applicable tax rate to that agreed value, and Distrigas would make payments according to the City's regular property-tax billing schedule.

The agreed value reflects the work of the City's and Distrigas' valuation experts, who reviewed the facility's financial information and developed projected values for each of the five years.

Because the remaining term of the contracts becomes shorter each year, those projected values decline as the expiration date approaches. Rather than use a different and declining value each year, the parties agreed to average the projected values and apply the resulting \$127 million valuation throughout the five-year term. The Massachusetts Department of Revenue has approved this averaging approach.

The proposed agreement offers several benefits to the City. It would provide greater stability and predictability for the City's tax levy, avoid the need to determine and defend a new valuation each year, and establish a clear payment framework during a period of operational uncertainty. The agreed valuation also remains within the range on which the property has historically been taxed.

Approval of the agreement would also resolve all currently pending litigation between the City and Distrigas. By ending those disputes, the City would avoid additional legal, appraisal, and expert expenses, as well as the uncertainty associated with continued litigation.

The proposed PILOT does not attempt to determine the property's value after the current five-year contracts expire. Instead, it establishes a practical and predictable framework for the period in which the facility's current revenues and operations can be more reliably evaluated.

The Administration respectfully submits the proposed agreement for the City Council's consideration. The accompanying draft PILOT contains the complete terms governing the valuation, payment schedule, and the parties' respective obligations.

AGREEMENT FOR PAYMENT IN LIEU OF TAXES
PURSUANT TO G.L. c. 59 § 5 Clause 45

THIS AGREEMENT FOR PAYMENT IN LIEU OF TAXES UNDER G.L. c.59 § 5 Clause 45 (this “Agreement”) is made and entered into as of [Date] by and between the CITY OF EVERETT, a municipal corporation and body politic of the Commonwealth of Massachusetts having its offices at 484 Broadway, Everett, Massachusetts, through its Board of Assessors (the “City”) and Distrigas of Massachusetts LLC, a Delaware limited liability company having its principal place of business at 18 Rover Street, Everett Massachusetts and its affiliates (“Distrigas”). The City and Distrigas may be referred to collectively as the “Parties” and individually as a “Party.”

WHEREAS, Distrigas owns a Liquified Natural Gas (“LNG”) import, storage and distribution facility located in the City on the Mystic River comprised of various real property parcels, personal property and other assets in the City, including but not limited to two LNG storage tanks, natural gas in both liquid and vapor form, and associated equipment and including deepwater docking facilities as further identified in Attachment A (together the “Distrigas Property”); and

WHEREAS, the Distrigas Property is subject to local property taxation; and

WHEREAS, it is the intention of the Parties to agree on the fair cash valuation of the Distrigas Property, to settle all pending appeals and petitions concerning its valuation, and based upon good faith negotiations to voluntarily come to agreement on the terms outlined in this Agreement in lieu of real and personal property taxes for the Distrigas Property in accordance with G.L. c.59, §5 Clause 45, and all applicable regulations promulgated pursuant thereto; and

WHEREAS, the Parties believe that it is in their mutual best interest to enter into this Agreement by fixing and maintaining a mutually acceptable valuation reflecting the full and fair cash value of the Distrigas Property for the term of the Agreement; and

WHEREAS, the Parties have reached this PILOT Agreement as a result of good faith negotiations so that Distrigas’ payments to the City shall be the equivalent of the property tax obligations which would otherwise be owed to the City by Distrigas during the term of this PILOT Agreement based on full and fair cash valuation; and

WHEREAS, the Parties do not intend for this Agreement to affect any direct payments for services provided by the City to Distrigas, including but not limited to water and sewer and similar obligations not in the nature of real or personal property taxes or substitutes for such taxes that Distrigas may otherwise be obligated to pay the City;

NOW THEREFORE, in exchange for the mutual commitments made herein the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Statement of Mutual Benefits. The Parties agree that the payment obligations established by this Agreement were negotiated in good faith. Each Party has entered into this Agreement after full and due consideration and with the advice of its counsel and its independent consultants.

The Parties further acknowledge that this Agreement is fair and mutually beneficial to them because it reduces the likelihood of future disputes over real and personal property taxes, establishes tax and economic stability, and fixes and maintains mutually acceptable, reasonable, and accurate valuations to permit payments in lieu of taxes for the Distrigas Property that are appropriate and serve the Parties respective interests.

The Parties acknowledge that this Agreement is beneficial to each because this Agreement will result in mutually acceptable, steady, predictable, accurate, and reasonable payments in lieu of taxes to the City.

The parties further acknowledge that as a result of unique circumstances, Distrigas' operations are presently primarily dedicated to fulfilling obligations under contracts entered into with several Local Gas Distribution Companies and that currently those contracts terminate May 31, 2030, and as a result there could be substantial variations in the calculation of fair cash Valuation as each year of the contracts expire if each year's valuation is determined on an isolated basis. Therefore, under this Agreement, the Parties have calculated those values for each year of the term of this Agreement and have agreed that it is in both of their best interests to set the Valuations in this Agreement at the mean valuation of the Distrigas Property over this Agreement's term thereby providing a consistent and predictable tax obligation for both parties in each year.

2. Property To Be Taxed. The property owned by Distrigas which shall be taxed subject to the terms of this Agreement is the Distrigas Property at the addresses and tax parcel identification, including personal property, listed on Attachment A. The Distrigas Property shall include any material additions, improvements, repairs, replacements, modifications or other changes that may occur after the execution of this Agreement as declared annually by Distrigas pursuant to G.L. c. 59, § 29. If said annual declaration indicates material capital improvements to the Distrigas Property resulting in an increase in LNG storage capacity equal to or exceeding twenty-five (25%) percent of its present capacity, the Parties agree to confer upon a revised PILOT Payment.
3. Term of Agreement. This Agreement shall govern the taxation of the Distrigas Property for the five-year period of fiscal years 2027 through 2031 inclusive. For purposes of this Agreement, each fiscal year shall begin on July 1 and shall end on June 30 of the following calendar year. By way of example, fiscal year 2027 means July 1, 2026, to June 30, 2027.

Officials from Distrigas and the City agree to meet for an initial meeting between July 1, 2030, and September 30, 2030, to initiate a cooperative discussion with the goal of negotiating a successor Agreement for all taxable real and personal property located in

the City as then owned by Distrigas. If the Parties are unable to reach agreement on a successor agreement, the Distrigas Property shall be taxed on an *ad valorem* basis pursuant to G.L. c. 59 starting in FY2032, with Distrigas retaining all rights to apply for abatements and to appeal from any denials thereof.

4. Estimated Assessed Value. The Parties agree that the value of the Distrigas Property for each of the years which are the subject of this Agreement is One Hundred and twenty-seven Million (\$127,000,000.00) Dollars. (the "Valuation")
5. PILOT Payments. The Parties agree that the respective annual PILOT Payment ("PILOT Payments") shall be the amounts resulting from the application of the property tax rate in any given year to the Valuation in lieu of Distrigas paying any other real or personal property taxes with respect to the Distrigas Property.
6. Payment Due Dates. PILOT Payments shall be made by Distrigas in four installments (subject to changes in the tax rate), on or before the dates on which tax payments would otherwise be due to the City in each fiscal year. Should any due date fall on a weekend or holiday, payment shall be due the first business day following such date.
7. Payment Collection. The provisions of G.L. c. 60 and other applicable law will govern the collection of any payments in lieu of taxes provided for in this Agreement as though they were real or personal property taxes due and payable to the City.

In the event a payment is not timely received by the City, the City shall issue a notice of default to Distrigas and Distrigas shall have thirty (30) days from its receipt of such notice to cure such default (the "Cure Period"). If Distrigas fails to timely cure the default, the City shall have the option to exercise its dispute resolution rights under Section 15. If Distrigas breaches its payment obligations under this Agreement and fails to timely cure within the Cure Period, Distrigas shall pay interest on the unpaid amount at the rate of 12% per annum calculated from the date the payment was originally due and pay the reasonable attorneys' fees, court and other costs incurred by the City in the collection of the unpaid amounts.

8. Invalidity. The Parties agree that this Agreement shall be void and unenforceable if (a) this Agreement, or any material portion of this Agreement, is determined or declared by a court or agency of competent jurisdiction to be illegal, void, or unenforceable; or (b) Distrigas is determined or declared by a court or agency of competent jurisdiction to not be an "Energy Storage System" as that term is used and/or defined in G.L. c. 59 § 5 Clause 45, and G.L. c. 164 § 1. In such an event, any payments due and/or made to the City before the date of such event shall remain property of the City, and to the extent permitted by law, shall be deemed full satisfaction of the taxes in lieu of which they were made and the exemption from property taxes created by this Agreement shall terminate.
9. Force Majeure. If a Force Majeure occurs during the term of this Agreement that renders the Distrigas Property wholly or substantially unable to operate as a Liquefied Natural

Gas storage and distribution facility for a period of more than ninety-five (95) days, Distrigas may, at its election, terminate the Agreement following expiration of such 95-day period by written notice to the City, provided that such termination shall be effective no earlier than the end (June 30) of the fiscal year in which said notice is received by the City, and provided further that the Distrigas Property will thereafter be assessed and taxed as if this Agreement does not exist.

As used herein, an event of Force Majeure is an event beyond the reasonable control of the Parties, and includes, without limitation, the following events:

- a. Any cause not within the reasonable control of Distrigas, including but not limited to: Acts of God; winds; hurricanes; tornadoes; extreme weather; fires; pandemics or epidemics; landslides, earthquakes, floods, or other natural catastrophes; strikes; lock-outs or other industrial disturbances; acts of public enemies; acts, failures to act or orders of any kind of any governmental authority acting in its regulatory or judicial capacity; insurrections; military action; war, whether or not it is declared; sabotage; riots; civil disturbances or explosions; or
 - b. Taking by eminent domain by any governmental entity of all or a portion of the Distrigas Property that substantially limits or prevents Distrigas from operating.
10. Successors and Assigns. This Agreement is binding upon the successors and assigns of Distrigas, and the obligations created hereunder will run with the properties. Distrigas shall not assign this Agreement in whole or in part without the advance written consent of the City, which shall not be unreasonably withheld, except that Distrigas may (i) collaterally assign the Agreement to an entity providing financing with advance written, thirty (30) day, notice to the City, provided that Distrigas shall not be relieved of its obligations hereunder and (ii) sell, transfer, lease or assign all or substantially all of its interest in the Distrigas Property to a third party. If Distrigas sells, transfers, leases or assigns all or substantially all its interest in the Distrigas Property, this Agreement will thereafter inure to the benefit of and become the responsibility of the purchaser, transferee or assignee.
11. Waiver of Valuation Appeal. Distrigas, by entering into this Agreement, hereby waives and relinquishes, during the term of this Agreement, any right to appeal the agreed upon values for the Distrigas Property, for any reason and in any forum, and therefore hereby waives any such rights with respect to contesting any annual payments assessed in accordance with the provisions of this Agreement.
12. Form of List. Distrigas shall by March 1 of each year of the Agreement period, unless such date is extended by agreement of the Parties as has been the Parties' custom, file with the City a Form of List, in accordance with G.L. c. 59, § 29.

13. Conditions Precedent. The obligations of the Parties under this Agreement are conditioned on the City promptly submitting this Agreement to the Massachusetts Department of Revenue (“DOR”) Bureau of Local Assessment.
14. Applicable Law. This Agreement will be made and interpreted in accordance with the laws of the Commonwealth of Massachusetts without regard to principles of conflicts of law.
15. Dispute Resolution. Unless otherwise expressly provided for in this Agreement, the dispute resolution procedures of this Section shall be the exclusive mechanism to resolve disputes arising under this Agreement between Distrigas and the City. The Parties agree to use their respective best efforts to resolve any dispute that may arise regarding this Agreement.

Any dispute that arises under or with respect to this Agreement that cannot be resolved in the daily management and implementation of this Agreement shall in the first instance be the subject of informal negotiations between representatives of Distrigas and the City Assessor, who shall use their respective best efforts to resolve such dispute. The period for informal negotiations shall not exceed forty-five (45) days from the time a dispute arises, unless it is modified by written agreement of the Parties. The dispute shall be considered to have arisen when one Party sends the other Party a written notice of dispute.

If the Parties cannot resolve a dispute by informal negotiations, the Parties each consent to the jurisdiction of the Massachusetts courts or other applicable agencies of the Commonwealth of Massachusetts regarding any and all matters involving approval, interpretation, or enforcement of this Agreement or any of its provisions. Venue for all court actions brought hereunder shall be solely the state courts located in Middlesex County, Massachusetts. Distrigas agrees to accept service of process, including civil complaints, by certified mail at the address indicated above.

16. No Precedent. This Agreement is entered into in good faith to avoid future disputes and to achieve predictability and economic stability for the Parties by establishing a schedule of PILOT Valuations based on an agreement concerning the reasonable, accurate, and reliable fair cash values for the Distrigas Property. The Parties agree that no Party shall seek to use the PILOT Payments agreed to under this Agreement in any future proceedings to establish a precedent regarding the value of the Distrigas Property (except in proceedings related disputes involving this Agreement).
17. Covenants of Distrigas. During the term of the Agreement, Distrigas covenants as follows:
 - a. Provided the City is not in breach of this Agreement, Distrigas will not seek to invalidate this Agreement or otherwise take a position adverse to the purpose of validity of this Agreement, except as expressly provided herein;

- b. Provided the City is not in breach of this Agreement, Distrigas will not fail to pay the City all amounts due in accordance with the terms of this Agreement, except as expressly provided herein; and
- c. Provided the City is not in breach of this Agreement, Distrigas will not seek an abatement or reduction of the PILOT Payment amounts agreed, except as expressly provided herein.

18. Representations and Warranties of Distrigas. Distrigas represents and warrants:

- a. It is a limited liability company or other business entity duly organized, validly existing and in good standing under the laws of Delaware and is registered with the Massachusetts Secretary of the Commonwealth, and has full power and authority to carry on its business as it is now being conducted.
- b. This Agreement constitutes a legal, valid and binding obligation of Distrigas, enforceable in accordance with its terms, except to the extent that the enforceability may be limited by applicable bankruptcy, insolvency or other laws affecting other enforcement of creditors' rights generally or by general equitable principles.
- c. It has taken all necessary actions to authorize and approve the execution and delivery of this Agreement.
- d. The persons executing this Agreement on behalf of Distrigas have the full power and authority to bind it to each and every provision of this Agreement.
- e. Distrigas does not qualify for a manufacturing classification exemption pursuant to G.L. c. 59, § 5(16)(3).
- f. The performance of Distrigas' obligations under this Agreement will not violate or result in a breach or default of any agreement or instrument to which Distrigas is a party or to which Distrigas is otherwise bound.

19. Covenants, Representations and Warranties of the City. The City covenants, represents, and warrants as follows:

- a. Provided Distrigas is not in breach of this Agreement, the City will not seek to invalidate this Agreement or otherwise take a position adverse to the purpose or validity of this Agreement;
- b. The City acknowledges that his Agreement constitutes a legal, valid and binding obligation on the City, enforceable in accordance with its terms.
- c. The City has taken all necessary actions to authorize and approve the execution and delivery of this Agreement.

- d. The persons executing this Agreement on behalf of the City have the full power and authority to bind the City to each and every provision of this Agreement.

20. Notices. All notices, consents, requests, or other communications provided for or permitted to be given hereunder by a Party must be in writing and will be deemed to have been properly given or served upon the personal delivery thereof, via courier delivery service, or by mail in a manner of delivery that results in a confirmation of receipt, such as certified mail or federal express. Such notices shall be addressed or delivered to the Parties at their respective addresses shown below.

TO: Distrigas of Massachusetts LLC
c/o Constellation Energy Generation, LLC
1 Industrial Highway, POS Building
Eddystone, PA 19022
Attn: Vice President, Regional Operations
Email: paul.weeks@constellation.com

With a copy to:

Constellation Energy Generation, LLC
1310 Point Street – 8th Floor
Baltimore, MD 21231
Attn: Corporate Services and Generation Legal
Email: legalnotices@constellation.com

Constellation Energy Generation, LLC
Attn: Tax Department
P.O. Box A3922
Chicago, IL 60690
Email: tara.pritchard@constellation.com

TO: CITY OF EVERETT
BOARD OF ASSESSORS
484 Broadway
Everett, MA 02149

With a copy to:
Chief Financial Officer
484 Broadway
Everett, MA 02149

Any such addresses for the giving of notices may be changed by either Party or its counsel by giving written notice as provided above to the other Party. Notices may also be transmitted by electronic mail, provided that any notice transmitted solely by

electronic mail which is not confirmed as received by the receiving Party shall be followed up by personal delivery or overnight delivery within forty-eight (48) hours.

21. Entire Agreement. The Parties agree that this Agreement, along with the attachment hereto, is the entire, fully integrated Agreement between them with respect to future payments in lieu of taxes for the Distrigas Property, exclusive of all prior understandings, arrangements and commitments, all of which, whether oral or written, having been merged herein, and that there are no third-party beneficiaries to this Agreement.
22. Amendments. This Agreement may only be amended or modified by a written amendment to the Agreement signed by all Parties.
23. Counterparts; Scanned Copies. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument. The Parties agree that a scanned or electronically reproduced copy or image of this Agreement bearing the signatures of the Parties hereto shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of the execution, terms and existence of this Agreement notwithstanding the failure or inability to produce or tender an original, executed counterpart of this Agreement and without the requirement that the unavailability of such original, executed counterpart of this Agreement first be proven.
24. Joint Work product. This Agreement shall be considered the joint work product of the Parties, and, therefore, no rule of strict construction shall be applied against any Party.
25. Further Assurances. From time to time and at any time at and after the execution of the Agreement, each Party shall execute, acknowledge and deliver such documents and assurances, reasonably requested by the other and shall take any other action consistent with the terms of the Agreement that may be reasonably requested by the other for the purpose of effecting or confirming any of the transactions contemplated by the Agreement.

26. Good Faith. All rights, duties and obligations established by this Agreement shall be exercised in good faith and in a commercially reasonable manner. Executed under seal as of the date first above-written.

CITY OF EVERETT
BOARD OF ASSESSORS

By: _____

DISTRIGAS OF MASSACHUSETTS LLC

By: _____

DRAFT

Item Number 7

ATTACHMENT A

18 ROVER STREET PARCEL ID: H0-14-000001

18 ROVER STREET PERSONAL PROPERTY, ACCOUNT NUMBER 106680

143 BEACHAM STREET PARCEL ID: H0-13-000170



C0177-26

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: August 3, 2026

Agenda Item:

A petition requesting the renewal of a special license for extended hours of operation for Taqueria Don Roge at 1739 Revere Beach Parkway

Background and Explanation:

Attachments:



C0179-26

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: August 3, 2026

Agenda Item:

A petition requesting the approval of a new class two motor vehicle dealer license for Triple S Auto Grop LLC at 153 Ferry Street

Background and Explanation:

Attachments:



C0185-26

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: August 3, 2026

Agenda Item:

A petition requesting approval to issue a special one-day alcoholic beverage license to Julius Ofurie to serve beer and wine at a funeral to be held at the Connolly Center (90 Chelsea Street) on Saturday August 15, 2026 from: 12:00 pm – 12:00 am

Background and Explanation:

Attachments:



Licensing Board for the City of Everett

484 Broadway, Room 26, Everett, MA 02149
Telephone 617-944-0211 Fax: 617-394-2433

APPLICATION FOR SPECIAL ONE DAY ALCOHOLIC BEVERAGE LICENSE

APPLICANT/HOST'S INFORMATION:

Host's Name: Julius Ofuric FEE \$100.00
Type of Host (Individual/Non-Profit Corp./For-Profit Corp.): individual
Host's Address: 59 Ocean Ave, Lynn, MA 01906

DETAIL'S OF EVENT:

Type of Event (i.e. banquet/concert/fundraiser/party): funeral
Where will it be held: The Connelly Center
Who owns the premises: City of Everett Phone # of premises: 617-394-2260
Date(s) of Event: Saturday August 15, 2026
Hours of Event: 12:00 PM 12:00 AM
Expected # of People: 350-400 Admission Charge: n/a
Type of Alcohol to be Served (check one): Beer & Wine ☒ Wine ☐ Beer ☐
Alcohol will be (check one): Sold ☐ Given away ☒
Are applicants Citizens of the United States: Yes
Security Arrangements: EPD

I hereby certify under the pains and penalties of perjury that the above is true and accurate information, and that I will be responsible for the proper observance of the laws governing the dispensing of such alcoholic beverages.

Signature: Julius Ofuric
Name: Julius Ofuric

Dated: 7/29/26
Home Address: 1 Lynn MA 01906

Ph [REDACTED]
Ph [REDACTED]
Ta [REDACTED]
Business Address: [REDACTED]
as it Relates [REDACTED]

For Official Use

Dated: [REDACTED]
Security P. [REDACTED]

Dated: [REDACTED]
Security F. [REDACTED]

Dated: [REDACTED]
Security F. [REDACTED]

GRANTED: _____

REJECTED: _____

Restrictions/Conditions/Remarks:



C0167-26

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: June 8, 2026

Agenda Item:

An ordinance amending Section 4.1 - Building Permit Fees of the Revised Ordinances the City of Everett

Background and Explanation:

Attachments:



Office of Mayor
Robert J. Van Campen

Item Number 11

June 3, 2026

The Honorable Stephanie Smith
President, Everett City Council
484 Broadway
Everett, MA 02149

Dear Madame President:

I respectfully submit for your consideration a proposed amendment to the City of Everett Municipal Code, Section 4-1, "**Building Permit Fee Schedules**," to update the City's building permit fee schedule for Fiscal Year 2027.

The proposed amendment is intended to ensure that the City's building permit fees remain current and appropriately aligned with the costs associated with administering, reviewing, and inspecting building permit applications. Updating the fee schedule will support the continued effective operation of the City's permitting and inspectional services while providing clear and consistent guidance to residents, property owners, contractors, and developers.

Although the City has previously accepted a statute (M.G.L Chapter 40, Section 22F) that delegates the Council's authority to set reasonable fees and charges for permits, licenses or certificates to the Board or Department head that oversees the issuance of the same, I am submitting the proposed fees to the City Council for your review and approval. Please note that based on the information presently available to us, the current fees may not have been updated in over 5 years and, therefore, do not reflect the true cost to provide the service. This proposed amendment to update the fees seeks to correct this issue.

Accordingly, I respectfully request that the City Council consider the proposed amendment and refer the matter to the appropriate committee for review and recommendation.

Thank you for your attention to this matter.

Respectfully Submitted,

Robert J. Van Campen
Mayor of the City of Everett



City of Everett

484 Broadway, Everett, MA 02149 • 617-394-2270 • www.cityofeverett.com

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:

DATE OF PROPOSED ORDAINMENT:



CITY COUNCIL**No. C0--- - 26**

IN THE YEAR TWO THOUSAND AND TWENTY-SIX

**AN ORDINANCE TO AMEND SECTION 4.1 BUILDING PERMIT FEES – WITHIN
THE CITY OF EVERETT REVISED ORDINANCES**

Councilor /s/ Stephanie Smith, as President

Whereas: Pursuant to Massachusetts General Law municipalities are authorized to set reasonable fees and charges for permits, licenses, or certificates for any work or services performed; and,

Whereas, the Building Permit Fee Schedule has not been updated in multiple years even as the cost of services as continued to increase;

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

Be it Ordained by the City Council of the City of Everett, Massachusetts that the Revised Ordinances of the City of Everett be amended as follows:

1. Amend Municipal Code, Section 4-1, Building Permit Fee Schedules as follows (additions are identified as *red/italics* and deletions are identified as ~~strike throughs~~):

Building Department Fee Schedule		
Application	Fee	Minimum Fee
1. <i>Residential (1-3 units)</i> C onstruction, alteration, repairs, demolition and reconstruction of a building or structure	\$15.00 per \$1,000 of estimated cost	\$50.00
2. <i>Commercial (4+ units and non- residential) construction, alteration, repairs, demolition and</i>	<i>\$17.00 per \$1,000 of estimated cost</i>	<i>\$50.00</i>

Building Department Fee Schedule

Application	Fee	Minimum Fee
<i>reconstruction of a building or structure</i>		
23. Wood <i>or pellet</i> stoves	\$4050.00	N/A
34. Demolition of buildings	\$15.00 per \$1,000 of estimated cost	\$50.00
1 and 2 motor vehicle garages	\$15.00 per \$1,000 of estimated cost	\$40.00
All other structures	\$15.00 per \$1,000 of estimated cost	\$40.00
45. Moved buildings	\$15.00 per \$1,000 of estimated cost	\$40250.00
56. Amendments to plans	\$15.00 per \$1,000 of estimated cost	\$4050.00
67. Wall signs and projection signs	\$15.00 per \$1,000 of estimated cost	\$4050.00
78. Freestanding ground signs	\$15.00 per \$1,000 of estimated cost	\$100.00
89. Roof signs	\$15.00 per \$1,000 of estimated cost	\$100.00
910. Certificate of Occupancy		N/A
Single <i>One- to Three</i> family	\$50.00 / per unit	
Two-family	\$75.00	
Three-family	\$100.00	
All others	\$4050.00 per 1,000 square feet	
1011. Swimming Pools	\$15.00 per \$1,000 of estimated cost	\$40100.00
1112. Sheds and Similar Structures	\$15.00 per \$1,000 of estimated cost	\$4050.00
1213. Certificate of Inspections	As prescribed by the Commonwealth of Massachusetts State Building Code. Table 106 Exception: Three-family homes to be inspected every five (5) years, \$75.00, as modified and amended by Section 106.5 of the Massachusetts State Building Code	N/A
1314. Work started without permit	Double the permit fee as a fine, plus the permit fee	N/A
1415. Re-inspection fee per inspection	\$4050.00	N/A

Plumbing Division Fees

Application	Current Fee	Minimum Fee
1. Plumbing and gas fitting in new and existing residential and commercial buildings, additions or alterations	\$4050.00 for up to 3 fixtures or appliances plus \$10.00 per fixture or appliance thereafter	\$4050.00

Plumbing Division Fees

Application	Current Fee	Minimum Fee
	for each unit or separate use	
2. Gas-fired boiler and/or gas-fired furnace/heater permit fee	\$25 30.00 per appliance, exclusive of all other plumbing and gas permit fees	N/A
3. Plumbing and gas inspection fee Any additional inspections required for deficient work by failure to meet the requirements of the Massachusetts Plumbing and Gas Fitting Code or any other applicable codes and regulations or transfer of plumbing and gas permit(s) to another license holder shall require reinspection permit		N/A
Reinspection permit fee	\$40 50.00 per fixture, per visit	
Transfer of permit fee	The cost of the original permit	
4. Rooftop HVAC equipment, commercial air conditioning equipment, split system HVAC equipment and the like Note: A permit is not required for air conditioning units for single rooms 200 square feet in area or less	\$40 50.00 per unit or each condenser and compressor pair	N/A
5. Capping water and sewer prior to demolition (inside or within 10 feet of building)	\$40 50.00	N/A
6. Work started prior to the issuance of a permit	Double the permit fee as a fine, plus the permit fee	N/A

Wire Department Fees

Application	Current Fee	Minimum Fee
1. Services		
100 AMP Capacity	\$25.00	
Above 100 AMP Capacity – each additional 100 AMP capacity	\$6.00	
Service Alterations	\$30.00	
2. Receptacles, Switches and Fixtures		
1-5	\$10.00	
6-20	\$20.00	

<i>Wire Department Fees</i>		
<i>Application</i>	<i>Current Fee</i>	<i>Minimum Fee</i>
<i>Above twenty (20)</i>	<i>\$.50 each</i>	
3. <i>New Work</i>		
<i>Apartment Units</i>	<i>\$60.00 / unit</i>	
<i>Condominium Units</i>	<i>\$60.00 / unit</i>	
4. <i>Motors</i>		
<i>1 hp – 5 hp</i>	<i>\$3.00</i>	
<i>6 hp – 10 hp</i>	<i>\$5.00</i>	
<i>15 hp and above</i>	<i>\$15.00</i>	
<i>Over 25 hp additional</i>	<i>\$1.00</i>	
5. <i>KVA Transformers & Generators</i>		
<i>1 – 5 KVA</i>	<i>\$10.00</i>	
<i>6 – 25 KVA</i>	<i>\$15.00</i>	
<i>Above 25 KVA – each additional unit</i>	<i>\$1.00</i>	
6. <i>Heating Units</i>		
<i>Gas or Oil</i>	<i>\$40.00</i>	
<i>Water Heater</i>	<i>\$40.00</i>	
7. <i>Appliances</i>		
<i>Dishwasher</i>	<i>\$20.00</i>	
<i>Disposal</i>	<i>\$20.00</i>	
<i>Dryer</i>	<i>\$20.00</i>	
<i>Air conditioner – up to one (1) ton</i>	<i>\$20.00</i>	
<i>Over one (1) ton</i>	<i>\$20.00</i>	
<i>Split Systems</i>	<i>\$40.00</i>	
<i>Ranges</i>	<i>\$40.00</i>	
<i>Water Heater</i>	<i>\$40.00</i>	
<i>Ovens</i>	<i>\$40.00</i>	
<i>Sub Panel</i>	<i>\$50.00</i>	
<i>House Panel</i>	<i>\$25.00</i>	
<i>Solar</i>	<i>\$100.00</i>	
<i>Signs</i>	<i>\$50.00</i>	
<i>Hydro Massage Tubs</i>	<i>\$40.00</i>	
<i>Telecomm Devices</i>	<i>\$2.00</i>	
<i>No. of Fans:</i>		

Wire Department Fees

Application	Current Fee	Minimum Fee
1 – 5	\$10.00	
6 – 20	\$20.00	
Each additional	\$.50	
8. Swimming Pools		
All Types	\$50.00	
Hot Tubs	\$50.00	
9. Electric Heat		
First one thousand (1000) Watts	\$3.00	
Each additional 100 Watts or part of	\$1.50	
10. Siding		
Metal and Vinyl	\$50.00	
11. Annual Permits: January 1 - December		
A fee of	\$100.00	
Shall be paid for a continuous permit issued to licensed representatives or licensed maintenance personnel in INDUSTRIAL AND COMMERCIAL enterprises. Such permit to cover ordinary maintenance, experimental set-ups or relocations of minor devices and equipment.		
12. Temporary Emergency Repairs	\$50.00	
13. Carnivals	\$100.00	
14. Re-Inspections	\$50.00	
15. Duplicate Permits or Certificates	\$30.00	
16. Security Systems (Home and Commercial)	\$50.00	
17. Alarms (All Types)	\$5.00 per device	
Detection, Alerting, and Self-contained devices		
18. Temporary Service & Installation of Trailer to Property	\$40.00	
19. Public Meter	\$15.00	
20. Telephone & Computer Lines	\$25.00	
Master Fire Alarm Service		
1. Every person utilizing the municipal alarm system of the City of Everett, Massachusetts be reason of a connection of the master fire alarm box, to the municipal fire alarm system, shall pay an annual fee of two hundred dollars (\$200.00) per master box.		
2. All non- municipal fire alarm receiving equipment, installed in the Everett Fire Alarm headquarters, shall be subject to the annual fees as described in paragraph one (1).		

Wire Department Fees

Application	Current Fee	Minimum Fee
<i>3. The City of Everett reserves the right, without notice, to disconnect the master fire alarm box(s) upon failure of payment of annual services charges. If the master fire alarm box is disconnected – a fee of four hundred dollars (\$400.00) will be charged to reconnect the master fire alarm system.</i>		

Churches and schools below college grade level will be exempt from payment of the fee provided for under this section.

WIRE DEPARTMENT – UPDATED VERSION 6-22-26

Wire Department Fees		
Application	Fee	Minimum Fee
<i>Residential (regardless of size) (fee per device unless otherwise specified)</i>		
1. Services		
100 AMP Capacity	\$25.00	
Above 100 AMP Capacity – each additional 100 AMP capacity	\$6.00	
Service Alterations	\$30.00	
2. Receptacles, Switches and Fixtures		
1-5	\$10.00	
6-20	\$20.00	
Above twenty (20)	\$.50 each	
3. New Work (minimum)		
Apartment Units		\$60.00 / unit
Condominium Units		\$60.00 / unit
4. Motors		
1 hp – 5 hp	\$3.00	
6 hp – 10 hp	\$5.00	
15 hp and above	\$15.00	
Over 25 hp additional	\$1.00	
5. KVA Transformers & Generators		
1 – 5 KVA	\$10.00	
6 – 25 KVA	\$15.00	
Above 25 KVA -- each additional unit	\$1.00	
6. Heating Units		
Gas or Oil	\$30.00	
Water Heater	\$30.00	
7. Appliances		
Dishwasher	\$15.00	
Disposal	\$15.00	
Dryer	\$15.00	
Air conditioner – up to one (1) ton	\$15.00	
Over one (1) ton	\$25.00	
Split Systems	\$100.00	

Wire Department Fees

Application	Fee	Minimum Fee
<i>Ranges</i>	<i>\$40.00</i>	
<i>Water Heater</i>	<i>\$30.00</i>	
<i>Ovens</i>	<i>\$40.00</i>	
<i>Sub Panel</i>	<i>\$25.00</i>	
<i>House Panel</i>	<i>\$50.00</i>	
<i>Solar (per panel)</i>	<i>\$10.00</i>	
<i>Signs</i>	<i>\$50.00</i>	
<i>Hydro Massage Tubs</i>	<i>\$40.00</i>	
<i>Telecomm Devices</i>	<i>\$2.00</i>	
<i>No. of Fans:</i>		
<i>1 – 5</i>	<i>\$10.00</i>	
<i>6 – 20</i>	<i>\$20.00</i>	
<i>Each additional</i>	<i>\$.50</i>	
8. Swimming Pools		
<i>All Types</i>	<i>\$100.00</i>	
<i>Hot Tubs</i>	<i>\$100.00</i>	
9. Electric Heat		
<i>First one thousand (1000) Watts</i>	<i>\$3.00</i>	
<i>Each additional 100 Watts or part of</i>	<i>\$1.50</i>	
10. Siding		
<i>Metal and Vinyl</i>	<i>\$50.00</i>	
11. Annual Permits: January 1 - December		
<i>A fee of</i>	<i>\$350.00</i>	
<i>Shall be paid for a continuous permit issued to licensed representatives or licensed maintenance personnel in INDUSTRIAL AND COMMERCIAL enterprises. Such permit to cover ordinary maintenance, experimental set-ups or relocations of minor devices and equipment.</i>		
12. Temporary Emergency Repairs	<i>\$50.00</i>	
13. Carnivals	<i>\$100.00</i>	
14. Re-Inspections	<i>\$50.00</i>	
15. Duplicate Permits or Certificates	<i>\$30.00</i>	
16. Security Systems (Home and Commercial)	<i>\$50.00</i>	
17. Alarms (All Types)	<i>\$2.00 per device</i>	
<i>Detection, Alerting, and Self-contained devices</i>		

Wire Department Fees

Application	Fee	Minimum Fee
18. Temporary Service & Installation of Trailer to Property	\$40.00	
19. Public Meter	\$15.00	
20. Telephone & Computer Lines	\$2.00	
Commercial, Industrial, and other non-residential		
1. Electrical permit	\$10 per \$1,000 (electrical cost)	

#2- C0167-26

Legislative Affairs & Election Committee
June 22, 2026

The Committee on Legislative Affairs & Elections met on Monday, June 22, 2026 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 Michael Marchese, presiding, Councilors Stephanie Martins, Anthony DiPierro and Katy Rogers.

The Committee considered an Ordinance offered by Councilor Stephanie Smith, as President: An Ordinance amending Section 4.1 – Building Permit Fees of the Revised Ordinances of the City of Everett.

Chief Development Officer Monica Lamboy and Director of ISD Dave Palumbo were also present.

Ms. Lamboy explained that the building permit fees had not been updated in about 5 years and that the electrical fees hadn't been updated since 1998. She noted that they researched other communities fees so that the City of Everett fees would be consistent with these other communities. She noted that they do have Administrative authority to approve these fees but that the Mayor wanted the City Council to be included in the process as well. Ms. Lamboy provided an updated Electrical fee schedule and the committee voted to amend to include this in the overall Fee update proposal.

The Committee voted: To report back to the City Council with a recommendation for favorable action with the updated Electrical fee schedule as amended by the Committee..

Respectfully Submitted,

John W. Burley
Clerk of Committees

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: 06/22/2026

DATE OF PROPOSED ORDAINMENT: 08/03/2026



CITY COUNCIL..... No. C0167-26

IN THE YEAR TWO THOUSAND AND TWENTY-SIX

**AN ORDINANCE AMENDING SECTION 4.1 - BUILDING PERMIT FEES OF THE
REVISED ORDINANCES THE CITY OF EVERETT**

/Councilor Stephanie V. Smith, as President

Whereas: Pursuant to Massachusetts General Law, municipalities are authorized to set reasonable fees and charges for permits, licenses, or certificates for any work or services performed; and

Whereas: The city's Building Permit Fee Schedule has not been updated in multiple years, even as the cost of services has continued to increase.

Now, therefore, be it ordained by the Everett City Council that Section 4.1 of Chapter 4 - Building and Building Regulations of the Revised Ordinances of the City of Everett is hereby amended as follows:

A full copy of the proposed ordinance shall be located at the City Clerk's Office. Room 10, Everett City Hall, 484 Broadway for public inspection.

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, reading "Sergio Cornelio".

Sergio Cornelio, City Clerk

Coppenrath // CONTINUED FROM PAGE 1

Health Center and Edward M. Kennedy Community Health Center, where she led financial transformation initiatives, strengthened organizational sustainability, and supported significant operational growth.

Coppenrath succeeds Jamie Hazard in the CFO role following Hazard's transition to Chief Executive Officer in December of 2025. In her role as CFO, Coppenrath will oversee financial strategy, planning and operations for one of the largest community health centers in the country, with more than \$300M in annual revenue, 1700 employees, and a full complement of primary care and specialty services, a 24/7 emergency department, the Neighborhood PACE program, and multiple on-site pharmacies.

"Maria stood out throughout the search process for both her

exceptional financial leadership and her deep commitment to community health," said Jamie Hazard, President and CEO of NeighborHealth. "She brings a rare combination of strategic expertise, operational excellence, and mission alignment. We are thrilled to welcome her to NeighborHealth and are confident she will be an invaluable partner as we continue to strengthen and expand care for the communities we serve."

Born and raised in Everett, Massachusetts, Coppenrath distinguishes herself through her collaborative leadership style, ability to translate complex financial concepts into actionable insights, and proven track record of building high-performing finance teams.

"NeighborHealth is well known for its innovation, compassion, and service, and I am

honored to be part of an organization so deeply committed to equitable, community-based care," said Coppenrath. "As a first-generation Italian American and the daughter of immigrants, I understand the hopes, sacrifices, and resilience that shape so many of the families NeighborHealth serves. That personal connection makes it especially meaningful to join an organization that has long been a trusted resource for immigrant communities. I look forward to partnering with the leadership team and staff to support NeighborHealth's continued growth, strengthen its mission, and ensure its long-term sustainability."

Coppenrath joins NeighborHealth following a highly competitive national search. She is the recipient of numerous professional recognitions, includ-

ing the National Association of Community Health Centers' Jeffrey T. Latman Leadership in Healthcare Finance Award, and serves as Treasurer on the Board of Directors of the Massachusetts League of Community Health Centers. She is also on the Board of Directors of CapitalLink, which provides financial advisory services to community health centers in Massachusetts.

NeighborHealth, formerly East Boston Neighborhood Health Center, is one of the nation's largest Federally Qualified Health Centers (FQHCs) and the largest community-based primary care health system in Massachusetts, serving more than 120,000 people and recognized by the Health Resources and Services Administration (HRSA) as a National Quality Leader. For more

than 50 years, NeighborHealth has offered access to comprehensive primary care, specialty care and emergency care for patients in the Commonwealth. In a first-of-its-kind merger in 2020, East Boston Neighborhood Health Center joined forces with the South End Community Health Center and expanded services to patients who live and work in Boston's South End and Roxbury neighborhoods. NeighborHealth champions innovative care models to actively bridge health equity gaps in our low-income and immigrant communities with services unique from other healthcare providers in our state. For more information, visit www.neighborhealth.com.

LEGAL NOTICE -

submit notices to legals@everettindependent.com

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss. MALDEN
DISTRICT COURT

CIVIL ACTION NO. 26SCV000485
TO: THE HEIRS, DEVISEES AND
LEGAL REPRESENTATIVES FOR
THE ESTATE OF HENRY WILKINS
AKA HENRY WILKINS, TRUSTEE
OF BROADWAY TRUST, OF PARTS
UNKNOWN
WHEREAS a Complaint has
been filed against you in the Malden
District Court within and for the
County of Middlesex, wherein
the Plaintiff, Ragency Condo-

minium of Everett, By its Board,
being a residential Condominium
located in Everett, Middlesex
County, in the Commonwealth of
Massachusetts, alleging that you
are delinquent in the payment of
amounts due the Association. This is an In Rem action to
foreclose on a condominium lien
pursuant to M.G.L. Chapter 183A
and M.G.L. Chapter 254.
Upon the foregoing Complaint, it
is ordered by the Court that the
Plaintiff notify the Heirs, Devisees
and Legal Representatives for the
Estate of Henry Wilkins, Trustee
of Broadway Trust, Of Parts

Unknown, that on September
25, 2026, or within twenty (20)
days from the said day they do
cause their written answers or
other lawful pleadings to be
served upon Gina M. Desrochers,
Esquire, Plaintiff's attorney,
whose address is 6 Liberty Way,
Suite 201, Westford, Massachusetts,
01886, and further that they
defend against the said
Complaint according to law. If
they intend to make any defense
otherwise, the said Complaint
may be adjudged and orders
and judgments may be entered
therein in their absence by

publication of an attested copy
hereof in the Everett Independent,
a newspaper published,
or by its title page purporting to
be published in the Everett area
once a week for three successive
weeks with the last publication
to be two (2) months at least
before the said September 25,
2026.
Entered: 5/5/26
By the Court (Hon. Mary B.
Phillips, J.)
7/8/26, 7/15/26, 7/22/26
EV

LEGAL NOTICE
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: 06/22/2026
DATE OF PROPOSED ORDAIN-
MENT: 08/03/2026
CITY COUNCIL.....No. C0167-26
IN THE YEAR TWO THOUSAND
AND TWENTY-SIX
AN ORDINANCE AMENDING
SECTION 4.1 - BUILDING PERMIT

FEES OF THE REVISED ORDINANCES THE CITY OF EVERETT
/Councillor Stephanie V. Smith,
as President
Whereas: Pursuant to Massachusetts General Law, municipalities are authorized to set reasonable fees and charges for permits, licenses, or certificates for any work or services performed; and
Whereas: The City's Building Permit Fee Schedule has not been updated in multiple years, even as the cost of services has continued to increase.
Now, therefore, be it ordained by the Everett City Council that Section 4.1 of Chapter 4 - Building

and Building Regulations of the Revised Ordinances of the City of Everett is hereby amended as follows:
A full copy of the proposed ordinance shall be located at the City Clerk's Office, Room 10, Everett City Hall, 484 Broadway for public inspection.
This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.
A true copy attested
Sergio Cornelio, City Clerk
7/22/26
EV

**DON'T FORGET TO CHECK WITH THE COURTS
TO SEE IF YOU QUALIFY FOR A FEE WAIVER**

For Advertising Rates, Call 617-884-2416



City of
Everett
Massachusetts

C0183-26

To: Mayor and City Council

From: Councilor Stephanie V. Smith

Date: August 3, 2026

Agenda Item:

An order calling for a State Primary Election

Background and Explanation:

Attachments:



CITY COUNCILNo. C0183-26

IN THE YEAR TWO THOUSAND AND TWENTY-SIX

AN ORDER CALLING FOR A STATE PRIMARY ELECTION

/s/Councilor Stephanie V. Smith, as President

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

That in accordance with the provisions of the General Law of Massachusetts, the City Clerk and Elections Commission be and is hereby authorized and directed to notify and warn the inhabitants of the City of Everett, qualified to vote as the law requires, to assemble at the several polling places, for and within the several precincts, where they are duly registered voters on **TUESDAY, SEPTEMBER 1, 2026** for the **STATE PRIMARY**, then and there to give in their votes for the election of candidates of political parties for the following offices:

SENATOR IN CONGRESS

GOVERNOR

LIEUTENANT GOVERNOR

ATTORNEY GENERAL

SECRETARY OF STATE

TREASURER

AUDITOR

REPRESENTATIVE IN CONGRESS

COUNCILLOR

SENATOR IN GENERAL COURT

REPRESENTATIVE IN GENERAL COURT

DISTRICT ATTORNEY

REGISTER OF PROBATE

BE IT FURTHER ORDERED: That the polls be opened from 7 o'clock in the morning to 8 o'clock in the evening and the City Clerk and Elections Commission to cause all voting places to be properly fitted up and police officers to be hired for each precinct for the STATE PRIMARY, TUESDAY, SEPTEMBER 1, 2026.

BE IT FURTHER ORDERED: That the following places are designated as polling places for the above-mentioned STATE PRIMARY, TUESDAY, SEPTEMBER 1, 2026:

WARD 1	Precinct 1	Connolly Center, 90 Chelsea
	Precinct 2	Connolly Center, 90 Chelsea St
	Precinct 3	Whittier School, 337 Broadway
	Precinct 3A	Whittier School, 337 Broadway
WARD 2	Precinct 1	Keverian School, 20 Nichols St
	Precinct 2	Keverian School, 20 Nichols St
	Precinct 2A	Keverian School, 20 Nichols St
	Precinct 3	Parlin School, 587 Broadway
WARD 3	Precinct 1	Community Center, 21 Whittier Dr
	Precinct 2	Rec Center, 47 Elm St
	Precinct 3	Rec Center, 47 Elm St
WARD 4	Precinct 1	Lafayette School, Bryant St entrance
	Precinct 2	Glendale Towers, 381 Ferry St
	Precinct 3	Lafayette School, Bryant St entrance
WARD 5	Precinct 1	Maddie English, 105 Woodville St
	Precinct 2	City Hall. 484 Broadway, Keverian Room
	Precinct 3	Parlin School, 587 Broadway
WARD 6	Precinct 1	Maddie English, 105 Woodville St
	Precinct 2	Parlin Library, 410 Broadway
	Precinct 3	City Services, 19 Norman S

A true copy attest



Sergio Cornelio

Sergio Cornelio, City Clerk



C0187-26

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: August 3, 2026

Agenda Item:

Executive session to discuss the legal strategy related to the draft Distrigas PILOT Agreement. In accordance with M.G.L. ch 30A, s. 21(a)(3), the purpose of this executive session is to discuss pending litigation strategy related to the PILOT Agreement in executive session because discussing said strategy in an open meeting may have a detrimental effect on the City's litigation position(s).

Background and Explanation:

Attachments:

