



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, February 27, 2023, 6:00 PM

5:00PM Ways & Means Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of February 6, 2023
3. **23-006** Motion presented by Councillor Powers: That the Mayor be requested to direct the City Solicitor or outside legal counsel to address the City Council relative to the property status of 585 North Shore Road. The same motion was submitted on August 22, 2022 and approved by the Mayor on September 7, 2022. To date, the City Council has not received any response regarding this matter.

Public Hearings

4. **23-041** Hearing called as ordered on the application of John Duran, 18 Hichborn Street, Unit 1, Revere, MA 02151 requesting permission from the Revere City Council to convert the existing laundry mat in a health club at 895 Broadway, Revere, MA 02151.
5. **23-042** Hearing called as ordered on the application of Michael A. Casoli, Trustee of MAC Realty Trust, 28 Sweetser Street, Wakefield, MA 01880 seeking permission from the Revere City Council to reconstruct and extend a nonconforming use and preexisting nonconforming structure that burnt down in a fire in May 2021 for the purpose of constructing a new six (6) unit residential building with six (6) off-street parking spaces at 141 – 143 Endicott Avenue, Revere, MA 02151.

Unfinished Business

6. **23-032** Communication from Dr. Joseph Spinazzola, PO Box 760995, Melrose, MA presenting information on The Foundation Trust grants available for Revere.

Appointments Sub-Committee Report

7. **23-015** Communication from the Mayor relative to the appointment of Dean Harris to the Affordable Housing Trust Fund Board of Trustees
8. **23-016** Communication from the Mayor relative to the appointment of Claire Inzerillo to the Affordable Housing Trust Fund Board of Trustees
9. **23-017** Communication from the Mayor relative to the appointment of Seth Rhoades to the Planning Board

- 10. **23-018** Communication from the Mayor relative to the appointment of Samantha Woodman to the Conservation Commission
- 11. **23-019** Communication from the Mayor relative to the appointment of Asha Waterhouse to the Public Art Commission

Ways & Means Sub-Committee Report

- 12. **22-342** Communication from the Mayor relative to an update regarding the Revere High School Construction Project
- 13. **23-013** Communication from the City CFO relative to long range financial planning

Communications

- 14. **23-043** Communication from the City Auditor relative to the Certification of Free Cash - June 30, 2022
- 15. **23-044** Communication from the City Auditor relative to the Appropriation to High School Stabilization Trust Fund
- 16. **23-045** Communication from the City Auditor relative to the Appropriation to Annual Sand Sculpting Festival
- 17. **23-046** Communication from the City Auditor relative to the Free Cash Appropriation-Affordable Housing Trust Fund (AHTF)
- 18. **23-047** Communication from the City Auditor relative to the Police Patrol Memorandum of Agreement
- 19. **23-051** Communication from the Director of Veterans Services requesting Veteran Memorial Pole locations.

Motions

- 20. **23-048** Motion presented by Councillor Rizzo: That the Mayor request our state delegation to file legislation that would bring into question the Dover Amendment. M.G.L. c. 40A, § 3, that was originally adopted in 1950. This statute mandates that proposed religious and educational land uses be given more favorable treatment than other proposed uses (such as residential, commercial or industrial) under local zoning ordinances and by-laws. Currently, the failure of a city or town to accord such favorable treatment may lead to protracted (and expensive) litigation and, in some cases, allegations of unlawful discrimination that can have led to extreme civil penalties amounting into the millions of dollars. This amendment is antiquated, in particular as urban communities have grown more densely populated.
- 21. **23-049** Motion presented by Councillor Morabito, Councillor Serino: That the City Council award a Certificate of Appreciation to the Biasella Family. The Biasella Family participates in park builds, city cleanups, but more importantly, organize their own family clean ups throughout North Revere. Their actions of going the extra mile for the community is not overlooked by this honorable body, therefore warrants this certificate of acknowledgement and appreciation for your contribution to help enhance our community aesthetics.

22. **23-050** Motion presented by Councillor Powers: That the Mayor request MassDOT Traffic & Engineering to inspect Route 1A at Revere Street to determine if the roadway is graded properly. Further, that the Revere Police Department and/or State Police provide stronger traffic enforcement in this area. Additionally, in the interest of public safety, that traffic bollards be installed to protect the structure at 1133 North Shore Road that recently incurred damage from a motor vehicle crash involving speeding.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, February 6, 2023

Regular Meeting of the City Council was called to order at 6:00 PM. President Patrick M. Keefe presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Anthony Cogliandro	Councillor	Present	
Joanne McKenna	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
John F. Powers	Councillor	Present	
Dan Rizzo	Councillor	Present	
Richard J. Serino	Councillor	Present	
Marc Silvestri	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Patrick M. Keefe	President	Present	

2 Approval of the Journal of the Regular Meeting of January 23, 2023

RESULT: ACCEPTED

- 3 22-327 Motion presented by Councillor Rizzo: That the Mayor request the Election Commissioner to appear before the Revere City Council to discuss future election initiatives as well as the absentee ballot process. Voters have inquired as to the possibility of a receipt in the event of submitting an absentee ballot advising them of it being received.

Paul Fahey appeared before the City Council to discuss election initiatives and the absentee ballot process.

RESULT: PLACED ON FILE

- 4 23-030 Communication from the Election Commissioner requesting approval of the preliminary election date for 2023

“PURSUANT TO MGL C. 54 S. 103P, SHALL THE CITY COUNCIL FIX A DATE OF TUESDAY, SEPTEMBER 19, 2023 FOR THE 2023 PRELIMINARY ELECTION?”

RESULT: ORDERED - VOICE VOTE

- 5 23-031 Communication from the Election Commissioner requesting that the City Council opt-in to early voting for 2023 municipal elections

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

Late Motion

- 6 23-039 Motion presented by Councillor Powers: That the City Council request Attorney Gerry D'Ambrosio to appear before the Revere City Council to discuss his client's proposed development of a non-profit educational facility at 84 Arcadia Street.

Several individuals addressed the City Council on Councillor Powers' motion: Stephen Fiore, Maureen Sullivan, Anthony Parziale, Doug Breaker, Christine Goddin, and Ned Almedia.

In response to discussion, Councillor Rizzo offered the following verbal motion: "That the City Clerk draft a letter in opposition of a non-profit educational facility at 84 Arcadia Street. This letter shall be sent to the developer's counsel, Attorney Gerry D'Ambrosio."

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, Keefe

- 7 23-040 Motion presented by Councillor Rizzo: That the City Clerk draft a letter in opposition of a non-profit educational facility at 84 Arcadia Street. This letter shall be sent to the developer's counsel, Attorney Gerry D'Ambrosio.

RESULT: ORDERED - VOICE VOTE

Public Hearings

- 8 23-026 Hearing called as ordered on a loan order in the amount of \$350,000 for Drainage System Planning Bonds.

Proponents

Rich Viscay, Chief Financial Officer
 Don Ciaramella, Chief of Public Works

Opponents

none

“SHALL THE CITY COUNCIL APPROVE LOAN ORDER IN THE AMOUNT OF \$350,000 FOR DRAINAGE SYSTEM PLANNING BONDS?”

**Approved Loan Order
Drainage System Planning Bonds**

ORDERED: That \$350,000 is appropriated to pay costs of design and engineering services for the development of plans and specifications for improvements to the drainage system, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(7) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, Keefe

9 23-028 Hearing called as ordered on a loan order in the amount of \$1,500,000 for Drainage System Improvement Bonds.

Proponents

Rich Viscay, Chief Financial Officer
Don Ciaramella, Chief of Public Works

Opponents

none

“SHALL THE CITY COUNCIL APPROVE LOAN ORDER IN THE AMOUNT OF \$1,500,000 FOR DRAINAGE SYSTEM IMPROVEMENT BONDS?”

**Approved Loan Order
Drainage System Bonds**

ORDERED: That \$1,500,000 is appropriated to pay costs of constructing improvements to the drainage system, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify

Minutes Acceptance: Minutes of Feb 6, 2023 6:00 PM (Salute to the Flag)

under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, McKenna, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, Keefe

10 23-029 Hearing called as ordered on a loan order in the amount of \$6,000,000 for Water Main Bonds.

Proponents

Rich Viscay, Chief Financial Officer
Don Ciaramella, Chief of Public Works

Opponents

none

“SHALL THE CITY COUNCIL APPROVE LOAN ORDER IN THE AMOUNT OF \$6,000,000 FOR WATER MAIN BONDS?”

**Approved Loan Order
Water Main Bonds**

ORDERED: That \$6,000,000 is appropriated to pay costs of constructing and reconstructing water mains, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 8(5) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor; and that the Mayor is authorized to take any other action necessary to carry out this project.

FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

RESULT:	ORDERED - ROLL CALL [UNANIMOUS]
AYES:	Cogliandro, McKenna, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, Keefe

Pursuant to Rule 23, the following motions or communications are being reported out of committee with the recommendation to be placed on file.

11 22-020 Motion presented by Councillor Morabito: That the Mayor request the Board of Health to look into implementing a temporary city-wide indoor mask mandate to help slow the surge in Covid-19 cases. Masks have been

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proven to reduce the risk that unvaccinated and vaccinated people will be infected with Covid. This will help protect our most vulnerable population.

RESULT: PLACED ON FILE

12 22-036 Communication from the Election Commissioner requesting feedback on polling locations in the City of Revere.

RESULT: PLACED ON FILE

13 22-043 Motion presented by Councillor Serino, Councillor Fiore: That the Fire Chief appear before the City Council's Public Safety Committee to discuss the state of the Revere Fire Department's fleet of trucks and their maintenance. Residents in Ward Six have been inquiring regarding Engine 3's use of a Chelsea fire truck in recent weeks and months. Additionally, that the Fire Chief be requested to provide an update on the Point of Pines Fire Station and the City's contracted ambulance services.

RESULT: PLACED ON FILE

Communications

14 23-032 Communication from Dr. Joseph Spinazzola, PO Box 760995, Melrose, MA presenting information on The Foundation Trust grants available for Revere.

RESULT: TABLED [UNANIMOUS] **Next: 2/27/2023 6:00 PM**
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, Keefe

15 23-033 Communication from the City Auditor relative to the Appropriation Payment to Revere TV.

“SHALL THE CITY COUNCIL APPROVE AN APPROPRIATION IN THE AMOUNT OF \$116,970.70 FROM THE CABLE ACCESS RECEIPT RESERVE FUND FOR THE PURPOSE OF PAYING REVERETV’S QUARTERLY INVOICE?”

RESULT: ORDERED - ROLL CALL [UNANIMOUS]
AYES: Cogliandro, McKenna, Morabito, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, Keefe

Motions

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- 16 23-034 Motion presented by Council President Keefe: That the Mayor be requested to include in the FY2024 budget, a position for a Public Safety Human Resources Manager.

RESULT: **REFERRED TO WAYS & MEANS**

- 17 23-035 Motion presented by Councillor Visconti, Councillor Cogliandro, Councillor Zambuto, Councillor Rizzo, Councillor Novoselsky, Councillor McKenna, Councillor Powers, Councillor Silvestri, Council President Keefe, Councillor Serino, Councillor Morabito: That the City Council present Sgt. Chris Giannino with a Certificate of Merit in recognition of his retirement from the Revere Police Department after 33 years of commendable public service.

RESULT: **ORDERED - VOICE VOTE**

- 18 23-036 Motion presented by Councillor McKenna: That the Mayor request the City's State Delegation to direct the Department of Conservation and Recreation to renovate the pavilions along Revere Beach Boulevard. The pavilions in their present condition are unsightly and are showing signs of neglect including broken benches, rust, chipped paint, etc.

RESULT: **ORDERED - VOICE VOTE**

- 19 23-037 Motion presented by Councillor McKenna: That the Mayor request the Superintendent of Public Works to investigate the feasibility of installing an illuminated crosswalk and pedestrian crossing signalization at the Beachmont School for safe travel across Bennington Street. There is an existing crosswalk already at this location.

Councillor Zambuto is recorded as recused from this motion.

RESULT: **ORDERED - VOICE VOTE**

- 20 23-038 Motion presented by Councillor Zambuto: That the City Council award a Certificate of Merit to the DeMaino Family in recognition of their 90th year of ownership of DeMaino's Restaurant on Malden Street.

RESULT: **ORDERED - VOICE VOTE**

Adjournment - February 27, 2023

Ordered adjourned at 8:20 PM.

Attest:

City Clerk

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C-23-01

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.16.040 and 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, February 27, 2023 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of John Duran, 18 Hichborn Street, Unit 1, Revere, MA 02151 requesting permission from the Revere City Council to convert the existing laundry mat in a health club at 895 Broadway, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-01) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #109
02/01/2023
02/08/2023

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

FORM B

APPLICATION NO. C-23-01
DATE: 1/13/23

**City of Revere, Massachusetts
Revere City Council
Application For
Special Permit**

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filings may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section _____.
- C. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.

1. Applicant submitting this application is:

Name: John Duran

Address: 2 McKay Pl Apt 1 East Boston Ma 02128 18 Highborn St
1 Revere
Ma
021

Tel. #: 857-236-2069

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

I am the Contractor

FILED
2023 JAN 13 AM 8:39
OFFICE CITY CLERK
CITY OF REVERE

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

3. The following person is hereby designated to represent the applicant in matters arising hereunder:

Name: John Duran

Title: Contractor

Address: 2 Mckay Pl Apt 1

Tel. #: 857-236-2069

4. The land for which this application is submitted is owned by:

Name: 895 Broadway LLC

Address: 895 Broadway

Tel. #: _____

5. The land described in this application is recorded in Suffolk County Registry of Deeds,

Book 15114, Page 54, Certificate # (if registered) _____,

Book _____, Page _____.

6. Plans describing and defining the Exception to Use Regulations in Certain Districts, the Special Permit or Special Permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are titled and dated:

Plans are included in this application

Lot # _____ Sq. Ft. _____

7. A map describing the land uses of adjacent and nearby properties is included and made a part of this application.

Attached GIS Map

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

Attached GIS Map & Plot Plan

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes

no

do not know

9B. Is the location of the site of this application within 100 feet of:

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; X no.

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The property has two existing structures on it. The main structure is a three family home. The other structure is now a laundry mat, which used to be an interior repair of automobiles per Special permit in 1983 attached.

11. What is the nature of the exception or special permit requested in this application?

The nature of this special permit is to allow the use of a health club in the GB district, and for the change in use from a laundry mat to a health club of a nonconforming structure. The health club is going to be a private gym. The most people that will be there a day is around 40. The laundry mat now has around 100 people a day using there business. I believe allowing this change of use will decrease the traffic that this parcel is creating right now.

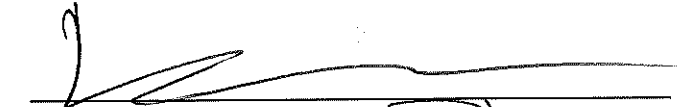
Date of denial by Building Inspector and/or Planning Board

12/14/22

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.

Signature of Applicant

Date



Signature of Owner **Jamin Shoman**

1-12-23
Date

Signature of Designated Representative

Date

Received from above applicant, the sum of \$ _____ to apply against administrative and mailing costs.

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

**General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council**

1. Name and residential address of party submitting application:

Name: John Duran

Address: 2 Mckay Pl Apt 1

2. Name and residential address of each landowner on whose property subject matter will be exercised:
(Attach additional pages, if necessary.)

Name: 895 Broadway LLC

Address: 895 Broadway

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: _____

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: _____

Address: _____

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: _____

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: _____

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: _____

Address: _____

Director's Name: _____

Address: _____

Shareholder's Name: _____

(50% or more)

Address: _____

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: _____

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership: _____

Address: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

The foregoing information is provided under the Pains and Penalty of Perjury.

Signature of each party and landowner:

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

Request for Finding of Fact – Special Permit

Now comes the applicant John Duran
 who has applied to this Honorable City Council for a special permit for property located at _____
895 Broadway and asks that said Council make the following findings of
 fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) We believe allowing a private gym would decrease the amount of traffic that this parcel is generating right now.
 - (b) We believe allowing this private gym would allow the owner to renovate the existing dilapidated structure would make the neighborhood look better.
 - (c) The newly renovated structure would bring in more tax revenue for the city.
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) Broadway has many businesses and we believe allowing this type of use would conform to the surrounding areas business and cause less traffic than most businesses in this area.
 - (b)
 - (c)
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) The sewer line is an 4" line and ¾" water line. This is more that sufficient for the 2 bathrooms and 1 shower for this gym.
 - (b)
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) We believe allowing a private gym would decrease the amount of traffic that this parcel is generating right now.
 - (b)
 - (c)

Page 2
Finding of Fact Form

- 5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using 895 Broadway for the following reasons: (streets)
 - (a) There will be no hazard to vehicles or pedestrians. The traffic in this area will decrease with the allowance of this use.
 - (b)
 - (c)

- 6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:
 - (a) There will be a men's and women's bathroom with showers for this facility. Also, a handicapped bathroom.
 - (b)
 - (c)

Date: 12/23/2022

Respectfully submitted by: _____

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

To: George Anzuoni, Director of Finance
From: Ashley E. Melnik, City Clerk
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: _____

Requested Return
Date: _____

Hearing
Date: _____

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof:

Name of Applicant: John Duran
(person, corporation or business enterprise applying for license or permit)

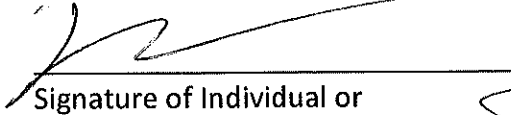
Address of Applicant: 18 Hitchborn st #1 Revere MA 02151
(business address of above person, corporation or business enterprise)

Location Address: 897 Broadway ave Revere MA 02151
(location of property for which license or permit is required.)

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

Certification

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.




Signature of Individual or
Corporate Name *Samuel Shuman*

by: _____
Corporate Officer (if applicable)

Certification

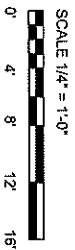
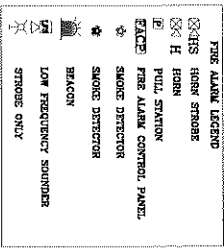
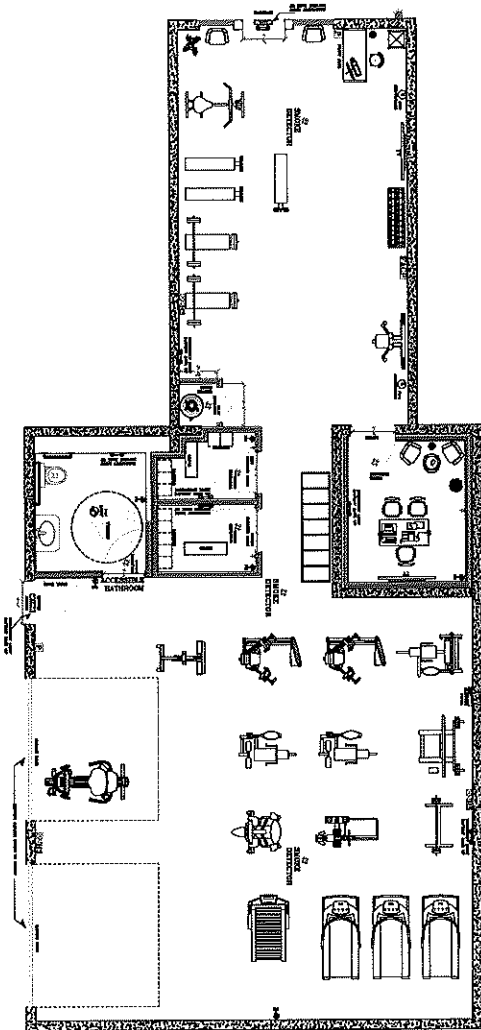
Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.



Signature of Individual or
Corporate Name *Samuel Shuman*

by: _____
Corporate Officer (if applicable)

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)



GENERAL NOTES

- The contractor is responsible for obtaining all permits required for this project. All work shall comply with the applicable state building code 8th edition.
- The contractor is responsible for obtaining all necessary permits, scheduling and sequencing work for this project. All work shall be performed in conformance with the Massachusetts state building code and all other applicable codes and laws.
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KNOWLEDGE NOTES:

Change of use and occupancy, place of assembly, and proposed use Gym

<p>J.D. DESIGN</p>	
<p>No. _____</p>	<p>Revision/Date _____</p>
<p>Date _____</p>	<p>Date _____</p>
<p>Project Name and Address IRON GYM FITNESS 897 BROADWAY ST REVERE MA 02151</p>	
<p>Project No. 909</p>	<p>Sheet No. A-1</p>
<p>Date 11/27/22</p>	<p>Scale 1/4"=1'</p>

From: fstringi@revere.org
Sent: 12/14/2022 - 02:40 PM
To: mci.cp@hotmail.com, amelnik@revere.org, lcavagnaro@revere.org
CC:
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: December 14, 2022
Application #: SPR22-000160
Address: 895 BROADWAY
Description: Conversion from laundry to gym as per plans, interior renovation
Review Status: Denied

Thank you for your recent permit application for Conversion from laundry to gym as per plans, interior renovation. I have completed my initial review and my comments are listed below, you can view marked up plans on our [Click here to view your application](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Community Development: Frank Stringi

- In accordance with Section 17.16.040 Use Regulation Table, a health club use may only be allowed within the GB District by special permit of the City Council. Further, this use also requires a special permit from the City Council in accordance with Section 17.40.030 for the change in use of an existing nonconforming structure.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.

No building after erected or altered shall be used or occupied in whole or in part until the of use or occupancy shall have been issued by the building official.

Plans and Plot Plan must be filed and approved by this Department before a Building Permit will be granted

City of Revere
Ward.....
JUN 14 10 36 AM '03

No. 579

APPLICATION FOR PERMIT TO BUILD

To the Inspector of Buildings:

Revere, 4-14-19 83

The undersigned hereby applies for a permit to build according to the following specifications:

- Owner's name Vincent Serino
- Owner's address 23 Belgrade St.
- Architect's name
- Builder's name Vincent Serino
- Builder's address 23 Belgrade St.
- Location of building, No. 895 Street Broadway Lot No. 59060
- Size of lot, No. of feet wide 6,177 ft.; No. of feet deep 100 ft.
- Is this a removal or a new building? Addition
- What is the purpose of building? Addition to Garage already there
- Material of building? Cement Block
- If for a dwelling, for how many families? N.A.
- Is there to be a store in the lower story? N.A. How many?
- How near the line of the street? 60 FT.
- Size of building, No. of feet front 32 FT.; No. of feet deep 37 FT.; No. of stories 1
- No. of feet in height from level of the ground to the highest part of the roof? 13 FT.
- Size of ell, No. of feet front; No. of feet deep; No. of feet high
- Size of floor timbers, 1st Concrete Floor; 2nd; 3rd; 4th; 5th
- No. of feet span; Distance to centers
- No. of brick walls? 4 Where located? whole Thickness? 8"
- Piles cut off what grade? 3 FT.
- Will building be erected on solid or filled land? Solid
- Will the foundation be laid on earth, rocks, timber or piles? piles
- What is the material of foundation? concrete
- Will the roof be flat, pitched, mansard, hip or gambrel? Gambrel
- Material of roof covering? shingles
- Will the building be heated by steam, furnaces, stoves or grates? Furnaces
- What will be the means of egress in case of fire? Extinguishers
- Will the building conform to the requirements of the law? yes
- Will you place a competent foreman or superintendent on this work? yes
- Estimated cost (must be filled out) \$5,000 Fee 40.

NO BUILDING TO BE LATHED WITHOUT THE BUILDING INSPECTOR'S PERMISSION IN WRITING.

TO BUILD GARAGE
SHOW ON POT PLAN

Signature of owner Vincent Serino

REMARKS

TO CONSTRUCT GARAGE AS SHOWN ON
PLAN. ~~SETBACK~~ SUMMITED
TO INSTALL GAS TRAP.

NOTICE: ANY FILLING, DREDGING, OR ALTERING OF A WETLAND, OR ANY FILLING OR ALTERING OF LAND WITHIN 200 FEET OF A WETLAND, OR ANY ACTION WHICH SIGNIFICANTLY AFFECTS A WETLAND REQUIRES A FILING WITH THE CORRECTION COMMISSION.

Where piles and concrete are used it is necessary for owners and contractors to be careful that piles meet with refusal and that the concrete is properly mixed, as this department is not responsible for poor workmanship or defective material.

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

WETLANDS

Is building or filling, dredging or altering within 100 feet of wetland?

YES

NO



If yes, a filing with the Conservation Commission is required within 21 days.

NO. 512.1

WARD

APPLICATION

POB

PERMIT TO BUILD

Location

895 Broadway

PERMIT GRANTED

June 14, 1983

Approved:

Inspector of Buildings

Please locate building on this plan inserting names of streets.

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

ALOISI & ALOISI
ATTORNEYS AT LAW
131 STATE STREET, SUITE 800
BOSTON, MASSACHUSETTS 02109

May 5, 1983

TELEPHONES (617) 227-6272
523-5050

ANDREW ALOISI
PETER ALOISI
BRUCE MILLER
ROBERT A. DELEO
DAVID A. BELL

SALVATORE E. ALOISI
COUNSEL

Mr. Paul Rupp,
Director of Planning
and Committee Development
Revere City Hall
Broadway
Revere, MA 02151

RE: Vincent Serino - Application for Building Permit
to enlarge Garage at 895 Broadway

Dear Mr. Rupp:

Please be advised that this office represents the applicant in the above entitled matter. The garage is presently being used and will continue to be used once it is expanded to recondition automobiles, primarily through the use of fabrics. The Serino Family will repair, shampoo, and replace interior upholstery of automobiles, interior rugs and exterior vinyl tops. They will also wash and wax automobiles, and in some cases perform minor mechanical repairs.

The garage never was utilized as a body shop, and in no event will there be any body repairs, tin knocking, painting, or replacement of exterior body parts.

The purpose of the expansion is to accommodate Mr. Serino's son, Vincent J. Serino, Jr. into the business since he is in the process of recovering from complicated back surgery and is able to perform the light duty tasks of reconditioning automobiles since no heavy lifting is involved.

It is our hope that this letter clarifys the planned use of the expanded garage; however, if you require any further information, or have any questions, please feel free to contact me.

Very truly yours,

Andrew Aloisi

AA/slw

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

THE CITY OF REVERE
BUILDING DEPARTMENT

APPLICATION FORM TO BE REVIEWED FOR BUILDING AND ZONING

DATE 4/14/83

OWNER Vincent Serino

PERSON SUBMITTING APPLICATION SAME Owner Agent

IF AGENT, PROOF OF BEING (Letter or contract) _____

OWNER ADDRESS 23 Belgrade St. Revere, Mass

LOCATION, STREET AND NO. 895 Broadway, Revere

ZONING: WHAT ZONING IS PROPERTY PRESENTLY UNDER Business zone

PRESENT BUILDING USE Reconditioning cars

PLANNED FUTURE USE SAME

CONFORMING USE YES _____ NO* _____

PRE-EXISTING NON-CONFORMING USE YES _____ NO* _____

* SPECIAL PERMIT MUST BE OBTAINED ON ALL NON-CONFORMING USES.

PURPOSE Addition for increased business

PLANNING BOARD APPROVED () SIGNATURE Paul Russo DATE 6/21/83

NOT APPROVED () GIVE REASONS not allowed

use in CB district per (17-5) zoning Ordinance

BOARD OF HEALTH APPROVED () SIGNATURE [Signature] DATE 4/19/83

NOT APPROVED () GIVE REASONS _____

ENGINEERING APPROVED () SIGNATURE J. Calichman DATE 5/3/83

NOT APPROVED () GIVE REASONS _____

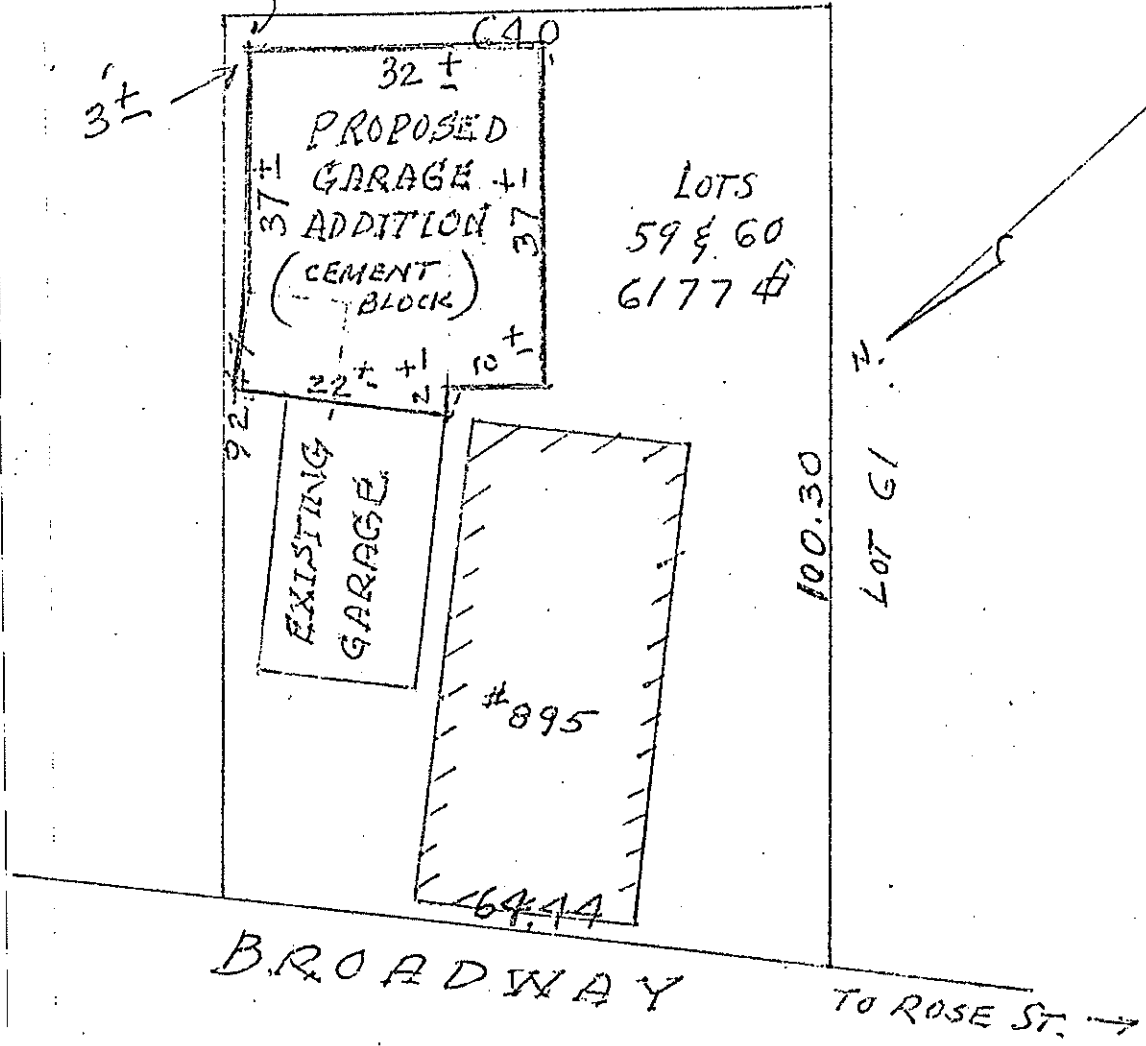
PUBLIC WORKS APPROVED () SIGNATURE [Signature] DATE 6-14-83

NOT APPROVED () GIVE REASONS _____

FAILURE TO ACT WITHIN 14-DAYS CONSTITUTES APPROVAL

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

REVERE HOUSING AUTH.



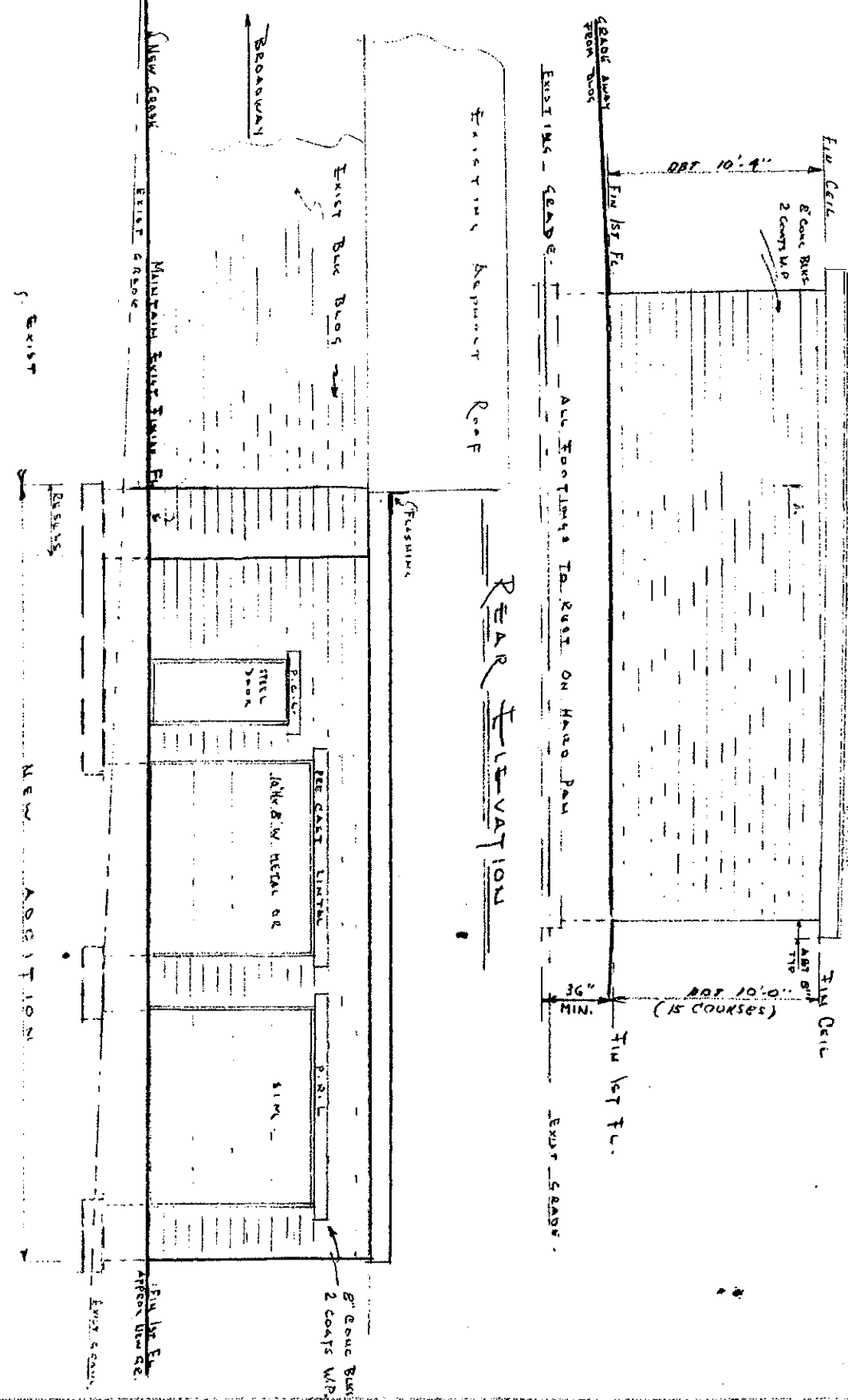
PLAN OF LAND IN REVERE, MASS.

SHOWING PROPOSED GARAGE ADDITION SCALE 1"=20' MARCH 26, 1983



Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)



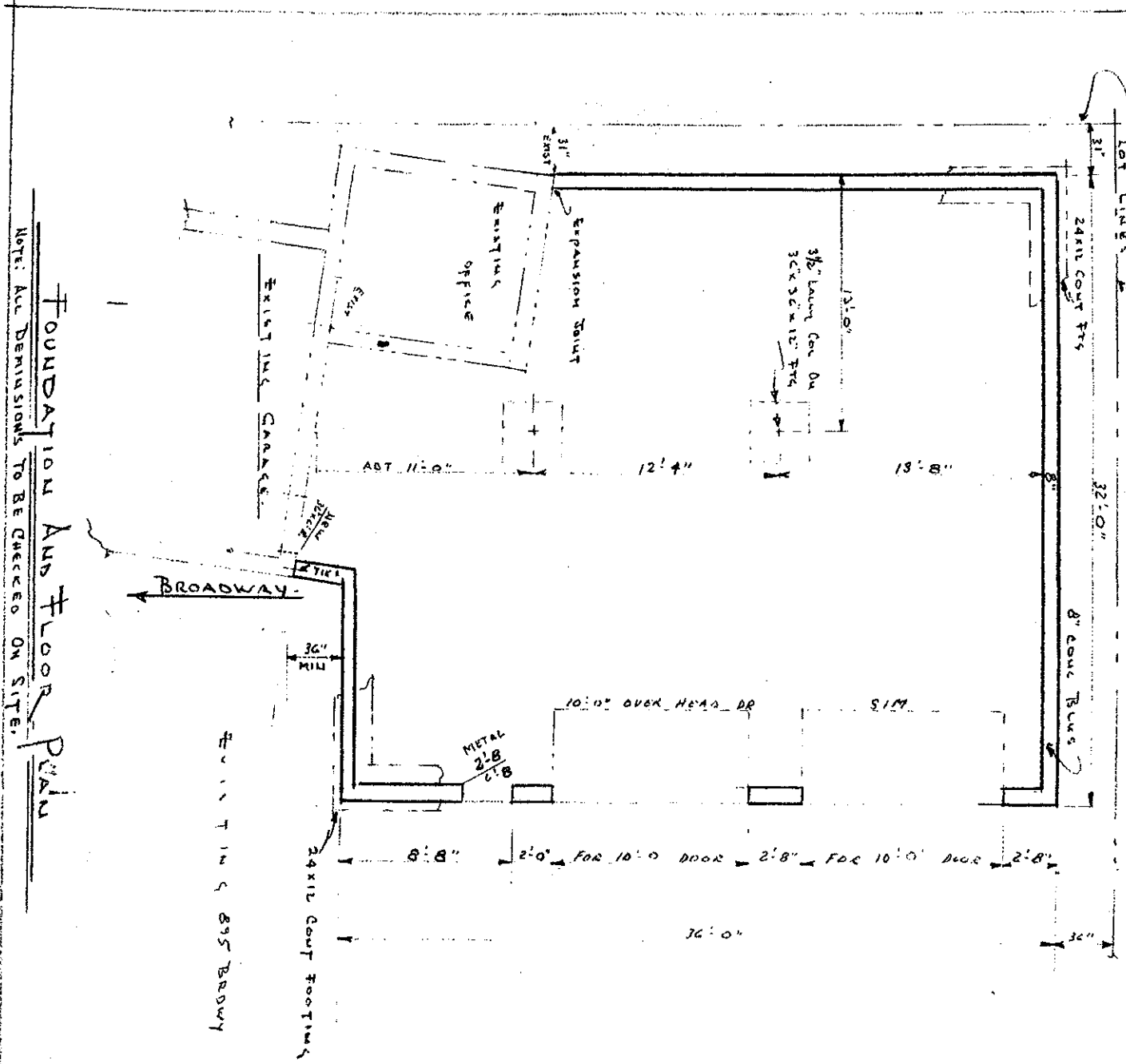
PROPOSED ADDITION TO EXISTING GARAGE AT 895 BROADWAY.

All Scales 1/4" = 1'-0" Unless Noted

DESIGN BY: M. BOUQUIN REVISED 284-037C

JUNE 8, 1982

SHEET 1 OF 3

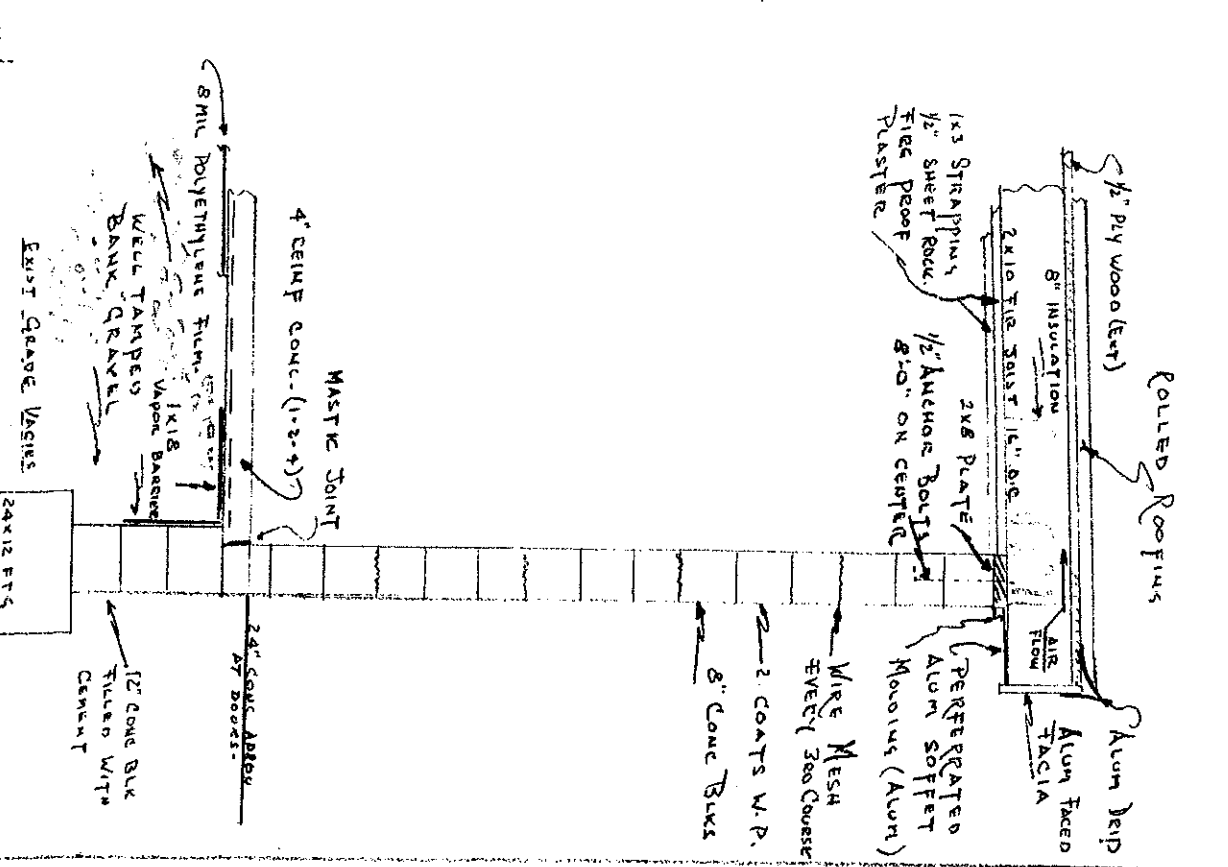
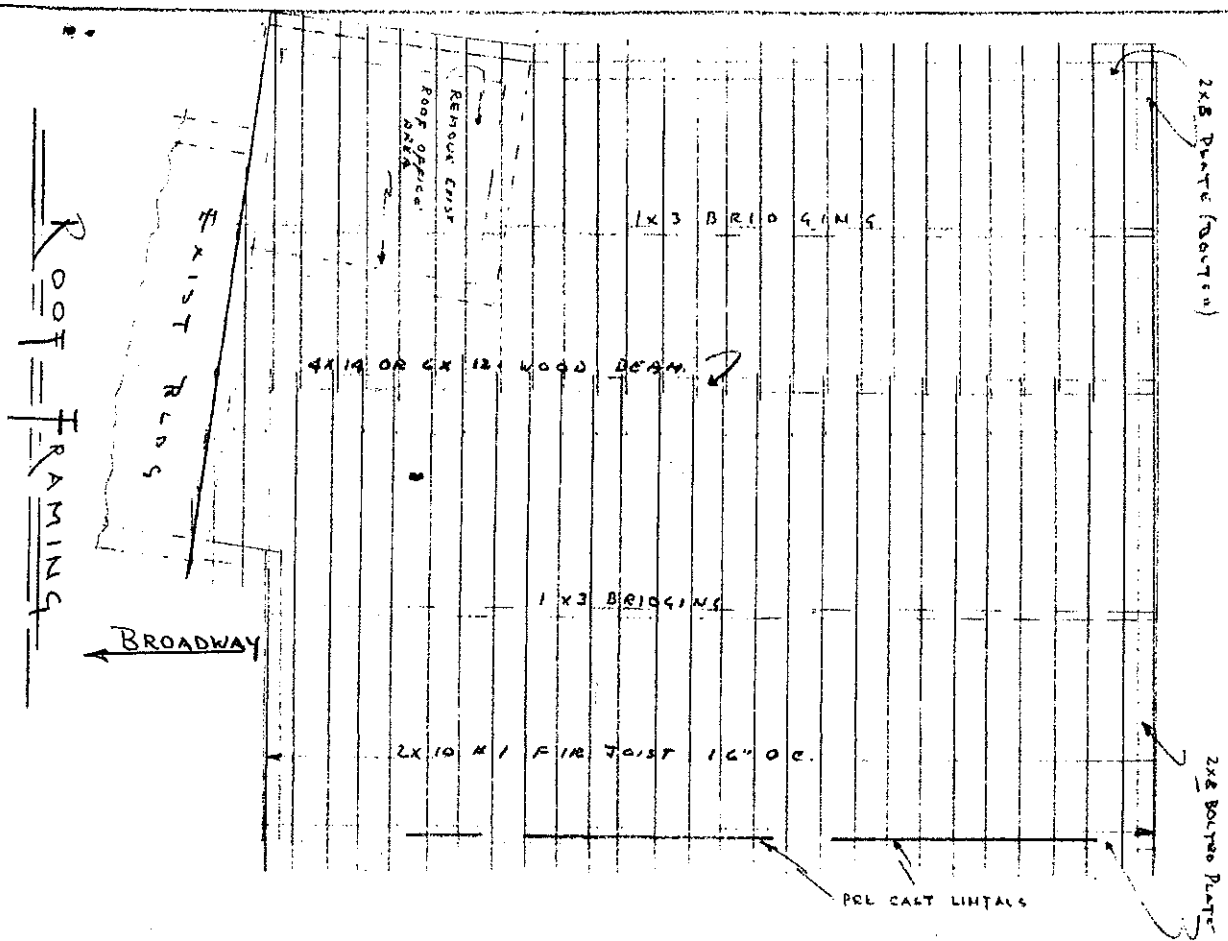


FOUNDATION AND FLOOR PLAN

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE.

MICHAEL A. BONANNI
 Professional Designer
 20 HARTFORD AVENUE
 ATLANTA 40378

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)



2x8 Rafters (Roofing)
 2x8 Rafters (Plating)
 1x3 BRIDGINGS
 4x12 OR 6x12 WOOD BEAM
 2x10 #1 FIR JOIST 12" O.C.
 PRE CAST LINTALS
 2x8 Rafters (Plating)
 2x8 Rafters (Roofing)
 1/2" Ply wood (ext)
 8" INSULATION
 2x10 TIE BOLT 1/2" O.C.
 1x3 STRAPPING
 1/2" SHEET ROCK
 1/2" ANCHOR BOLTS
 8" O.C. ON CENTER
 2x8 PLATE
 PERFORATED ALUM SHEET
 MASONRY (ALUM)
 WIRE MESH EVERY 300 COURSES
 2 COATS W.P.
 8" CONC BLKS
 2x8 CONC. ABOVE DOORS
 12" CONC BLK FILLED WITH CEMENT
 24x12 FTS
 EXIST GRADE VASINE
 8 MIL POLYETHYLENE FILM
 1x18 WELT TAMPED BANK GRAVEL
 4" CEILING CONC. (1'-0" x 4")
 MASTIC JOINT
 2x10 TIE BOLT 1/2" O.C.
 1/2" SHEET ROCK
 1/2" ANCHOR BOLTS
 8" O.C. ON CENTER
 2x8 PLATE
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 8 MIL POLYETHYLENE FILM
 1x18 WELT TAMPED BANK GRAVEL
 4" CEILING CONC. (1'-0" x 4")
 MASTIC JOINT

ROOF FRAMING

BROADWAY

TYPICAL SECTION

SCALE 3/4"=1'-0"

3

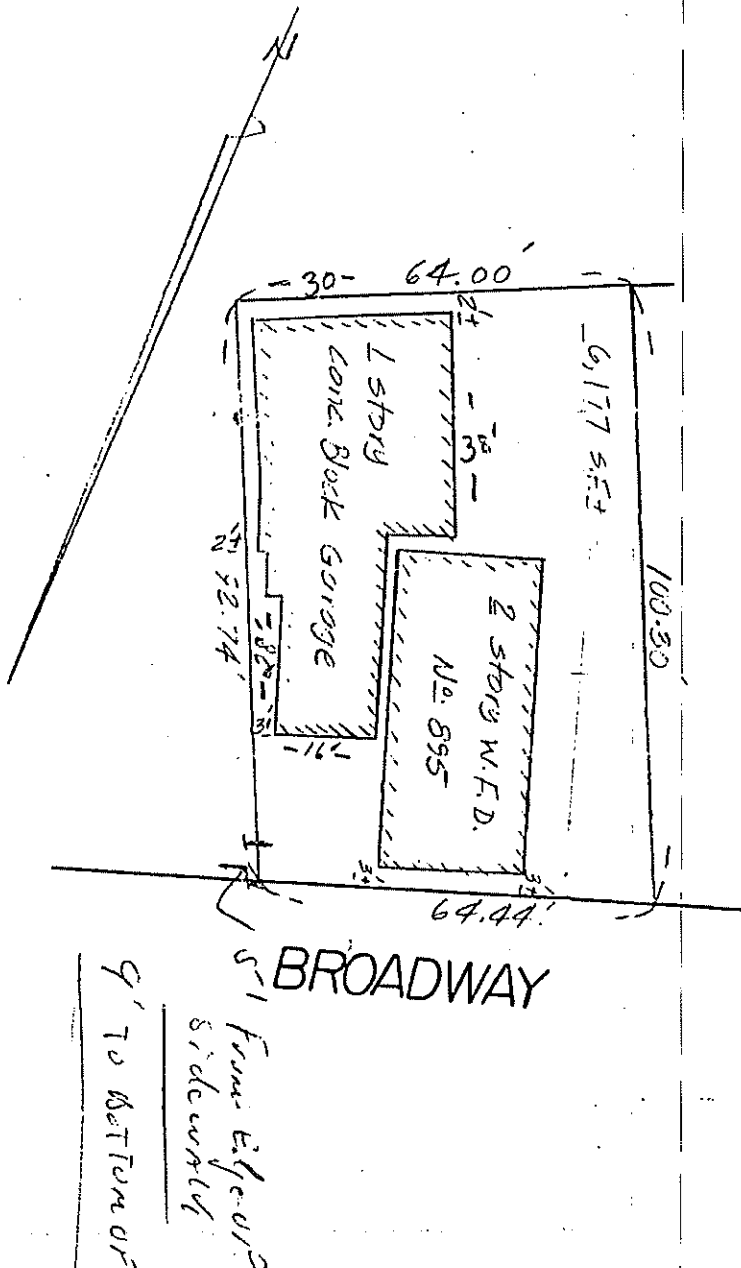
MICHAEL A. BORGAN
 Architect
 20 EAST HOUSTON ST.
 ANNE ARBOR, MI 48106

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

SCALE: 1" = 30'

MORTGAGE INSPECTION PLAN

DATE: 10/13/1988



M8810

prepared by: CASPIAN ENGINEERING CO., 623 MAIN ST. WOBURN, MA. 01801 (617) 932-0560

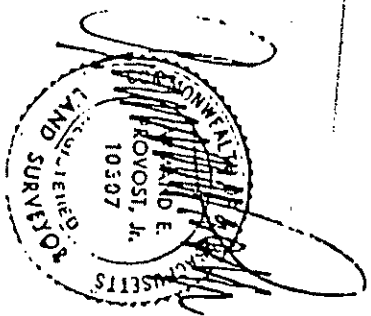
Title reference BK. 3855 Pg. end

This plan is not to be used for boundary retracement. This plan is not to be recorded.

I hereby certify to the title insurer and the bank that the dwelling is located as shown and it conformed with the

city of Revere zoning regulations regarding setbacks from streets and lot lines when built. I further certify that the dwelling is not

located in flood hazard zone are as determined from F.I.R.M. maps dated 02/18/1977.





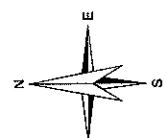
Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)





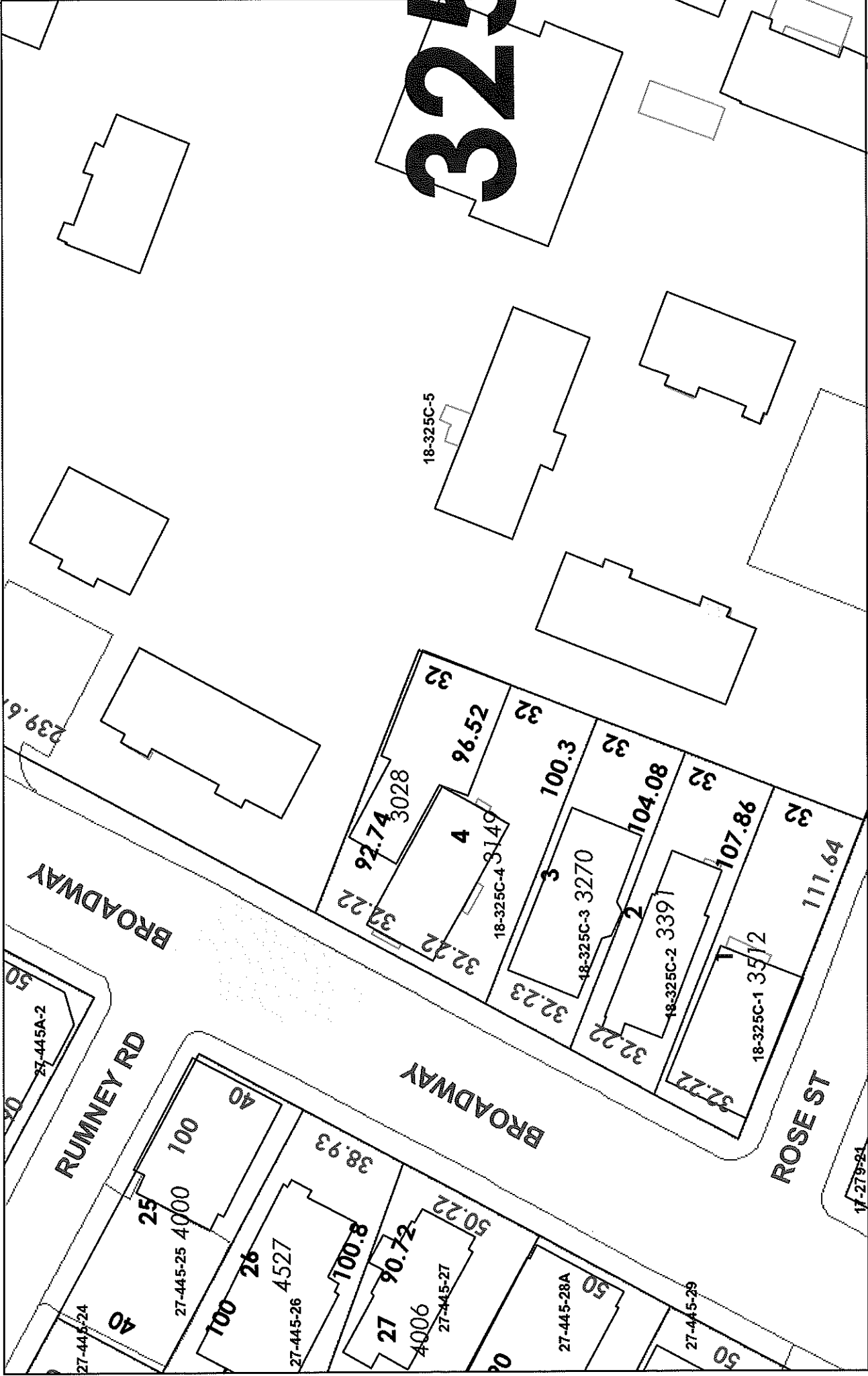
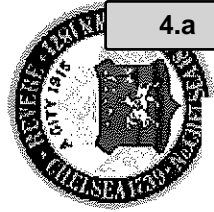
Information presented is provided "as is." The City of Revere, MA, disclaims all representations or warranties regarding GIS information. GIS data is representative data only. In no event will the City of Revere be

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01 , 895 Broadway)



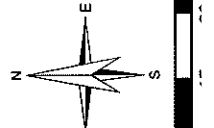
Feet





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Attachment: PH.895Broadway,JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)



4

PROPERTY LOCATION
 Alt No: BROADWAY, REVERE
 Direction/Street/City: BROADWAY, REVERE

OWNERSHIP
 Owner 1: 895 BROADWAY LLC
 Owner 2:
 Owner 3:

Street 1: 55 NORTH MARSHALL ST
 Street 2:
 Town/City: REVERE
 Sst/Prov: MA City: Own Occ:
 Postal: 02151 Type:

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Town/City:
 Sst/Prov: City:
 Postal:

NARRATIVE DESCRIPTION
 This parcel contains .142 Acres of land mainly classified as RES/COM with a STORE Building built about 1900, having primarily STUCCO Exterior and 420 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
 Code Description Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electri
 Consus: Exmpt
 Flood Haz: Topo
 D Street
 s Street
 t Gas.

LAND SECTION (First 7 lines only)
 Use Description LUC No of Units Depth / PrcUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Influ Neigh Mod Int 1 % Int 2 % Int 3 % Appraised Value Alt % Spec J Fact Use Value Notes
 325 STORE 0 0 Sq Feet SITE 1.0 0 0.0005 1.00

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value
325	0.000	56,200	1,000	57,200	57,200
Total Card 0.000 56,200 1,000 57,200					
Total Parcel 0.142 511,500 1,000 229,700 742,200					
Source: Market Adj Cost Total Value per SQ unit /Card: 136.19 /Parcel: 268.33					

PREVIOUS ASSESSMENT

Tax Yr	Use	Car	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
18								18-325C-4	Parcel ID

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	PAT ACCT.	Notes

TAX DISTRICT

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/28/2016	15762	ROOF	2,000	C				REROOF 9 SQS

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
10/28/2016	15762	ROOF	2,000	C				REROOF 9 SQS

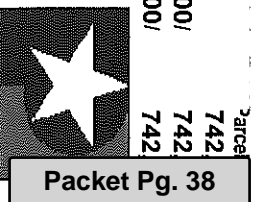
ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2017	MEAS & INSP	345	JAMES HALL

Sign: VERIFICATION OF VISIT NOT DATA

Date	Result	By	Name
10/30/2017	MEAS & INSP	345	JAMES HALL

Total ACHA: 0.00000 Total SF/SM: 0 Parcel LUC: 013 RES/COM Prime NB Desc: 5 Total: Sol Credit: Total: 2023



OR II

Year: 78	- STORE	Full Bath	Rating:
HL: 1	- 1 STORY	A Bath:	Rating:
Total: 3		3/4 Bath:	Rating:
Foundation: 1	- CONCRETE	A 3/4Bth:	Rating:
Frame: 1	- WOOD	1/2 Bath: 1	Rating: AVERAGE
Prime Wall: 6	- STUCCO	A HBth:	Rating:
Sec Wall:		OtherFtx: 1	Rating: AVERAGE
Roof Struct: 1	- GABLE	OTHER FEATURES	
Roof Cover: 1	- ASPHALT	Kits:	Rating:
Color: RED		A Kits:	Rating:
View / Desir:		Fpl:	Rating:
		WSFlue:	Rating:

GENERAL INFORMATION		CONDO INFORMATION	
Grade: C	- AVERAGE	Location:	
Year Bld: 1900	Eff Yr Bld:	Total Units:	
Alt LUC:	Alt %:	Floor:	
Jurisdic:	Fact:	% Own:	
Const Mod:		Name:	
Lump Sum Adj:			

INTERIOR INFORMATION		DEPRECIATION	
Avg Hw/F: std		Phys Cond: AV	- Average 35%
Prim Int Wall: 1	- DRYWALL	Functional:	
Sec Int Wall:		Economic:	
Partition: T	- TYPICAL	Special:	
Prim Floors: 5	- LINOVINYL	Override:	
Sec Floors:		Total:	35%

MOBILE HOME		PARCEL ID 18-325C-4	
Code	Description	A Y/S	Qty
83	SIGN	D Y	1.46
		Qual Con	Year
		A	AV 2000
		Unit Price	D/S Dep
		52.60/T	60 325
		LUC	Fact NB Fa
		1.000	Appr Value
		JCod/Fact	Jur. Value
			1.000

SPEEDY WEE WASH.

RESIDENTIAL GRID		REMODELING		RES BREAKDOWN	
1st Res Grid	Descr	No Unit	RMS	BRS	FL
Level	FY LR DR D K FR RR BR FB HB L O				
Other					
Upper					
Lvl 2					
Lvl 1					
Lower					
Totals	RMS:	BRS:	Baths:	HB1	

CALC SUMMARY		COMPARABLE SALES	
Basic \$ / SQ:	1110.00	Rate	Parcel ID
Size Adj:	1.25000000	Typ	Date
Const Adj:	0.98000002		Sale Price
Adj \$ / SQ:	134.750		
Other Features:	7000		
Grade Factor:	1.00		
NBHD Inf:	1.000000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	86495		
Depreciation:	30273		
Depreciated Total:	56222		

WAA\$/SQ:	AVRate:	Ind Val
Jur. Factor:	Before Depr:	134.75
Special Features: 0	Val/Su Net:	31.57
Final Total: 56200	Val/Su Szad:	133.81
Serial #:	Year:	
Color:		

SUB AREA		SUB AREA DETAIL	
Code	Description	Area - SQ	Rate - AV
GAR	GARAGE	1,360	16,840
FFL	FIRST FLOOR	420	134,750
	Net Sketched Area	1,780	
	Gross Area	1,780	Final Area
		420	
	Total:	79,495	

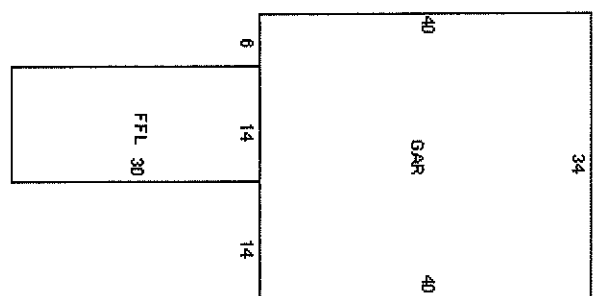
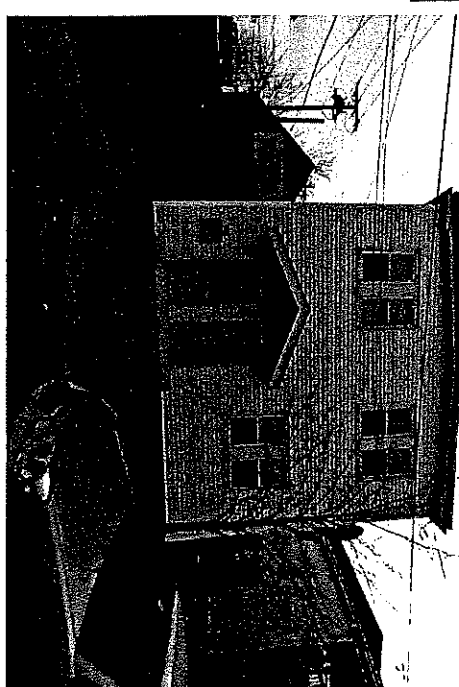


IMAGE AssessPro Patriot Properties, Inc



4
PROPERTY LOCATION
 Alt No: 895
 Direction/Street/City: BROADWAY, REVERSE

OWNERSHIP
 Owner 1: 895 BROADWAY LLC
 Owner 2:
 Owner 3:
 Street 1: 55 NORTH MARSHALL ST
 Street 2:
 Town/City: REVERSE
 S/P Prov: MA
 Postal: 02151

PREVIOUS OWNER
 Owner 1: SERINO - DENNIS P
 Owner 2:
 Street 1: 30 HUCKLEBERRY RD
 Town/City: LYNNFIELD
 S/P Prov: MA
 Postal: 01940

NARRATIVE DESCRIPTION
 This parcel contains .142 Acres of land mainly classified as RES/COM with a THREE FAMILY Building built about 1900, having primarily ALUMINUM Exterior and 2346 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 Half Bath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
 Code Description Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 o Sewer
 n Electr
 Census:
 Flood Haz:

LAND SECTION (First 7 lines only)
 Use Code Description LUC No of Units Depth / PrcInUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl 1 Infl 2 Infl 3 Infl 4 Appraised Value Alt % Spec J Fact Use Value Notes
 105 3 FAMILY 6177 1.0 0 7.1 5,245 1.00 229,650 325 50 229,700

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	0.071	455,300		114,850	570,150
325	0.071			114,850	114,850
Total Card	0.142	455,300		229,700	685,000
Total Parcel	0.142	511,500		229,700	742,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 291.99		/Parcel: 268.33	

PREVIOUS ASSESSMENT
 Parcel ID: 18-325C-4
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
 2023 013 NC 511,500 1000 1.42 229,700 742,200 10/21/2022
 2022 013 FV 456,400 1000 1.42 218,300 675,700 12/30/2021
 2022 013 NC 456,400 1000 1.42 218,300 675,700 11/9/2021
 2021 013 FV 414,900 1000 1.42 202,200 618,100 12/15/2020
 2021 013 PTOH 400,000 1000 1.42 202,200 603,200 8/19/2020
 2020 013 FV 400,000 1000 1.42 202,200 603,200 10/30/2019
 2020 013 NC 400,000 1000 1.42 202,200 603,200 10/30/2019
 2019 013 FV 334,900 1000 1.42 184,400 520,300 12/19/2018

SALES INFORMATION
 Grantor: SERINO, DENNIS
 Legal Ref: 68386-61
 Date: 9/12/2022
 Sale Code: 10/21/1988
 Sale Price: 1,040,000
 No. of Units: No

TAX DISTRICT
 Parcel ID: 18-325C-4
 Date: 10/21/2022

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F Descr	Comment
12/26/2013	11694	WEATHER	3,400	C				BLOWN IN/AIR SEAL/
5/2/2007	5137	GENL RE	3,000	C				INSTAL PARTIAL PAR
4/26/2007	5117	Demolish	2,500	C				DEMO FIRE DAMAGE I
7/24/2000	6922	Remodel	2,000	C				Remodel FGR TO LND
3/31/1999	5643	Resident		C				RSF RPR FIRE DAMG
4/11/1992	1230	Resident	1,295	C	5/5/1992			RSF INSTALL SIGN 1

ACTIVITY INFORMATION
 Date Result By Name
 10/30/2017 MEASURED 345 JAMES HALL
 10/31/2007 PERMIT 163 SUE M.
 7/27/2007 INSPECTED 335 JONATHAN D
 7/17/2006 MEASURED 347 Tony D
 12/6/2001 Change - H KL

Total ACHA: 0.14180
 Total SF/SM: 6177
 Parcel LUC: 013
 RES/COM
 Prime NB Desc: 5
 Total: 229,650
 Sp Credit: 0
 Total: 229,700

USE VALUE: 685,000/
 ASSESSED: 685,000/
 742
 742
 742

Parcel 742
 742
 742
 Packet Pg. 40

USER DEFINED
 User Id # 1: RB
 Prior Id # 2:
 Prior Id # 3:
 Date 01/05/23 14:11:15
 Date 11/07/22 10:35:53
 Date 11/07/22 10:35:53
 Date 11/07/22 10:35:53

PRINT
 Date 01/05/23 14:11:15
 Date 11/07/22 10:35:53
 Date 11/07/22 10:35:53
 Date 11/07/22 10:35:53

ASR Mar: 18
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BidReason:
 Cwd/District:
 Ratio:

Signature: _____
 VERIFICATION OF VISIT NOT DATA
 Date: _____
 Result: _____
 By: _____
 Name: _____

EX OR I

Age: 13 - THREE FAMILY
 /HT: 2 - 2 STORIES
 nts: 3 Total: 3

Full Bath: 3 Rating: AVERAGE
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3/4Bth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OtherFix: Rating:

GREEN 3 APTS 1 BLD 1B 2 B2DST1 B RENT INC
 HEAT 4500B 12 ATT.

Roof Struct: 4 - FLAT
 Roof Cover: 4 - TAR+GRAVEL
 Color: GREEN/WHITE
 View/ Desir:

Other Features
 KIts: 3 Rating: AVERAGE
 A Kits: Rating:
 Fpl: Rating:
 WStFlie: Rating:

RESIDENTIAL GRID
 1st Res Grid Desc: Line 1 # Units: 1
 Level FY LR DR D K FR RR BR FB HB L O
 Other: Upper: Lower: Totals

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Bld: 1900 Eff Yr Bld:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

CONDO INFORMATION

Location:
 Total Units:
 Floor:
 % Own:
 Name:

INTERIOR INFORMATION

Avg Ht/F: STD
 Prim Int Wall: 2 - PLASTER
 Sec Int Wall: 1 - DRYWALL 50%
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors:
 Bsmnt Ft: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 2 - GAS
 Heat Type: 3 - FORCED HW
 # Heat Sys: 2
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Con Wall % Sprinkled

DEPRECIATION

Phys Cond: AV - Average 32%
 Functional:
 Economic:
 Special:
 Overide:
 Total: 32%

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	3	1	
1	2	1	
Totals			
3	10	4	

CALC SUMMARY

Basic \$ / SQ: 235.00
 Size Adj.: 1.01150894
 Const Adj.: 0.94119209
 Adj \$ / SQ: 223.726
 Other Features: 96500
 Grade Factor: 1.00
 NBHD Int: 1.000000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 669622
 Depreciation: 214279
 Depreciated Total: 455343

COMPARABLE SALES

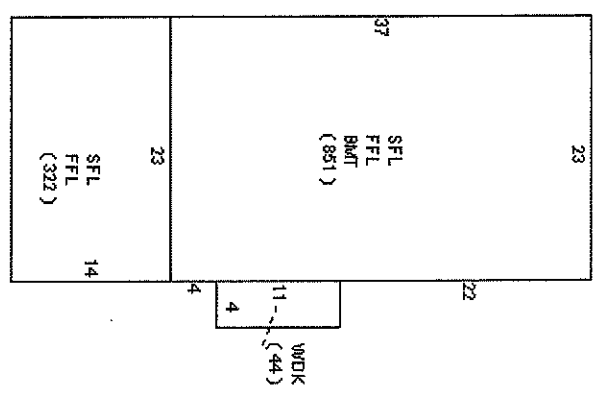
Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Under Value	Sub Area	% Usbl	Descrip	%	Qu # Ten
FFL	FIRST FLOOR	1,173	223,730	262,430					
SFL	SECOND FLOOR	1,173	223,730	262,430					
BMT	BASEMENT	851	55,930	47,598					
WDK	WOOD DECK	44	15,090	664					
Net Statched Area: 3,241				573,122					
Size Ad: 2346		Gross Area: 3241	Final Area: 2346						

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	%	Qu # Ten



MOBILE HOME

Make: Model: Year: Color:

SPEC FEATURES/YARD ITEMS

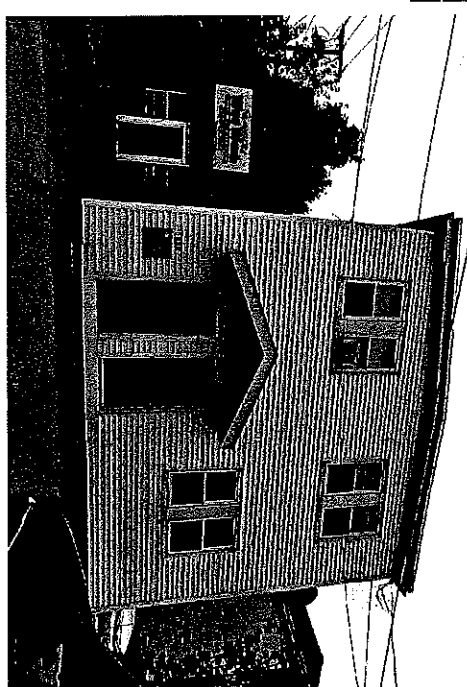
Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value J/Cod/Fact Juris Value

PARCEL ID 18-325C-4

Year: Color: Juris. Factor: Before Dep: 223.73
 Special Features: 0 Val/Su Net: 140.48
 Final Total: 455300 Val/Su Szad: 194.08

IMAGE

AssessPro Patriot Properties, Inc



16 ROSE ST 17-279-22
LUC: 101
CUNEO PAUL
15 ROSE ST
REVERE, MA 02151

21 ROSE ST 17-279-23
LUC: 105
KHADKA APARNA
KHADKA NEEM B
119 WOODSIDE LN
ARLINGTON, MA 02474

25 ROSE ST 17-279-24
LUC: 101
HERNANDEZ REMBERTO
HERNANDEZ PEDRO
25 ROSE ST
REVERE, MA 02151

31 ROSE ST 17-279-25
LUC: 104
GARCIA ROBERTO
CHAVARRIA MARIA
31 ROSE ST
REVERE, MA 02151

35 ROSE ST 17-279-26
LUC: 104
ROBERTO ROSEANNE
35 ROSE ST
REVERE, MA 02151

957 BROADWAY 18-325A-1A
LUC: 960
MT CARMEL CHURCH ASSEMBLY OF G
ONEIL C/O RICHARD J JR
391 BROADWAY
EVERETT, MA 02149

881 BROADWAY 18-325C-1
LUC: 104
HERNANDEZ HERBER A BERMUDEZ
BERMUDEZ MIGUEL A
881 BROADWAY
REVERE, MA 02151

885 BROADWAY 18-325C-2
LUC: 101
SANTANA IVANIA
885 BROADWAY
Revere, MA 02151

891 BROADWAY 18-325C-3
LUC: 104
COELHO ABELAR
P O BOX 274
EAST BOSTON, MA 02128

895 BROADWAY 18-325C-4
LUC: 013
895 BROADWAY LLC
55 NORTH MARSHALL ST
REVERE, MA 02151

905 BROADWAY 18-325C-5
LUC: 970
REVERE HOUSING AUTHORITY
70 COOLEGE ST
REVERE, MA 02151

12 RUMNEY RD 27-445-24
LUC: 101
AICHA SABRI
12 RUMNEY RD
REVERE, MA 02151

900 BROADWAY 27-445-25
LUC: 340
VIVAT 72 REVOCABLE LIVING TRUST
GUIDE JR JOSEPH A TRUSTEE
14 HERITAGE DR
WEST YARMOUTH, MA 02673

896 BROADWAY 27-445-26
LUC: 111
THOMAS A HILLSON REVOCABLE TR
HILLSON THOMAS A TRUSTEE
4 LONGPOND DR
SAUGUS, MA 01906

890 BROADWAY 27-445-27
LUC: 104
RAGOONANAN NARINE
RAGOONANAN LYSTRA
890 BROADWAY
REVERE, MA 02151

880 BROADWAY 27-445-28A-0000
LUC: N/A
880 BROADWAY CONDO TRUST
C/O EDDIE COLAMETA
4831 BRIGHTON LAKES BLVD
BOYNTON BEACH, FL 33436

880 BROADWAY 1 27-445-28A-1
LUC: 102
KAMINSKI CHELSEY
880 BROADWAY
UNIT 1
REVERE, MA 02151

880 BROADWAY 2 27-445-28A-2
LUC: 102
GRAVALESE EDDIE
89 LOCKSLEY RD
LYNNFIELD, MA 01940

880 BROADWAY 3 27-445-28A-3
LUC: 102
HERRERA HADASSAH
880 BROADWAY
UNIT 3
REVERE, MA 02151

880 BROADWAY 4 27-445-28A-4
LUC: 102
FORTALEZA ELIZABETH M
880 BROADWAY
UNIT 4
REVERE, MA 02151

880 BROADWAY 5 27-445-28A-5
LUC: 102
DING RONG
880 BROADWAY
UNIT 5
REVERE, MA 02151

880 BROADWAY 6 27-445-28A-6
LUC: 102
DIAZ JOSE FRANCISCO
880 BROADWAY
UNIT 6
REVERE, MA 02151

FISKE REAR ST 27-445-3
LUC: 132
GRASSO DEMETRIO
GRASSO ROSA
11 FISKE ST
REVERE, MA 02151

930 BROADWAY 27-445A-1
LUC: 325
REGINA REALTY TRUST
PETRUZZELLI DOMENIC
7 BENSON AVE
SAUGUS, MA 01906

910 BROADWAY 27-445A-2
LUC: 325
JJA REALTY TRUST
MANNE JOYCE
38 BENTON CIR
READING, MA 01867

11 RUMNEY RD 27-445A-3
LUC: 104
BO-JAC CONSTRUCTION CORP
PEREZ C/O JUAN
11 RUMNEY RD
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

DATE: 7/2/23

Attachment: PH.895Broadway.JohnDuran (23-041 : Special Permit, C-23-01, 895 Broadway)

C-23-02

PUBLIC HEARING

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Sections 17.40.020 and 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, February 27, 2023 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of Michael A. Casoli, Trustee of MAC Realty Trust, 28 Sweetser Street, Wakefield, MA 01880 seeking permission from the Revere City Council to reconstruct and extend a nonconforming use and preexisting nonconforming structure that burnt down in a fire in May 2021 for the purpose of constructing a new six (6) unit residential building with six (6) off-street parking spaces at 141 – 143 Endicott Avenue, Revere, MA 02151.

A copy of the aforementioned proposed plan and application (C-23-02) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15 A.M. to 5:00 P.M. and Friday from 8:15 A.M. to 12:15 P.M.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #28312
02/08/2023
02/15/2023

Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

FORM B

APPLICATION NO. C-23-02
DATE: 2/2/23

**City of Revere, Massachusetts
Revere City council
Application For
Special Permit**

All parts of this application and the attached documents shall be completed and submitted under the pains and penalties of perjury. Incomplete filing may be rejected.

The applicant must be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the exception or permission requested. That the exception or permission requested will not tend to impair the status of the neighborhood; that the exception or permission requested will be in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

I hereby request a hearing before the Revere City Council for the following:

- A. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere).
- B. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.08, Section 17.08.280.
- C. Application for **Special Permit for Alteration of Nonconforming Structure** (Revised Ordinances of the City of Revere, Title 17, Chapter 17.40, Section 17.40.030(A) and (B))

1. Applicant submitting the application is:

Name: Michael A. Casoli, Trustee of MAC Realty Trust
Address: 28 Sweetser Street, Wakefield, MA 01880
Tel. #: c/o D'Ambrosio LLP (617) 720-5657

2. Applicant is: Tenant Licensee Prospective Purchaser
 Owner Other (Describe)

FILED
2023 FEB -2 AM 11:10
OFFICE CITY CLERK
REVERE, MASS.

FILED
2023 JAN 03 AM 11:09
OFFICE CITY CLERK
REVERE, MASS.

Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

3. The following person is hereby designated to represent the applicant in matter arising hereunder:

Name: Gerry D’Ambrosio, Esq. and Nancy O’Neil, Esq., D’Ambrosio LLP

Title: Attorneys for the Applicant

Address: 14 Proctor Avenue, Revere, MA 02151

Tel. #: (617) 720-5657

4. The land for which this application is submitted is owned by:

Name: Michael A. Casoli, Trustee of MAC Realty Trust

Address: 28 Sweetser Street, Wakefield, MA 01880

Tel. #: c/o D’Ambrosio LLP (617) 720-5657

5. The land described in the application is recorded in Suffolk County Registry of Deeds.

Please see deed, recorded at Suffolk Registry of Deeds, Book 20628, Page 250, attached hereto as **Exhibit A**.

6. Plans describing and defining the Exception to Use Regulations in Certain Districts, the Special Permit or Special permit For Alteration and Extension of Nonconforming Uses are included herewith and made a part hereof and are title and dated:

Please see the Plan attached hereto as **Exhibit B**.

Assessor’s Office information: 141-143 Endicott Street, Revere, Massachusetts

Parcel Identification number: 2-42-31

7. A map describing the land uses of adjacent and nearby properties in included and made part of this application.

Please see the City of Revere, Zoning Summary Map, available at www.gis.revere.org. An enlargement is attached hereto as **Exhibit C**.

8. A Locus map (8½” x 11”) copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made part of this application.

Please see USGS topographic and City of Revere GIS maps attached hereto as **Exhibit D**.

9A. Is the site of this application subject to the Wetland Protection Act (M.G.L., Chapter 131, Sec. 40A or Chapter 130, Sec. 105)?

yes

no

do not know

Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

9B. Is the location of the site of this application within 100 feet of:

_____ a costal beach; _____ salt marsh; _____ land under the ocean;

_____ do not know; _____ X no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The land in Revere, Suffolk County, Massachusetts, with the buildings thereon now numbered 141 – 143 Endicott Avenue, being Lot #31 in Block F on a plan of Section E, Sea Shore Division of Orient Heights, Revere, Massachusetts, dated 1874, recorded with Suffolk Deeds at End of Book 1284, bounded as follows:

NORTHEASTERLY by said Avenue (formerly Leverett Avenue) fifty (50) feet;

SOUTHEASTERLY by Lot 32, one hundred (100) feet;

SOUTHWESTERLY by Lot 81, fifty (50) feet;

NORTHWESTERLY by Lot 30, one hundred (100) feet.

Containing 5,000 square feet; be said measurements and contents more or less and all according to said plan.

See Plans attached as Exhibit B and Photographs attached as Exhibit E.

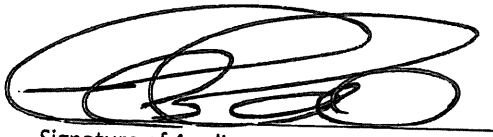
11. What is the nature of the exception or special permit requested in this application?

The Applicant seeks to reconstruct and extend a nonconforming use and preexisting nonconforming structure that previously burnt down in a fire in May 2021. The new building will provide six (6) units on a 5,000 sq. ft. lot with four (4) above grade stories, one (1) below grade story consisting of six (6) parking spaces, and a roof deck. The Special Permit will allow the Applicant to reconstruct the six (6) units that previously burnt down in May 2021 fire and expand the parking at the property by six (6) parking spaces.

The City Council of the City of Revere should award this special permit because the Applicant's proposal is not substantially more detrimental to the neighborhood than the pre-existing non-conforming structure and, in fact, will benefit the neighborhood by offering additional off-street parking and alleviating traffic on Endicott Street. The Applicant's reconstruction and extension of the pre-existing use and structure is in harmony with the general purposes and intent of the Revised Ordinances of the City of Revere.

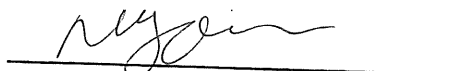
Date of denial by Site Plan Review Committee: January 24, 2023. See Denial Letter attached hereto as Exhibit F.

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this application is true and complete.



Signature of Applicant

2/1/23
Date



Signature of Owner Representative

2/2/2023
Date

Signature of Designated Representative

Date

Received from above applicant, the sum of \$ _____ to apply against administrative and mailing costs.

Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council

1. Name and residential address of party submitting application:

Name: Michael A. Casoli, Trustee of MAC Realty Trust

Address: c/o D'Ambrosio LLP
 14 Proctor Avenue
 Revere, MA 02151

2. Name and residential address of each land-owner on whose property subject matter will be exercised:
 (Attach additional pages, if necessary.)

Name: Michael A. Casoli, Trustee of MAC Realty Trust

Address: 28 Sweetser Street, Wakefield, MA 01880

3. If the property is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: N/A

Address: N/A

4. Name and residential address of each party to whom subject authorization will be issued:

Name: Michael A. Casoli, Trustee of MAC Realty Trust

Address: 28 Sweetser Street, Wakefield, MA 01880

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: Michael A. Casoli, Trustee of MAC Realty Trust

Address: 28 Sweetser Street, Wakefield, MA 01880

The trust documents are recorded at the Suffolk County Registry of Deeds in Book 20628, Page 242 and will be delivered upon request.

Page 2
General Disclosure Form

6. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: N/A

Address: N/A

A copy of the Joint Venture agreement is on file at N/A and will be delivered upon request.

7. If the party is a corporation, provide the name and the residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

To the extent applicable, the Applicant identifies the following Directors of the Corporation:

Director: N/A

Director: N/A

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: N/A

Address: N/A

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership: N/A

Address: N/A

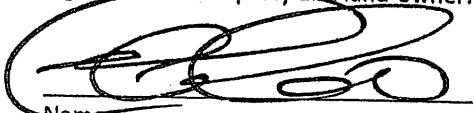
10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by Mass. General Law, Chapter 110, Section 5, is on file:

N/A

[Signatures on following page]

The foregoing information if provided under the Pains and Penalty of Perjury.

Signature of each party and land-owner:



Name

2/1/23

Date

Name

Date

Name

Date

Name

Date

Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

Request for Finding of Fact – Special Permit

Now comes the applicant Michael A. Casoli, Trustee of MAC Realty Trust who has applied to this Honorable City Council for a special permit for property located at 141-143 Endicott Street, Revere, MA.

1. That the proposed alterations would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reason:
 - (a) The proposed alterations are in harmony with the intent of the Zoning Ordinance as it encourages housing for persons of all income levels and conserves the value of land and buildings. The proposed use is in harmony with the intent of the Zoning Ordinance as it encourages the most appropriate use of land throughout the City. The Project will provide new additional code compliant housing to replace that previously destroyed by a fire. See Revere Zoning Ordinances, § 17.04.010.

2. That the specific site is an appropriate location for such alterations for the following reasons:
 - (a) The site is appropriate as it is located in the RB District near similar nonconforming residential buildings.
 - (b) The site is appropriate as prior to the fire in May 2021, it was a nonconforming structure that did not have a detrimental impact on the neighborhood.
 - (c) The site is appropriate as the Applicant's proposed alterations to the structure will not create a structure that is more substantially more detrimental than the pre-existing nonconforming structure to the neighborhood and, in fact, with the off-street parking will be a benefit to the neighborhood.

3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) There are adequate and appropriate facilities already servicing the Property.

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a) The applicant seeks to provide necessary housing to the Revere Community at large and to the residents of the neighborhood. The Property will be significantly improved by the Applicant's efforts, at great expense.
 - (b) The altered structure will not deviate or substantially change the character of the neighborhood, which contains a significant number of multifamily residential properties.
 - (c) The altered structure will not deviate or substantially change the character of the neighborhood as the neighborhood's residential properties contain similar nonconformities as to setbacks, driveway widths, lot area, and lot frontage.

Page 2
Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Revere Beach Boulevard:
- (a) The traffic generated by the reconstruction of the six (6) units shall not have an effect on the present traffic patterns of the neighborhood.
6. That adequate and appropriate facilities will be provided for the proposed alterations, for the following reasons:
- (a) Adequate and appropriate facilities already service the Property.

Date: 2/2/2023

Respectfully submitted by: Nancy S. O'Neil, Esq.

EXHIBIT A

20628250

99

QUITCLAIM DEED

We, Ronald Berkowitz, Randall H. Hicks and Marshall F. Newman, as tenants in common, all of Boston, Suffolk County, Massachusetts

for consideration paid of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars

grant to Michael A. Casoli, Trustee of MAC Realty Trust, under declaration of trust dated JUNE 7, 1996, and recorded with Suffolk County, herewith, of P.O. Box 3007 Wakefield, Middlesex County, Massachusetts 01880

with QUITCLAIM COVENANTS

the land in Revere, Suffolk County, Massachusetts, with the buildings thereon now numbered 141-143 Endicott Avenue, being Lot #31 in Block F on a plan of Section E, Sea Shore Division of Orient Heights, Revere, Massachusetts, dated 1874, recorded with Suffolk Deeds at End of Book 1284, bounded as follows:

- NORTHEASTERLY by said Avenue (formerly Leverett Avenue) fifty (50) feet;
- SOUTHEASTERLY by Lot 32, one hundred (100) feet;
- SOUTHWESTERLY by Lot 81, fifty (50) feet;
- NORTHWESTERLY by Lot 30, one hundred (100) feet.

Containing 5000 square feet; be said measurements and contents more or less and all according to said plan.

Hereby conveying the same premises described in deed recorded with Suffolk County Registry of Deeds in Book 11701, Page 282.

141-143 ENDICOTT ST. REVERE

RECORDED
JUN 10 10 54 AM '96
SUFFOLK COUNTY REGISTRY OF DEEDS
REGISTERED & EXAM ATTEST

CANCELLED
DEEDS REG 19
SUFFOLK
06/10/96
912.00
912.00
2192A001 10:50
EXCISE TAX

PHILIP C. WYSOR
GILLESPIE & ASSOCIATES
LYNNFIELD WOODS OFFICE PARK
200 BROADWAY, P.O. BOX 900
LYNNFIELD, MA 01940

Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

20628251

Witness our hands and seals this 7th day of June, 1996.

Ronald Berkowitz
Ronald Berkowitz

Randall H. Hicks
Randall H. Hicks

Marshall F. Newman
Marshall F. Newman

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

June 7, 1996


Then personally appeared, the above-named Ronald Berkowitz, Randall H. Hicks and Marshall F. Newman, and acknowledged the foregoing instrument to be their free act and deed, before me.

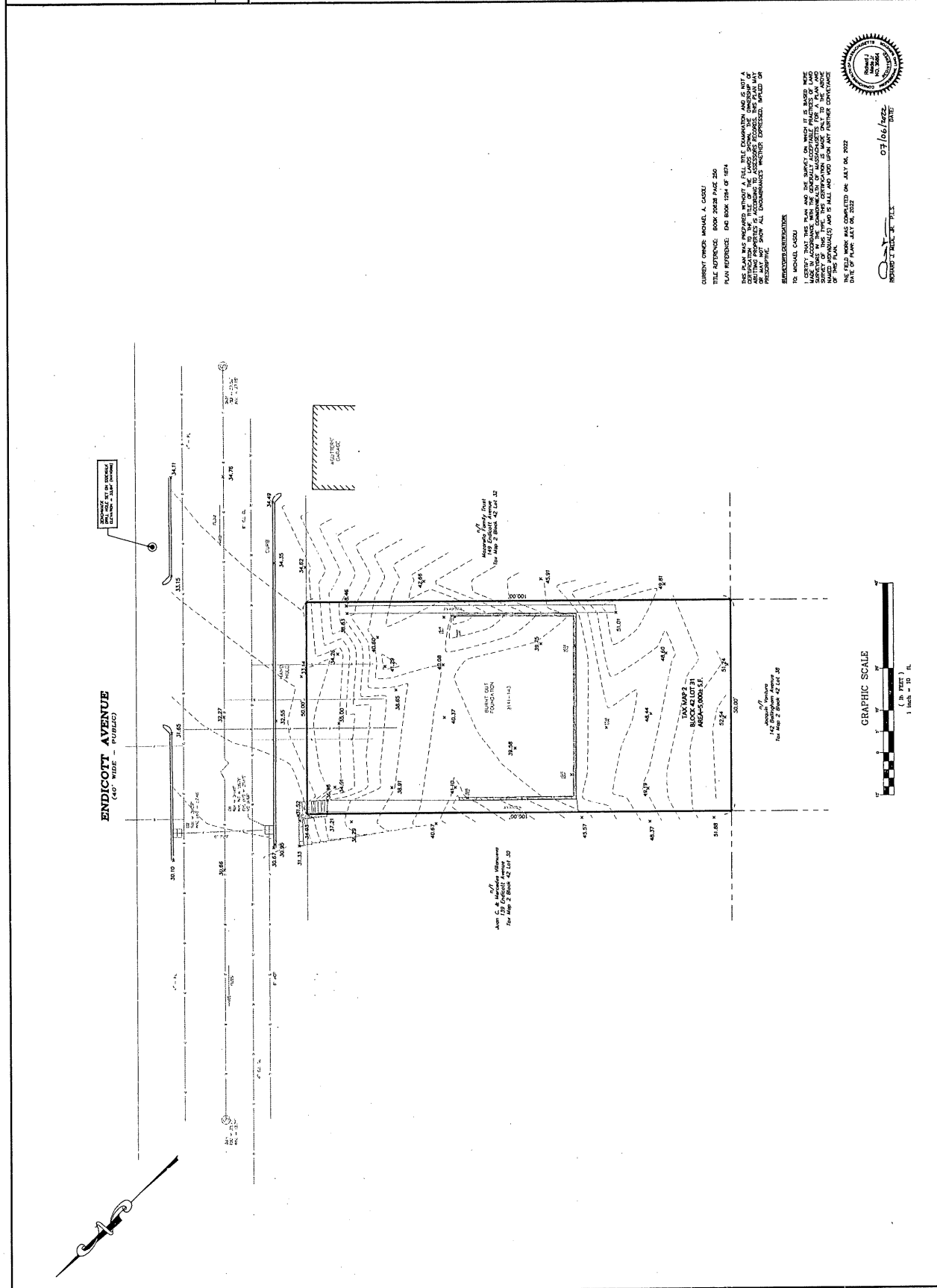
Patricia M. Sheehan
Notary Public

My commission expires: 11-23-01

Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

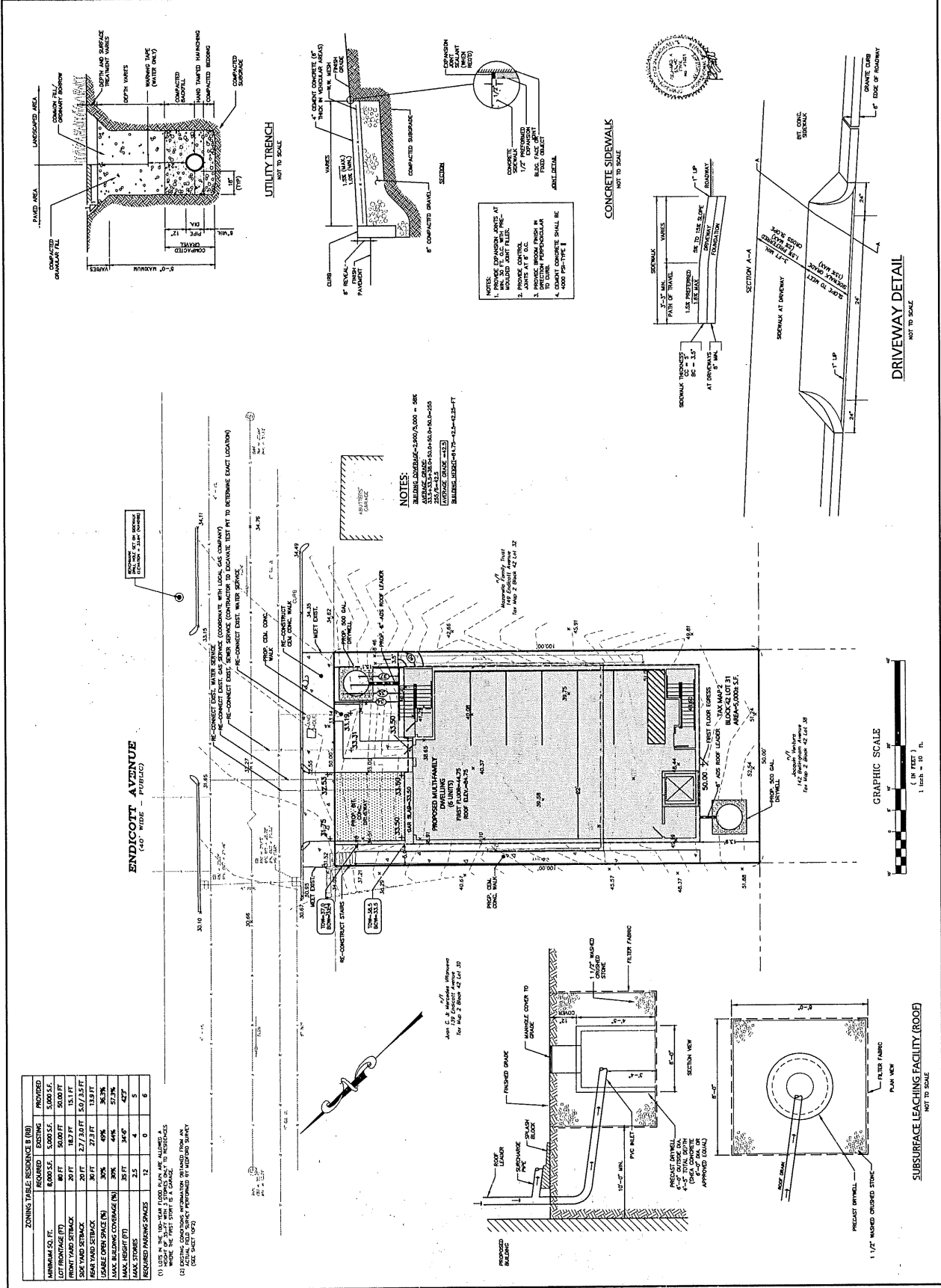
EXHIBIT B

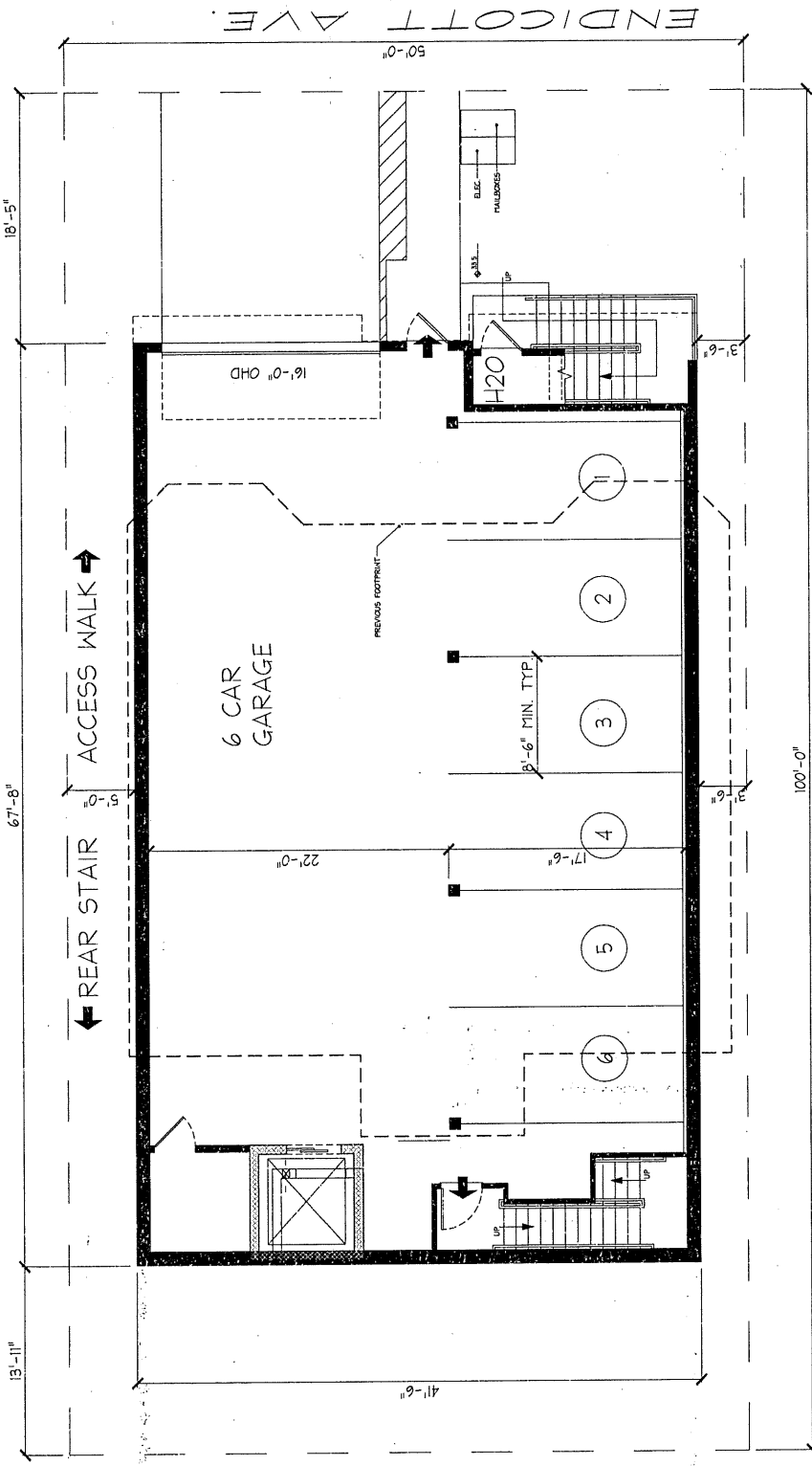
OWNER: Mac Realty Trust P.O. Box 3007 Warefield, MA 01880	DRAWING TITLE: Existing Conditions 1 of 2 Plan	DESIGN BY: CAH/M/PAK	CHECKED BY: MICHAEL A. CASOLI
		SCALE: AS NOTED	DWG FILE NAME: 22-042.dwg
PROJECT: Proposed Site Plan 141 Endicott Street (1st Map 2 Block 42 Lot 3) Revere, Massachusetts		DATE: July 6, 2022	PROJECT #: 22-042
PREPARED BY: Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 194 Central Street 1550 Lafayette Road Portsmouth, NH 03801 Tel: (603) 815-1185 Fax: (603) 417-0020		 ANGELLO B. VENEZIANO ASSOCIATES MEDFORD ENGINEERING & SURVEY 781-986-4486 fax: 781-396-8052	
DESCRIPTION OF REVISION		DATE	



Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

Proposed Site Plan 141 Endicott Avenue Revere, Massachusetts PROJECT #: 23-0501 DATE: MAY 6, 2023 DWG FILE NAME: 230501.DWG CHECKED BY: RICHARD A. SAMP P.E. (781) 417-0020 (603) 910-1700 (603) 910-1700 194 Central Street Portsmouth, NH 03801 Engineering Alliance, Inc. RICHARD B. VENEZIA 781-398-4668 (M) 781-398-9052 (F) MEDFORD ENGINEERING & SURVEY ASSOCIATES	OWNER: Mac Realty Trust P.O. Box 3007 Waverhill, MA 01880 DRAWING TITLE: Proposed Site Plan SCALE: AS NOTED PROJECT #: 23-0501 DATE: MAY 6, 2023 DWG FILE NAME: 230501.DWG CHECKED BY: CATHY BARKH
---	--





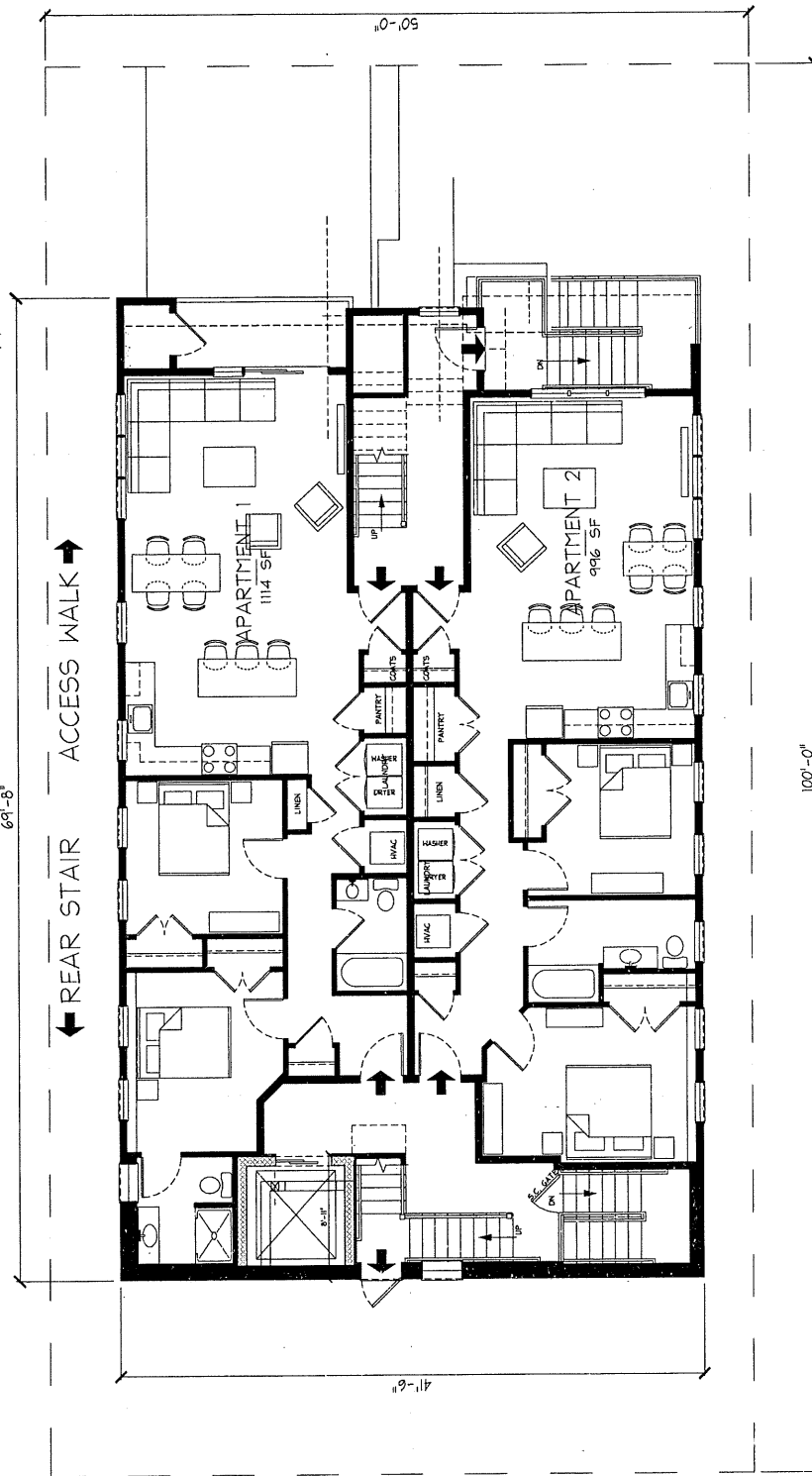
GARAGE FLOOR PLAN
1/4" = 1'-0"

141-143 Endicott Avenue
Revere, MA 01/19/2023

The MZO GROUP
 DESIGNERS • ARCHITECTS • PLANNERS
 IN THE *MICHELLE* TRADITION

375 Main Street, Suite 301 ■ Somerville, Massachusetts 02143
 Phone: 781.379.4442 ■ Fax: 781.379.4448 ■ Email: info@mzogroup.com ■ www.mzogroup.com

DESIGNED BY: MZO GROUP, INC. DATE: 01/19/2023
 DRAWN BY: MZO GROUP, INC. DATE: 01/19/2023

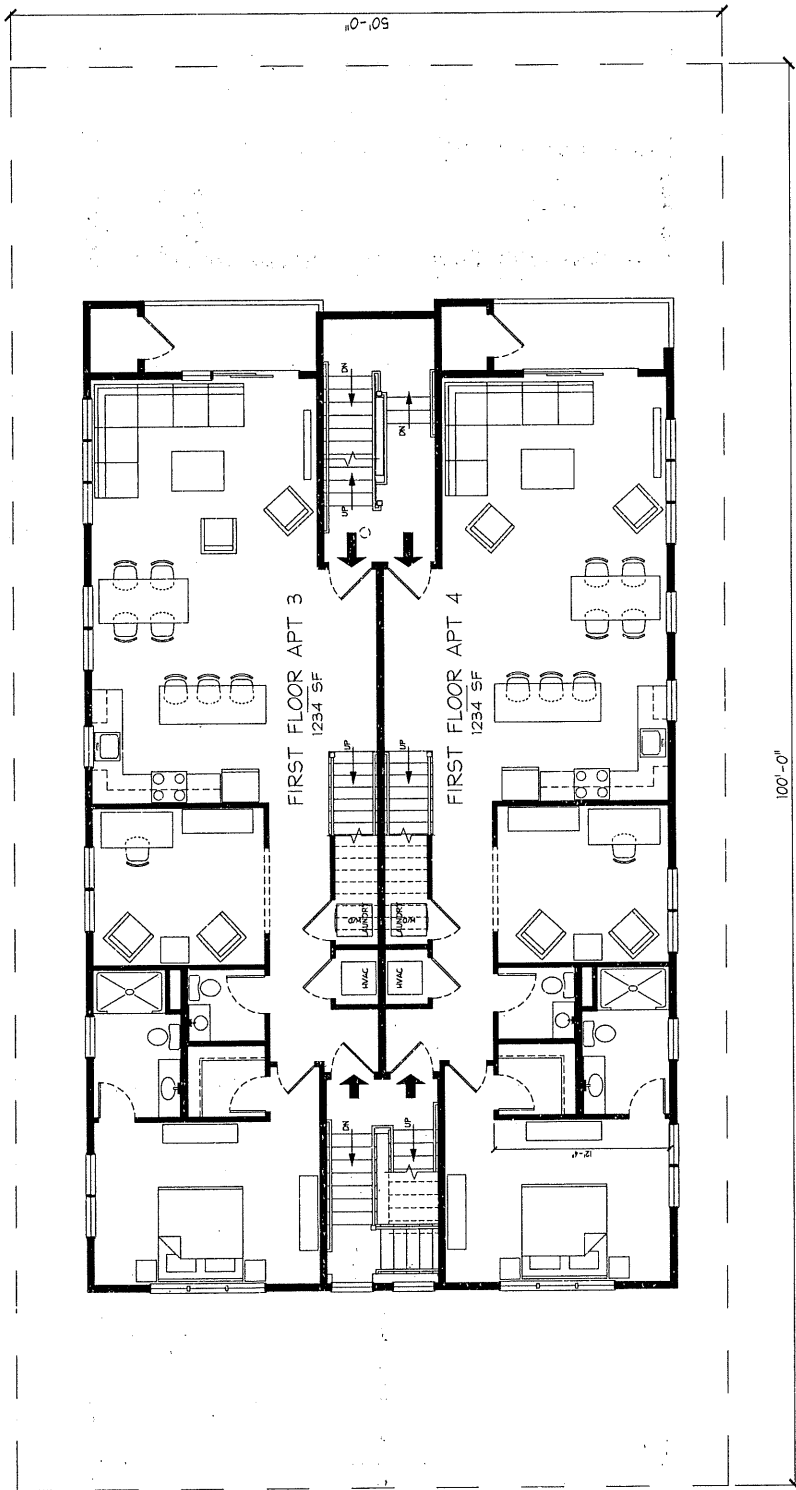


- UNIT 1: 2 BED, 2 BATH, 1,114 S.F.
 UNIT 2: 2 BED, 1 BATH, 996 S.F.
 UNIT 3: 3 BED, 2 BATH, STUDY/OFFICE, 1,891 S.F.
 UNIT 4: 3 BED, 2 BATH, STUDY/OFFICE, 1,891 S.F.
 UNIT 5: 3 BED, 2 BATH, STUDY/OFFICE, ROOF DECK, 1,883 S.F.
 UNIT 6: 3 BED, 2 BATH, STUDY/OFFICE, ROOF DECK, 1,883 S.F.

FIRST FLOOR PLAN
 1/4" = 1'-0"

141-143 Endicott Avenue
 Revere, MA 01/19/2023

The MZO GROUP
 DESIGNERS • ARCHITECTS • PLANNERS
 275 Main Street, Suite 201 • Revere, Massachusetts 02150
 Phone: 781-790-4444 • Fax: 781-790-4444 • Email: info@mzo.com • www.mzogroup.com
 COPYRIGHT © 2023 MZO GROUP. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF MZO GROUP AND IS TO BE USED ONLY FOR THE PROJECT AND DATE SPECIFIED.

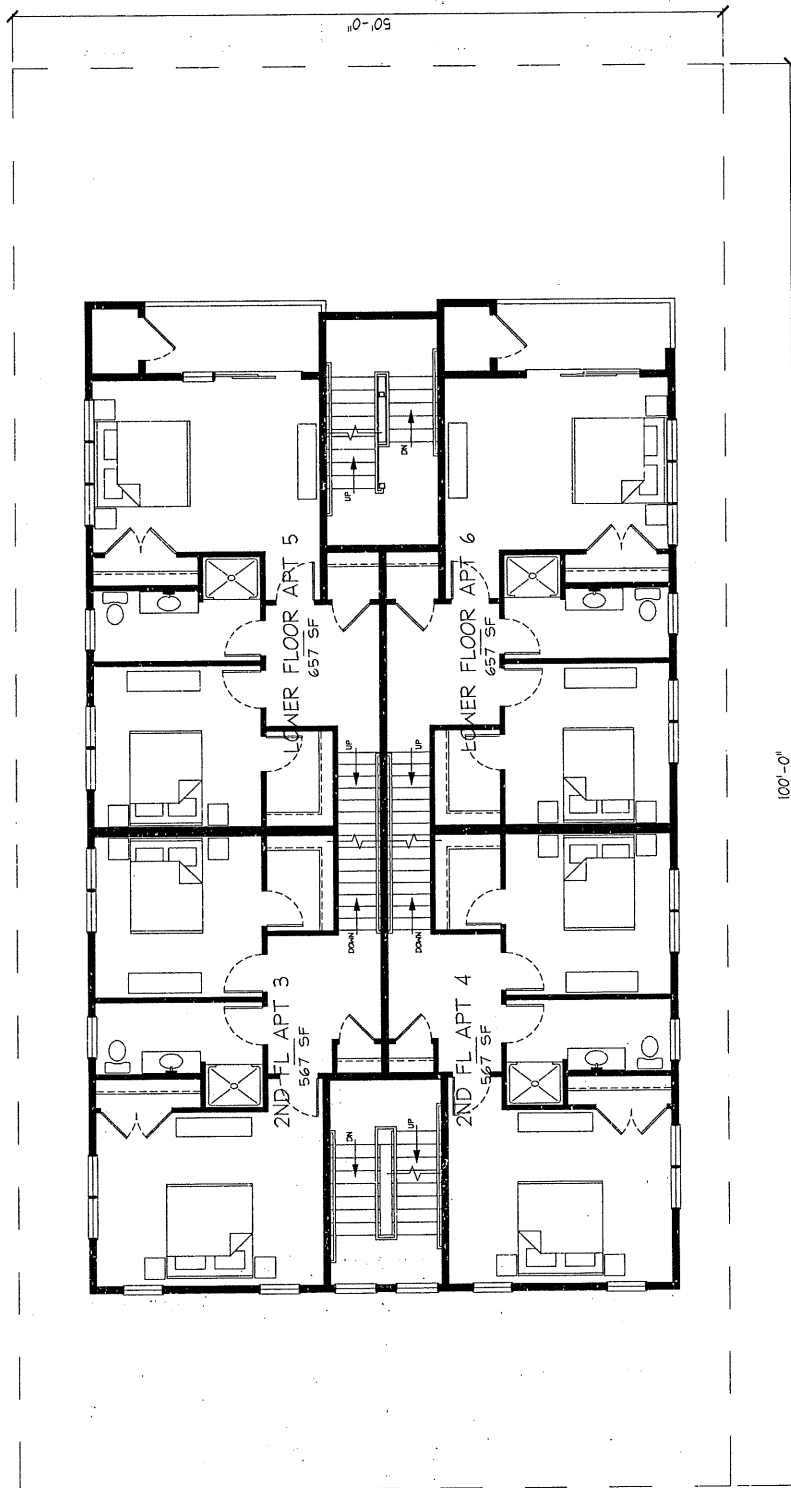


SECOND FLOOR PLAN
1/4" = 1'-0"

141-143 Endicott Avenue

Revere, MA 01/19/2023

The MZO GROUP
 DESIGNERS ■ ARCHITECTS ■ PLANNERS
 10770 Main Street, Suite 100
 Boston, Massachusetts 02148
 Phone: 617-552-1111 | Fax: 617-552-1112 | www.mzogroup.com



THIRD FLOOR PLAN

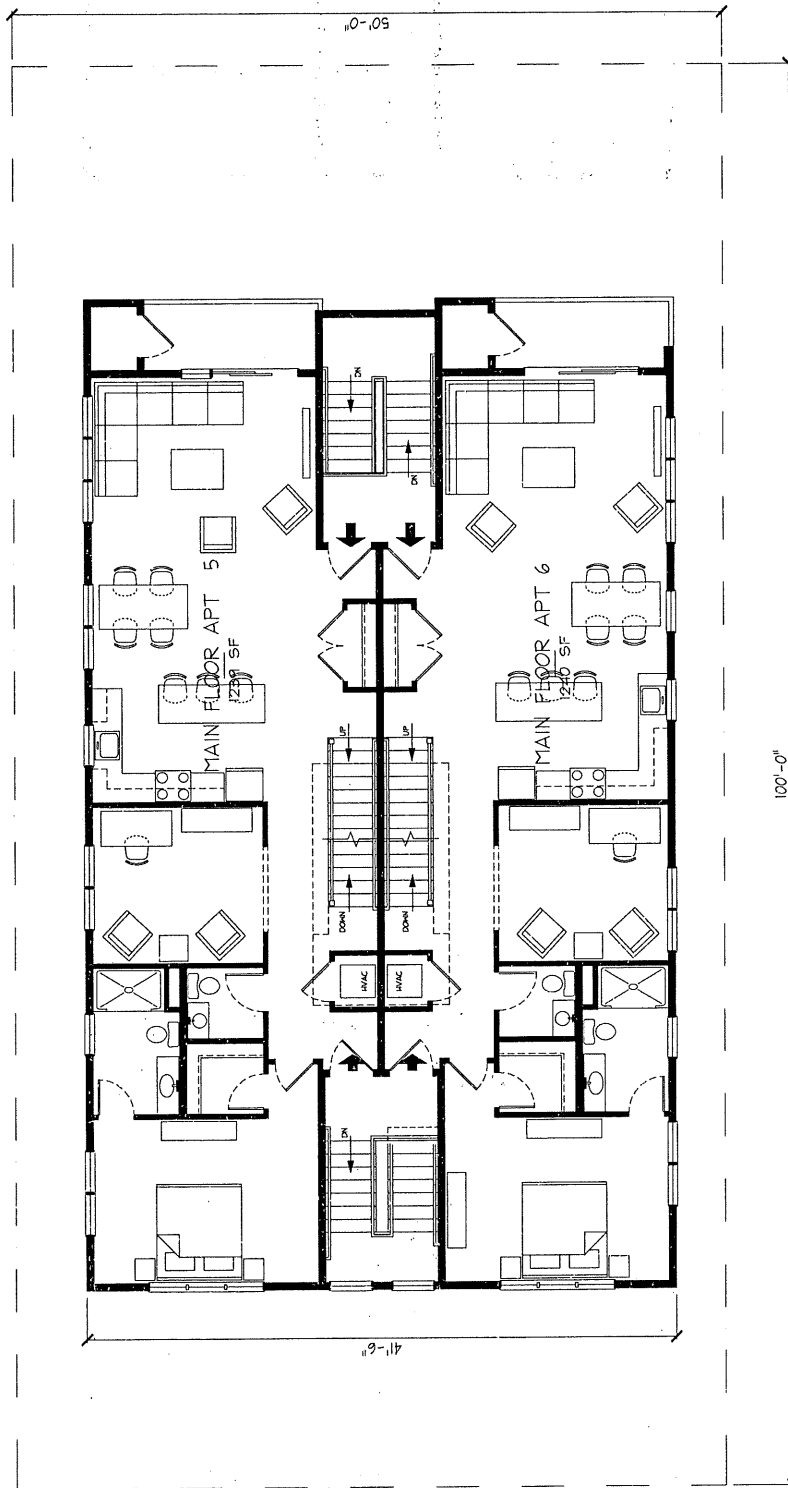
1/8" = 1'-0"

141-143 Endicott Avenue

Revere, MA 01/19/2023

 **The MZO GROUP**
 DESIGNERS • ARCHITECTS • PLANNERS
 1000 Massachusetts Avenue, Suite 1000
 Cambridge, MA 02139

133 Main Street, Suite 310 ■ Somerville, Massachusetts 02143
 Voice: 781-779-4400 ■ Fax: 781-779-4400 ■ E-Mail: info@mzo.com
 www.mzo.com
 Our drawings are not a contract. They are a representation of the design and construction of the project. They are subject to change without notice.

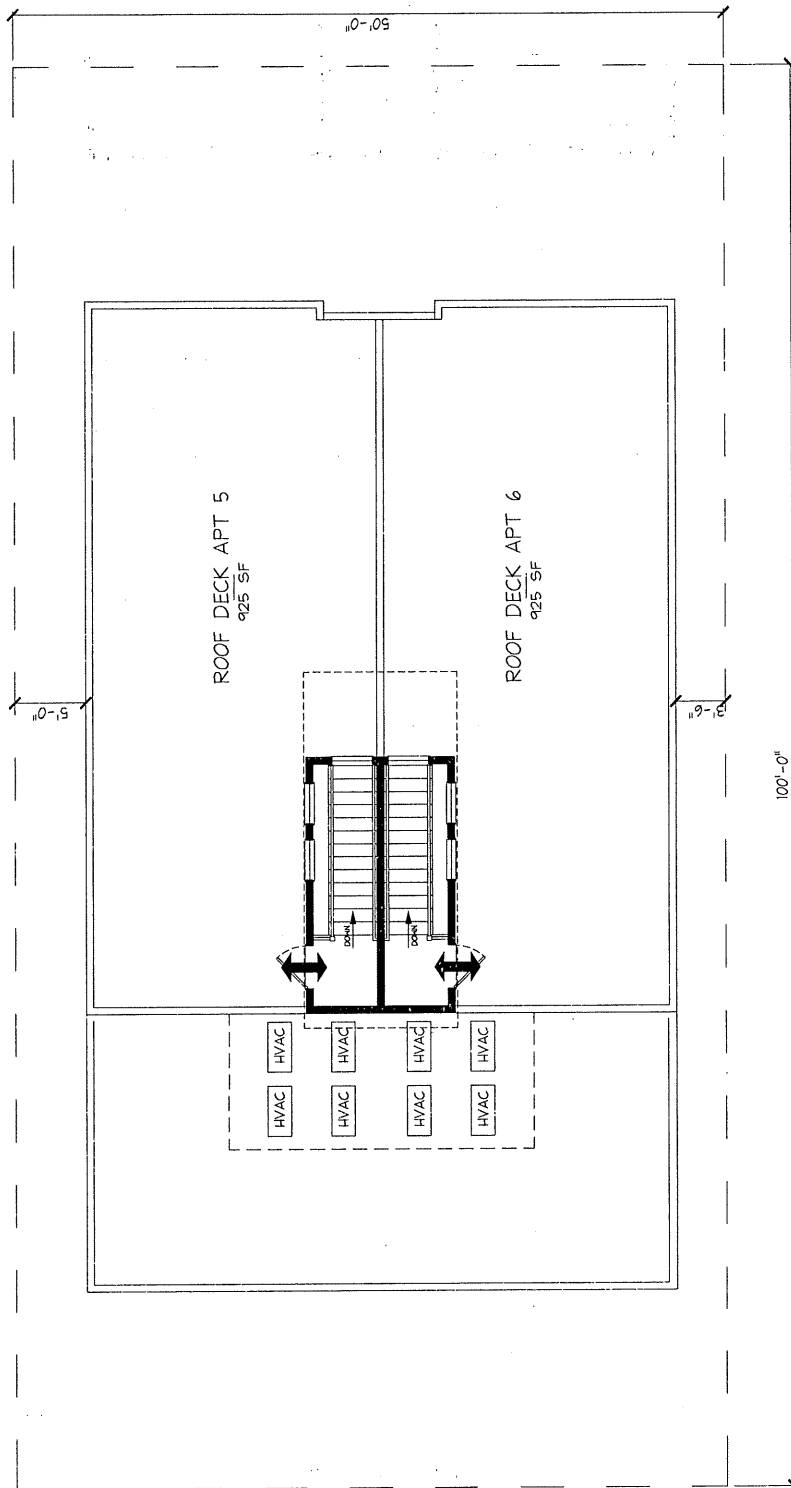


FOURTH FLOOR PLAN
1/4" = 1'-0"

141-143 Endicott Avenue
 Revere, MA 01/19/2023

The MZO GROUP
 DESIGNERS • ARCHITECTS • PLANNERS
 1000 WASHINGTON STREET
 BOSTON, MASSACHUSETTS 02111
 TEL: 617-552-1100 FAX: 617-552-1101 WWW.MZOGROUP.COM

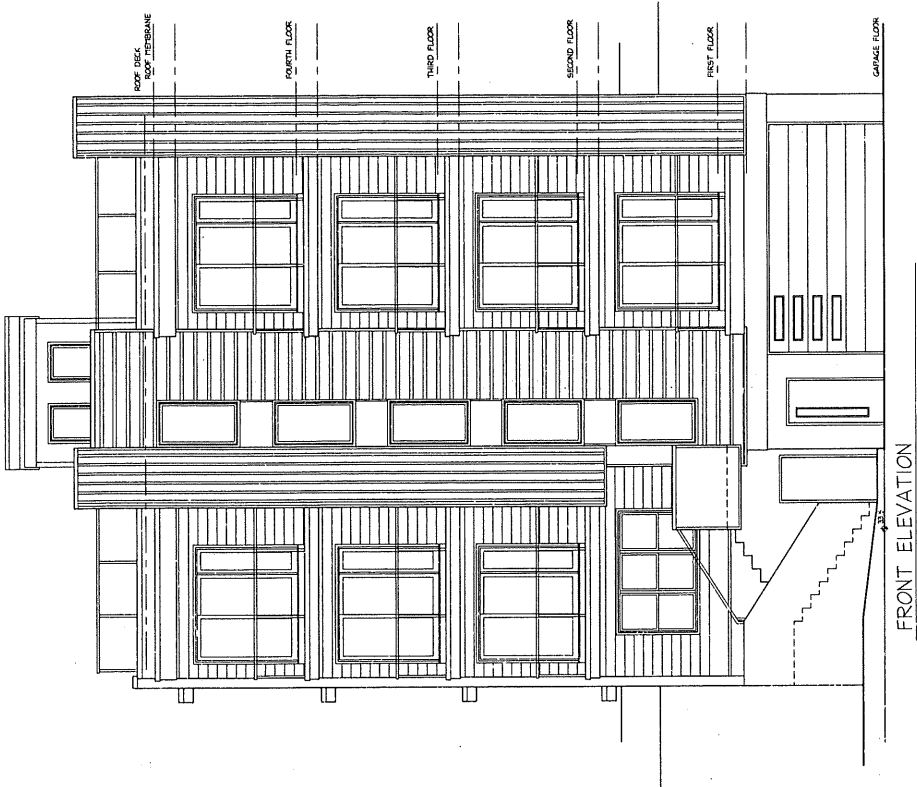
Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)



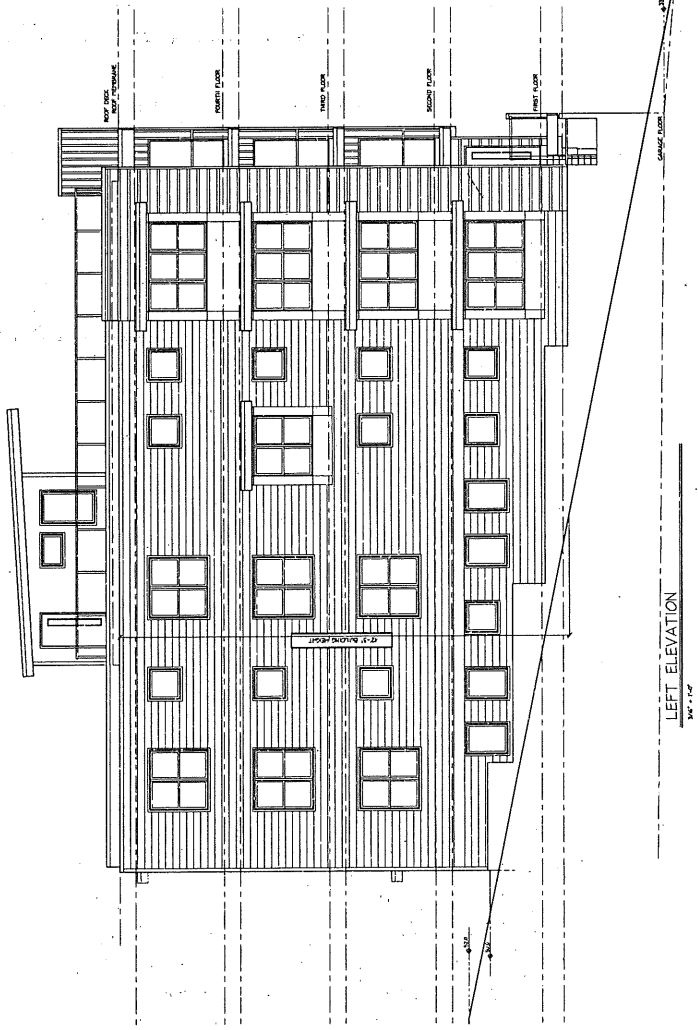
ROOF PLAN
1/8" = 1'-0"

141-143 Endicott Avenue
Revere, MA 01/19/2023

The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
in the *MetroWest* TRISTATE
375 Main Street, Suite 311 • Boston, Massachusetts 02128
Phone: 781.779.4400 • Fax: 781.779.4401 • Email: info@mzogroup.com • www.mzogroup.com
Contracted by: MZO GROUP, INC. 141-143 Endicott Avenue, Revere, MA 01901
Architect: MZO GROUP, INC. 375 Main Street, Suite 311, Boston, MA 02128



ENDICOTT AVENUE



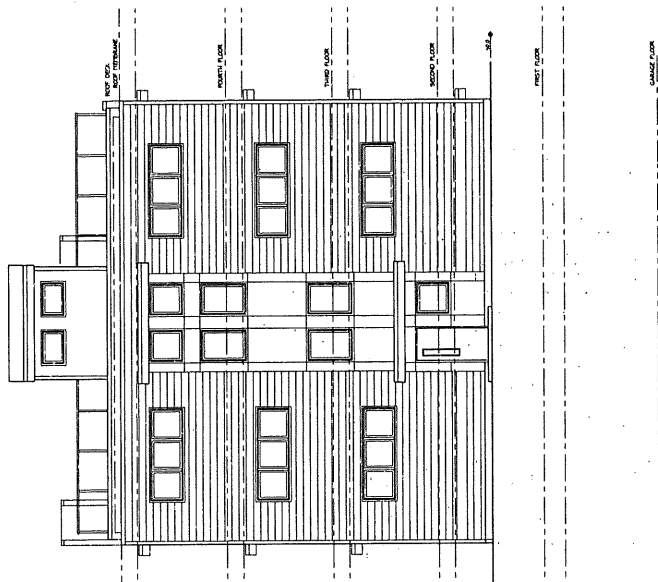
LEFT ELEVATION
1/4" = 1'-0"

141-143 Endicott Avenue

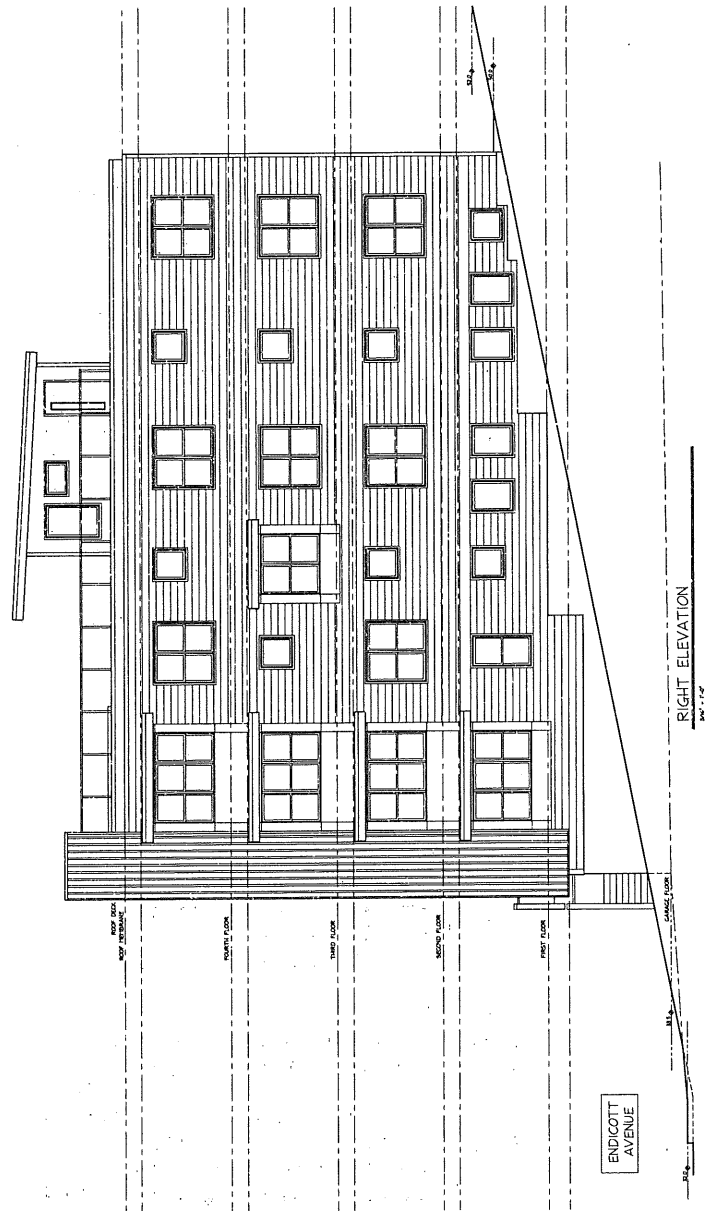
Revere, MA 01/19/2023

The MZO GROUP
 DESIGNERS ■ ARCHITECTS ■ PLANNERS
 11 THE ARCADE TOWER
 133 Main Street, Suite 211 ■ Revere, Massachusetts 02150
 Phone: 781-296-4444 ■ Fax: 781-296-4444 ■ Email: info@mzo-group.com ■ www.mzo-group.com

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REAR ELEVATION
3/4" = 1'-0"



RIGHT ELEVATION
3/4" = 1'-0"

ENDICOTT AVENUE

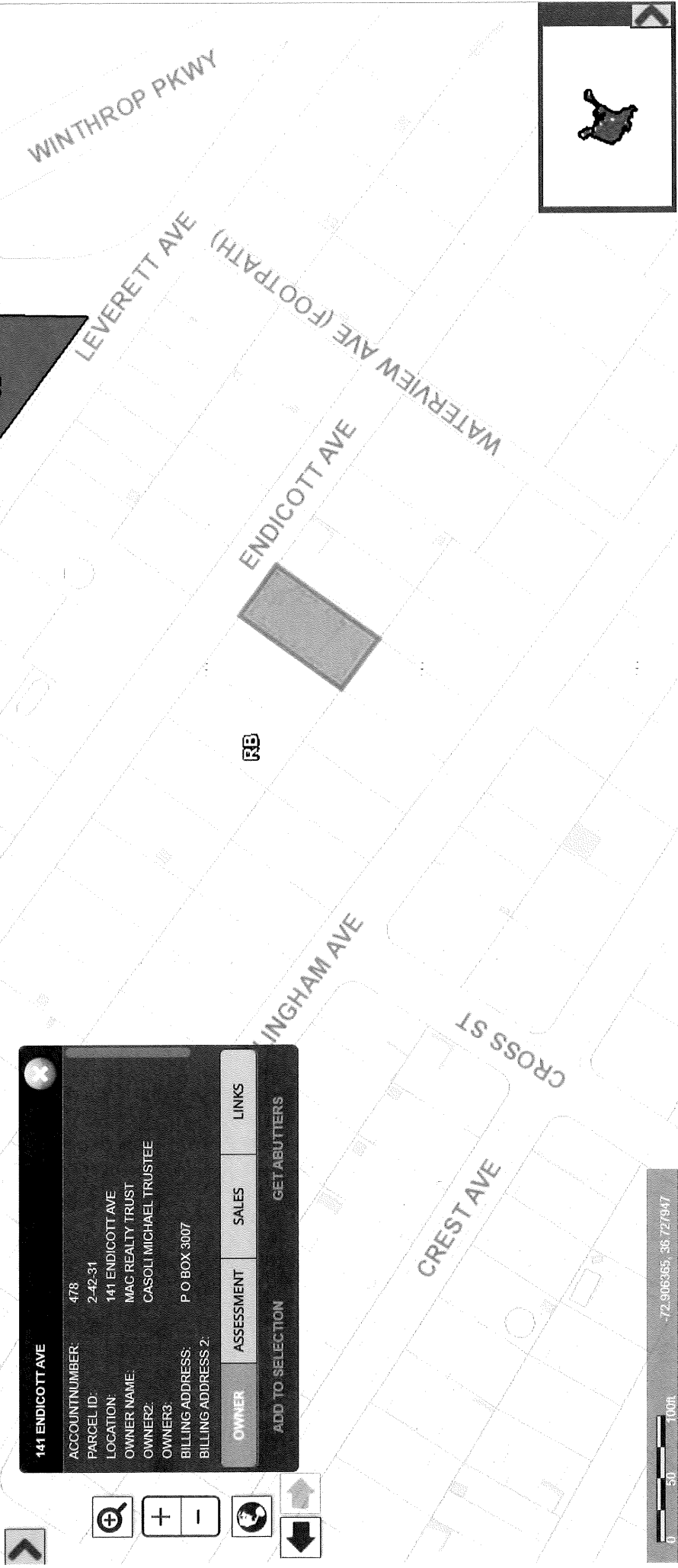
141-143 Endicott Avenue

Revere, MA 01/19/2023

The MZO GROUP
DESIGNERS • ARCHITECTS • PLANNERS
IN THE *MERRILL* TRADITION

133 Main Street, Suite 311 • Boston, Massachusetts 02108
Phone: 781-764-4400 • Fax: 781-764-4401 • Email: info@mzogroup.com • www.mzogroup.com
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EXHIBIT C



141 ENDICOTT AVE

ACCOUNTNUMBER: 478
 PARCEL ID: 2-42-31
 LOCATION: 141 ENDICOTT AVE
 OWNER NAME: MAC REALTY TRUST
 OWNER2: CASOLI MICHAEL TRUSTEE
 OWNER3:
 BILLING ADDRESS: P O BOX 3007
 BILLING ADDRESS 2:

OWNER ASSESSMENT SALES LINKS

ADD TO SELECTION GET ABUTTERS

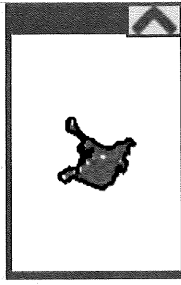
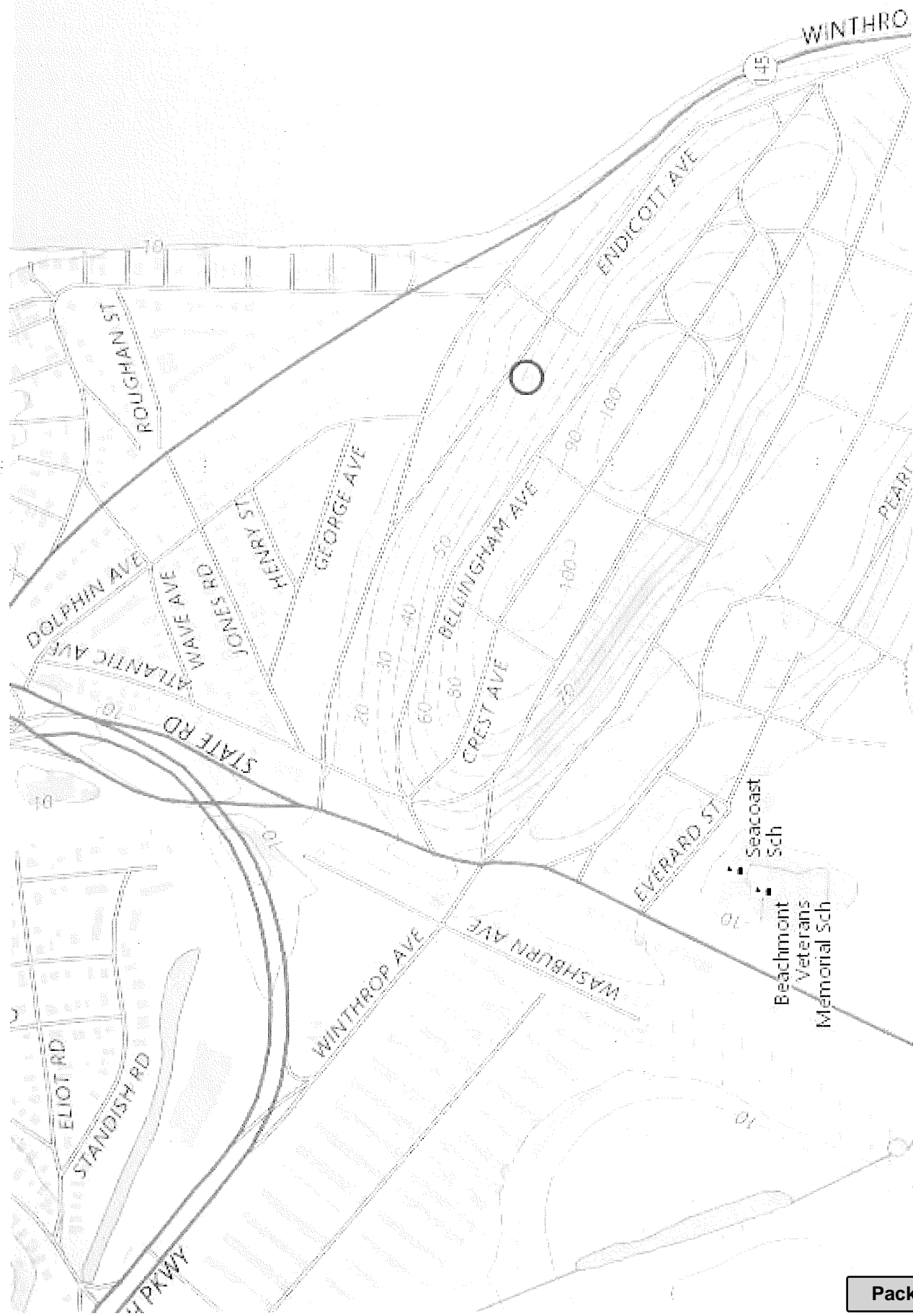
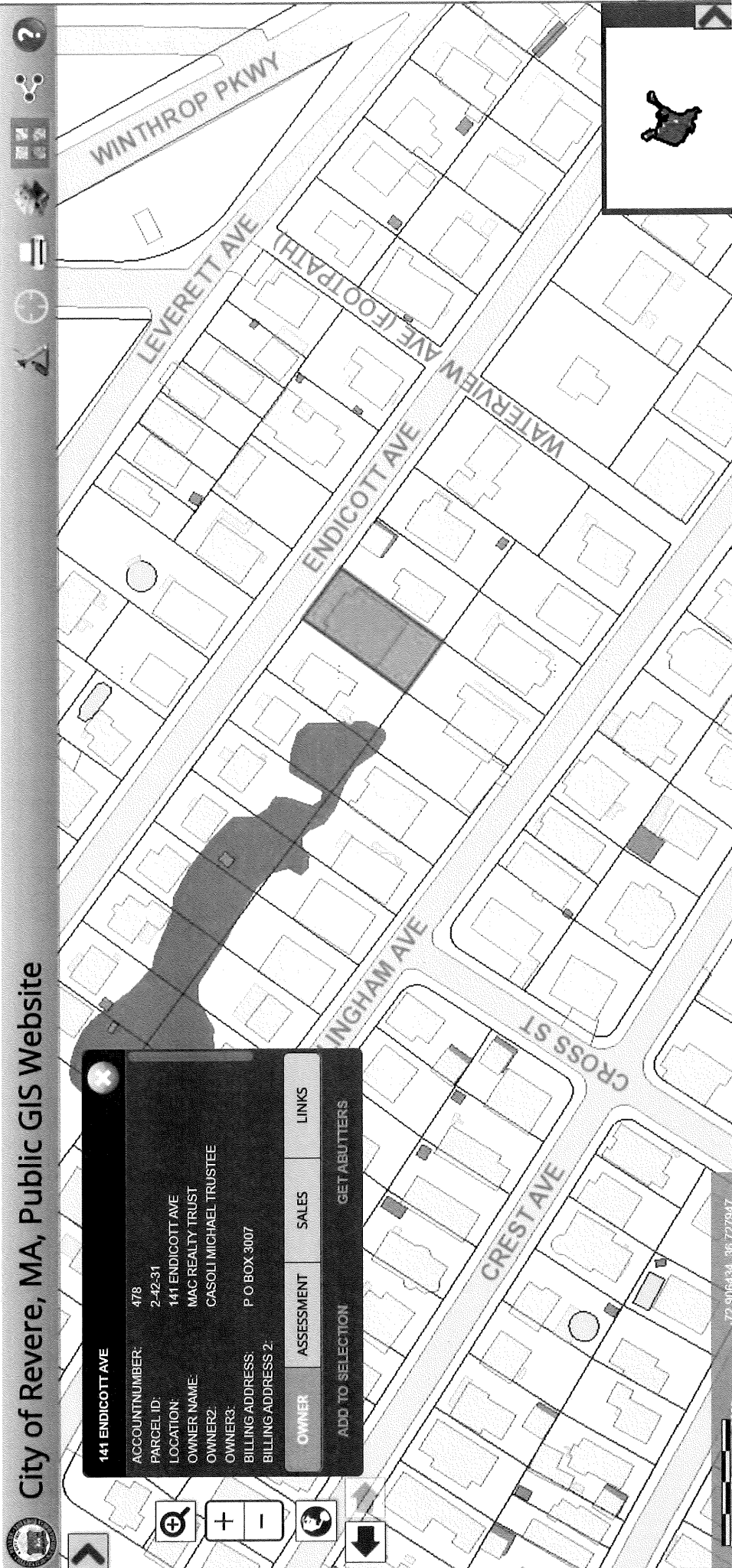


EXHIBIT D



Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)



141 ENDICOTT AVE

ACCOUNTNUMBER:	478
PARCEL ID:	2-42-31
LOCATION:	141 ENDICOTT AVE
OWNER NAME:	MAC REALTY TRUST
OWNER2:	CASOLI MICHAEL TRUSTEE
OWNER3:	
BILLING ADDRESS:	P O BOX 3007
BILLING ADDRESS 2:	

OWNER ASSESSMENT SALES LINKS

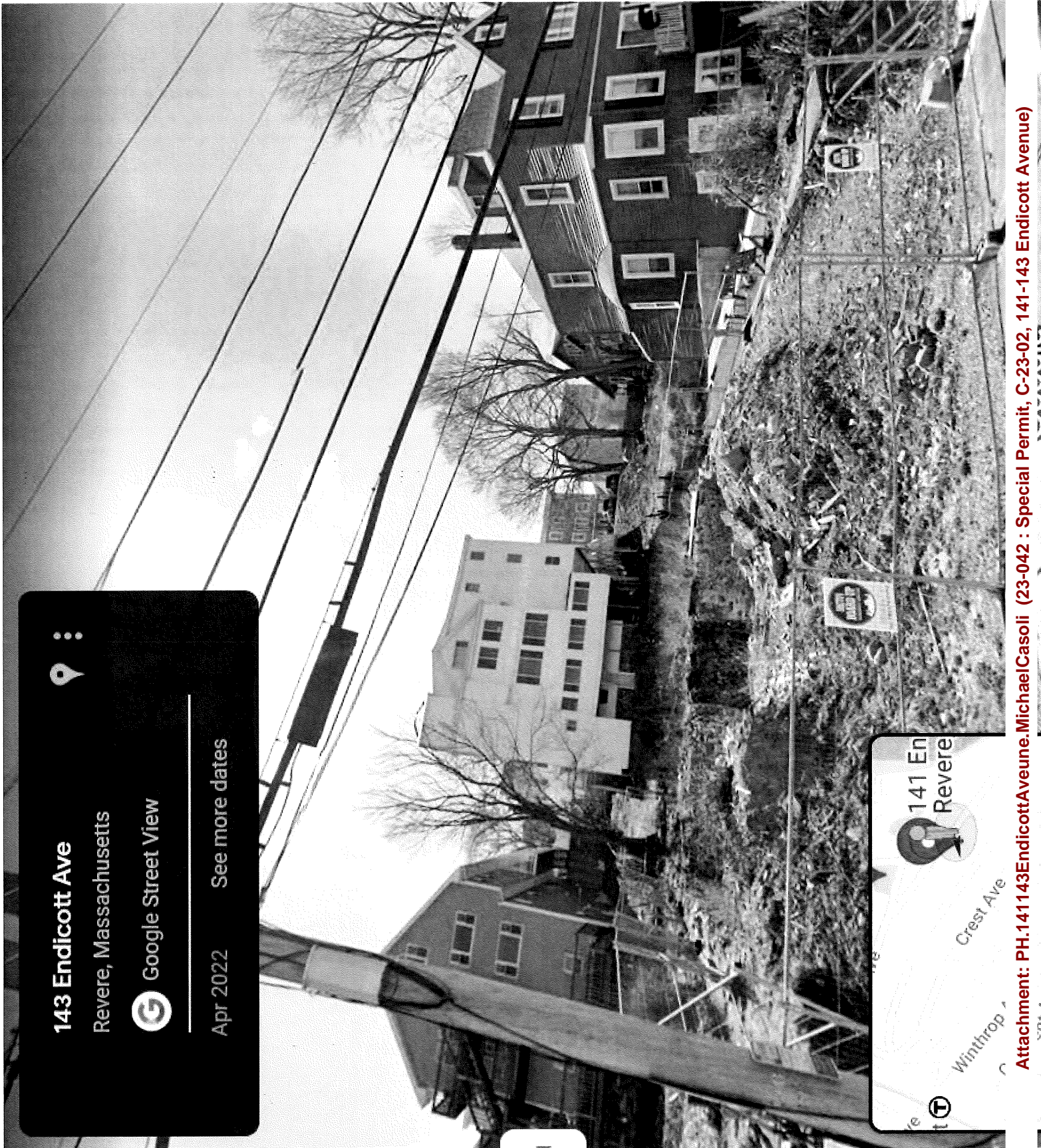
ADD TO SELECTION GET ABUTTERS

EXHIBIT E



143 Endicott Ave
 Revere, Massachusetts
 Google Street View
 Apr 2022 See more dates

141 En Revere
 Crest Ave
 Winthrop Ave BEACHMONT
 Crescent Ave






143 Endicott Ave

 Revere, Massachusetts


 Google Street View

 Apr 2022 [See more dates](#)



141 En

Revere



Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

139 Endicott Ave

Revere, Massachusetts

Google Street View

Apr 2022

See more dates

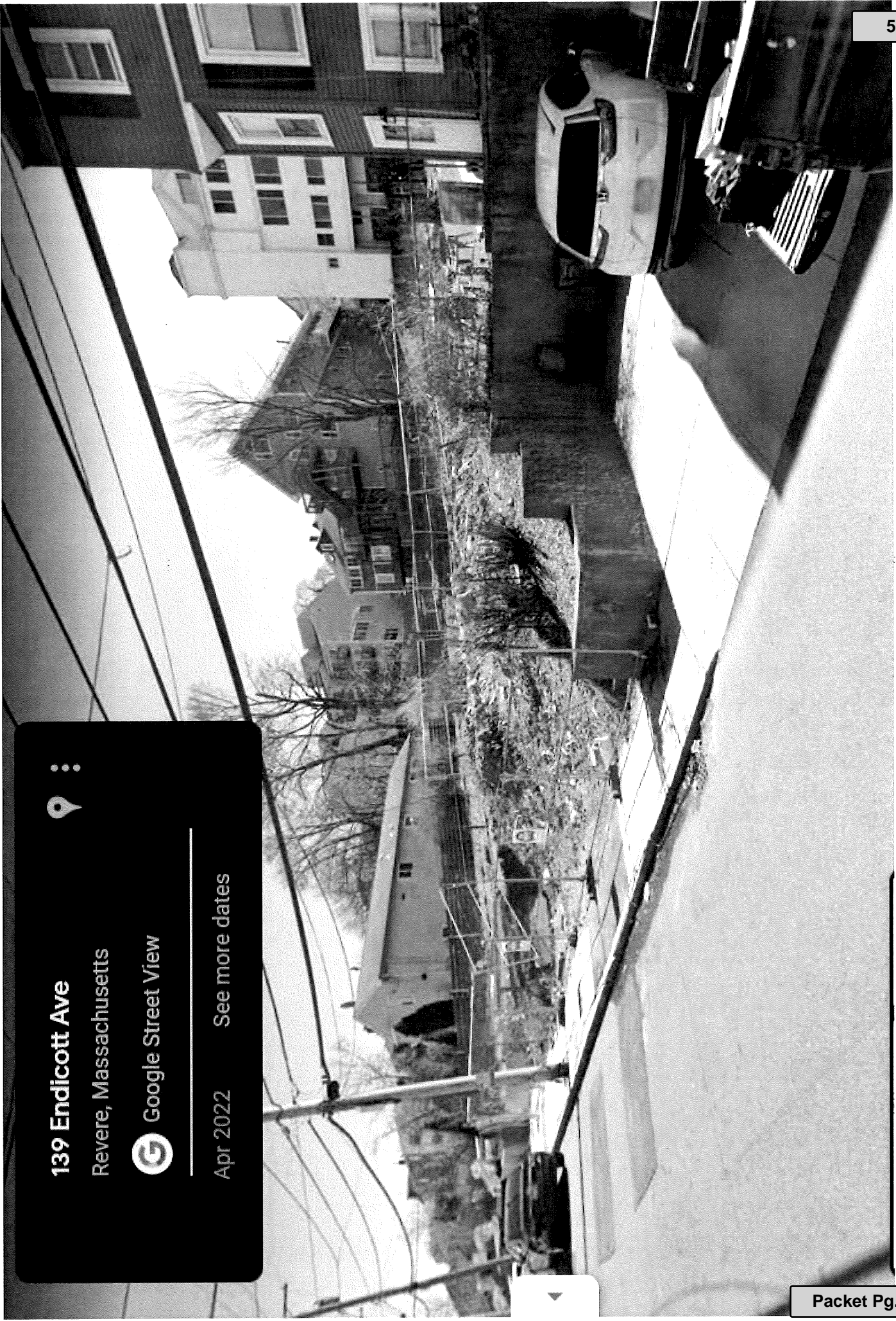


EXHIBIT F

From: fstringi@revere.org
Sent: 01/24/2023 - 11:39 AM
To: noneil@dambrosiollp.com,rsalvo@eaicivil.com,amelnik@revere.org,lcavagnaro@revere.org
CC:
Subject: Application Review Comments

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi
Date: January 24, 2023
Application #: SPR23-000005
Address: 141 ENDICOTT AVE
Description: Reconstruction of pre-existing, nonconforming multi-family dwelling to include six (6) apartment units.
Review Status: Denied

Thank you for your recent permit application for Reconstruction of pre-existing, nonconforming multi-family dwelling to include six (6) apartment units.. I have completed my initial review and my comments are listed below, you can view marked up plans on our [Click here to view your application](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Community Development: Frank Stringi

- This plan has been denied for the following reasons: In accordance with Section 17.40.020 and 17.40.030 the reconstruction of a nonconforming use and nonconforming structure may only be allowed by special permit of the City Council.

NOTE: If your application is marked "Resubmittal Required", you do not need to submit a new application. Log back into your account and edit either your Registration or Permit as requested in the comments.

Please do not reply to this automated email. All resubmittals should be done using our online portal at www.citizenserve.com/revere re-review. Furnishing the above requested information will help expedite the approval of your application.



Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)



Brian M. Arrigo
Mayor

The City of REVERE, MASSACHUSETTS

BOARD OF ASSESSORS
Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

paid

Request for Abutters List

Date: January 30, 2023

Property Location: 141 Endicott Avenue

Map: 2 Block: 42 Parcel: 31

Property Owner: MAC Realty Trust

Is request for special permit or variance? YES NO

If yes than 300Ft is required distance. If no, than please indicate requested distance below.

Requested Distance:

_____ FT

Fee: \$80.00

Please make checks payable to City of Revere

Requester Information:

Name: Nancy O'Neil, D'Ambrosio LLP

Address: 14 Proctor Avenue
Revere MA, 02151

Telephone: 617-720-5657

Parcel 5
 Map Block Lot
 Parcel Location Direction/Street/City
 ENDICOTT AVE, REVERE

IN PROCESS APPRAISAL SUMMARY
 Use Code Land Size Building Value Yard Items Land Value Total Value
 130 0.115 0.115 227,100 227,100
 Total Card 0.115 227,100
 Total Parcel 0.115 227,100
 Source/Market Adj Cost Total Value per SQ unit/Card: N/A /Parcel: N/A

PREVIOUS ASSESSMENT
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Assessed Value
 2023 130 FV 0 0.115 227,100 227,100
 2022 130 FV 0 0.115 215,900 215,900
 2021 111 FV 0 0.115 200,000 200,000
 2020 111 FV 0 0.115 200,000 200,000
 2020 111 NC 0 0.115 200,000 200,000

LEGAL DESCRIPTION
 LOT 31
 Entered Lot Size
 Total Land: 5000
 Land Unit Type: SF

USER ACCT
 User Acct 2/4/23/1
 GIS Ref
 GIS Ref
 Insp Date 09/15/21

USER DEFINED
 Prior Id #1: RB
 Prior Id #2:
 Prior Id #3:
 Date Time 02/02/23 08:35:55
 LAST REV Date Time 09/15/21 10:44:34

OWNERSHIP
 Owner 1: MAC REALTY TRUST
 Owner 2: CASOLI MICHAEL TRUSTEE
 Owner 3:
 Street 1: P O BOX 3007
 Street 2:
 Town/City: WAKEFIELD
 S/Prov: MA Cnty: Own Occ:
 Postal: 01880 Type:

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Town/City:
 S/Prov: Cnty:
 Postal:

SALES INFORMATION
 Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif
 UNKNOWN 20629/250 6/7/1996 200,000 No No
 UNKNOWN 11701/282 5/1/1986 350,000 No No

TAX DISTRICT
 Sale Code Sale Price V Tst Verif
 UNKNOWN 200,000 No No
 UNKNOWN 350,000 No No

PAT ACCT.
 Notes
 478

ASR Map: 2
 Fact Dist
 Reval Dist
 Year:
 Land/Reason:
 BlfrReason:
 C/M/District:
 Ratio:

NARRATIVE DESCRIPTION
 This Parcel contains .115 Acres of land mainly classified as LAND

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z water
 0 Sewer
 n Electr
 Census: Exmpt
 Flood Haz: Topo
 D Street
 s Street
 t Gas:

BUILDING PERMITS
 Date Number Descrip Amount C/O Last Visit Fed Code F- Descrip Comment
 6/7/2021 B21000727 Demolish 43,000 C DEMO DUE TO FIRE

ACTIVITY INFORMATION
 Date Result By Name
 9/15/2021 PERMIT 336 MATT MCGRATH
 12/14/2015 MEASURED 427 DEREK
 2/8/2006 MEASURED 336 MATT MCGRATH
 12/6/2001 Appointhn KL
 12/5/2001 Change - H JF
 5/24/1921 FIELD REVIEW 336 MATT MCGRATH

OTHER ASSESSMENTS
 Code Descrip/No Amount Com. Int

LAND SECTION (first 7 lines only)

LAND SECTION (first 7 lines only)

LAND SECTION (first 7 lines only)

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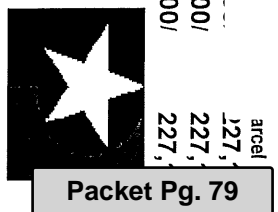
LAND SECTION (first 7 lines only)

LAND SECTION (first 7 lines only)

LAND SECTION (first 7 lines only)

LAND SECTION (first 7 lines only)

LAND SECTION (first 7 lines only)



Parcel	Map	Block	Lot	Lot2	Lot3	CARD	REVERSE	USE VALUE:	ASSESSED:	ARCEL
5								227,100/	227,100/	227,100/
141								227,100/	227,100/	227,100/
130								227,100/	227,100/	227,100/
130								227,143	227,100	227,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - REVERE

5 th	
Type:	
Units:	Total:

Funi Data:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Oh-Fix:	Rating:

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
LV2		
LV1		
Lower		
Totals	RMS:	BRS:

Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

RESIDENTIAL GRID	
Level	Rating:
A Kits:	Rating:
Fprl:	Rating:
MSFlue:	Rating:

GENERAL INFORMATION	
Grade:	Eff Yr Bit:
Year Bit:	Alt %:
Alt LUC:	Fact:
Jurisdiction:	
Const Mod:	
Lump Sum Adj:	

CONDO INFORMATION	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION	
Avg Ht/Fl:	
Prim Int Wal:	
Sec Int Wall:	
Partition:	
Print Floors:	
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	
Solar HW:	
% Com Wal:	

REMODELING	RES BREAKDOWN			
Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				

DEPRECIATION	
Phys Cond:	0.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	0%

CALC SUMMARY	
Basic \$ / SQ:	1,000,000,000
Size Adj:	16,000,000,000
Const Adj:	16,000,000,000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Int:	1,000,000,000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price
WVA\$/SQ:	AVRate:	Ind Val		
Jurs. Factor:	Before Depr:	0.00		
Special Features:	Val/Su Net:			
Final Total:	Val/Su SzAdj			

MOBILE HOME	
Make:	Model:
Year:	Color:

SUB AREA				
Code	Description	Area - SQ	Rate - AV	Undepr Value
Sub Area Usbl	Descr	Type	%	Qu # Ten

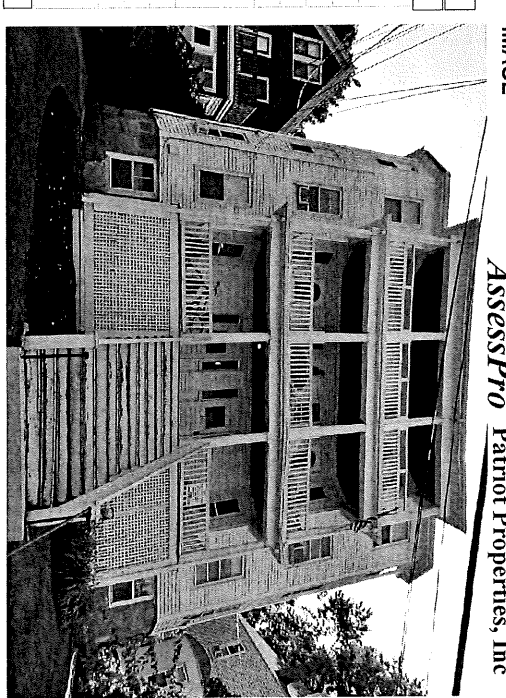
SPEC FEATURES																	
Code	Description	A YIS	Qty	SizeDim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	Fact	Jurs. Value

PARCEL ID	2-42-31
-----------	---------

Net Sketched Area:	Gross Area	Total:
Size Adj	FinArea	Total:

IMAGE
AssessPro Patriot Properties, Inc

Total Yard Items:	Total Special Features:	Total:



131 BELLINGHAM AVE 131 BELLINGHAM AVE CONDO ASSOC C/O JOHN MULICA 131 BELLINGHAM AVE UNIT 2 REVERE, MA 02151	1-36-2A-0000 LUC: N/A	135 ENDICOTT AVE COLLINS JR JAMES L LIFE ESTATE COLLINS BRIAN P REMAINDERMAN 135 ENDICOTT AVE REVERE, MA 02151	2-42-29 LUC: 101	138 ENDICOTT AVE NEARY-ORNE NANCY 138 ENDICOTT AVE REVERE, MA 02151	2-46-10 LUC: 101
131 BELLINGHAM AVE 1 ABBOUCHI HANANE CHAJRI HASSAN 131 BELLINGHAM AVE UNIT 1 REVERE, MA 02151	1-36-2A-1 LUC: 102	139 ENDICOTT AVE VILLANUEVA JUAN C VILLANUEVA MERCEDES 139 ENDICOTT AVE REVERE, MA 02151	2-42-30 LUC: 104	140 ENDICOTT AVE BARONE STEPHEN BARONE CAROL A 140 ENDICOTT AVE REVERE, MA 02151	2-46-11 LUC: 104
131 BELLINGHAM AVE 2 RUSSELL CARRIE N MULICA JOHN 131 BELLINGHAM AVE UNIT 2 Revere, MA 02151	1-36-2A-2 LUC: 102	141 ENDICOTT AVE MAC REALTY TRUST CASOLI MICHAEL TRUSTEE P O BOX 3007 WAKEFIELD, MA 01880	2-42-31 LUC: 130	154 ENDICOTT AVE MOOLGAONKAR RAHUL D STEFAN LILIANA 154 ENDICOTT AVE REVERE, MA 02151	2-46-12 LUC: 101
131 BELLINGHAM AVE 3 AGANJ IMAN BARDINA JESSICA 131 BELLINGHAM AVE UNIT 3 REVERE, MA 02151	1-36-2A-3 LUC: 102	149 ENDICOTT AVE ROSS LAURA 21 NEVADA ST APT 2 WINTHROP, MA 02152	2-42-32 LUC: 101	156 ENDICOTT AVE PAN CUIFEI AKA MORRE FELICITY FAY 156 ENDICOTT AVE REVERE, MA 02151	2-46-13 LUC: 105
133 BELLINGHAM AVE 133 BELLINGHAM AVE CONDO ASSOC C/O PING ZOU & JIAN RONG GAO 17 WOLCOTT ST MALDEN, MA 02148	1-36-3A-0000 LUC: N/A	155 ENDICOTT AVE DANGUIR AZIZ A DANGUIR KHADIJA 155 ENDICOTT AVE REVERE, MA 02151	2-42-33 LUC: 104	67 LEVERETT AVE WHITNEY JOSEPH THOMAS WHITNEY CARLA NAKAGAMI 67 LEVERETT AVE Revere, MA 02151	2-46-18 LUC: 101
133 BELLINGHAM AVE 1 GAO JIANRONG ZOU PING 17 WOLCOTT ST MALDEN, MA 02148-2810	1-36-3A-1 LUC: 102	160 BELLINGHAM AVE MCLAUGHLIN ANN MARIE 160 BELLINGHAM AVE REVERE, MA 02151	2-42-36 LUC: 104	65 LEVERETT AVE TRAVERS JUDITH A 65 LEVERETT AVE Revere, MA 02151	2-46-19 LUC: 104
133 BELLINGHAM AVE 2 ZOU PING GAO JIAN RONG 17 WOLCOTT ST MALDEN, MA 02148	1-36-3A-2 LUC: 102	146 BELLINGHAM AVE OCEANVIEW ESTATE TRUST TENERIELLI DIANE TRUSTEE 146 BELLINGHAM AVE REVERE, MA 02151	2-42-37 LUC: 104	61 LEVERETT AVE GUEST CHARLES R GUEST ELIZETH F 61 LEVERETT AVE REVERE, MA 02151	2-46-20 LUC: 104
133 BELLINGHAM AVE 3 FEDERAL NATIONAL MORTGAGE ASSO 1900 MARKET ST SUITE 800 PHILADELPHIA, PA 09103	1-36-3A-3 LUC: 102	142 BELLINGHAM AVE VENTURA JOAQUIN RECINOS ROXANA 142 BELLINGHAM AVE REVERE, MA 02151	2-42-38 LUC: 111	59 LEVERETT AVE GEORGEON DERRICK CRUZ JESSICA 59 LEVERETT AVE REVERE, MA 02151	2-46-21 LUC: 101
135 BELLINGHAM AVE KONCAR DALIBOR OSMANEVIC INDIRA K 265 COURT RD WINTHROP, MA 02152	1-36-4 LUC: 105	BELLINGHAM AVE VENTURA JOAQUIN RECINOS ROXANA 142 BELLINGHAM AVE REVERE, MA 02151	2-42-39 LUC: 131	45 LEVERETT AVE CIAMBRA MAURIZIO MORENA BENINATI 146 SEWALL AVE WINTHROP, MA 02152	2-46-22 LUC: 104
149 BELLINGHAM AVE BELLINGHAM AVENUE TRUST MERCURIO JAMES TRUSTEE 193 CRESCENT AVE REVERE, MA 02151	1-36-5 LUC: 104	138 BELLINGHAM AVE DEDRICK DAVID JR DEDRICK CATHERINE A 138 BELLINGHAM AVE REVERE, MA 02151	2-42-40 LUC: 101	134 ENDICOTT AVE XU JIANYE 134 ENDICOTT AVE REVERE, MA 02151	2-46-9 LUC: 104

Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)

219 BROAD SOUND AVE 2-53-1
LUC: 930

CITY OF REVERE
FEMA
281 BROADWAY
REVERE, MA 02151

56 LEVERETT AVE 2-53-2
LUC: 930

CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

48 LEVERETT AVE 2-53-3
LUC: 930

CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

Susan Shaffer

DATE: 2-1-23

Attachment: PH.141143EndicottAveune.MichaelCasoli (23-042 : Special Permit, C-23-02, 141-143 Endicott Avenue)



FOUNDATION TRUST

January 23, 2022

2023 FOUNDATION TRUST GRANTS TO REVERE

To the Revere City Council,

I am writing to request the opportunity to briefly share details about 2023 Foundation Trust grants during the February 6, 2023 City Council Meeting.

The Foundation Trust is a private operating foundation actively develop new programming in partnership with small to medium-sized New England nonprofits to better serve high-risk populations and elevate underrepresented communities.

In 2023, Revere has been designated as one of our annual catchment communities. Revere nonprofits and municipal-run public benefit programs are eligible to apply for grants ranging from \$2,000-\$10,000 in the following areas:

- Overcoming life adversity for people impacted by complex trauma
- Promoting well-being & advancement for at-risk youth & vulnerable communities
- Enriching quality of life for adults living with chronic conditions
- Advancing inclusivity in the arts through new opportunities for underrepresented artists

A virtual information session about the grants will be held on March 1 at 4:30pm for interested programs. Letters of Inquiry are due March 28, 2023. Complete details and application instructions can be found at www.foundationtrust.org/apply.

I look forward to a discussion of this opportunity and appreciate your help getting the word out to your constituents about the grants.

Sincerely,

Dr. Joseph Spinazzola
Executive Director and Trustee
The Foundation Trust



CITY OF REVERE

Brian M. Arrigo
Mayor

January 19, 2023

Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Dean Harris to the Affordable Housing Trust Fund Board of Trustees in accordance with the City of Revere Revised Ordinance 2.90.010. Dean will serve a two-year term beginning on January 1, 2023, and expiring on January 1, 2025.

In Dean's current role as Executive Director at the Revere Housing Authority (RHA), he oversees RHA's extensive housing portfolio and manages his staff in compliance with all HUD, DHCD, and MassHousing regulations. Dean also brings with experience as a procurement specialist for the Massachusetts Department of Housing and Community Development. As a longtime resident and involved community member, I am fully confident in Dean Harris' capability and dedication to serve the City of Revere as an inaugural trustee of the Affordable Housing Trust Fund.

Regards,

Brian M. Arrigo

DEAN HARRIS

25 Stark Ave., Revere, MA

① (781) 853-7081 | ✉ deansports44@gmail.com |

PROFESSIONAL EXPERIENCE

REVERE HOUSING AUTHORITY, Revere MA

Executive Director

July 2022– Present

- Oversee the operation of the Housing Authority's housing portfolio of 897 public housing units and 478 Housing Choice Vouchers.
- Manage a staff of 30, to ensure the Revere Housing Authority follows all HUD, DHCD, and MassHousing regulations.
- Prepares the annual and 5-year plans and budgets for all RHA housing portfolios.

Director of Maintenance and Modernization

2017– 2022

- Manage a staff of 17 maintenance personnel. Management includes the direction of day-to-day operations, emergency situations, and on call matters.
- Prepare the state capital improvement plan.
- Coordinate additional funding, with the Department of Housing and Community Development, for capital projects.
- Facilitated the implementation of energy saving projects which lead to the interior and exterior of every RHA development to have LED lighting.
- Facilitated the installation of free new high efficiency heating systems at the 14-1 and 200-1 developments.
- Represented the RHA at City of Revere Steering Committee meetings. Reported topics discussed to both the Executive Director and the Board of Directors.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD), Boston, MA

2015-2017

Procurement Specialist

- Provided Local Housing Authority (LHA) board member and staff training on the proper implementation of Commonwealth of Massachusetts procurement laws. Specifically in regard to M.G.L. c.149, M.G.L. c.30 §39M, M.G.L. c.30B§5, and M.G.L. c.30B§6.
- Prepared DHCD's Procurement Guidelines
- Prepared DCAMM waivers for Local Housing Authorities,
- Prepared Contracts and Bonds for all Local Housing Authority capital projects over \$50,000.
- Advised Architects and Designers regarding the online bidding process.

REVERE HOUSING AUTHORITY, Revere, MA

2011-2015

Director of Housing Management/State Housing Manager

- Managed a staff of 3, which prepared the annual recertifications of all RHA residents, enforced lease provisions, and leased units.
- Prepared the Capital Improvement Plan of state Housing Portfolio.
- Prepared the 5 Year Plan for the Federal Housing Portfolio.
- Prepared monthly vouchers for the Section 8 New Construction Portfolio. (Hyman Towers)
- Relocation Specialist of the RHA. Prepared and implemented relocation plan during the interior renovation of Liston towers.

HARRIS & KROON REALTY ASSOCIATES

2005-2011

Owner/Broker

JDL DEVELOPMENT, LLC

2003-2008

COMMONWEALTH PROPERTY AND DEVELOPMENT

2001-2003

Vice President

- Involved in the acquisition, sales and marketing of over 200 condominiums at Bedford Green Condominiums, Bedford, MA, Cotton House Lofts, Lowell, MA, Woodside Condominiums, Rowley, MA and 2121 Washington Street, Boston, MA.
- Established sales control system to efficiently track sales.
- Effectively negotiated all sales contracts, achieving a sales increase of over 1000% from 2001 through 2008.

ADDITIONAL CREDENTIALS

Technical Skills: Microsoft Office: Word, Excel, Outlook, Access, CPS, CIMS, HAB, CAP HUB.

Community Engagement: Revere Youth Baseball and Softball, Board of Directors, 2014-2017, Manager and Coach 2011-Present. City of Revere, Recreation Girls Travel Basketball Coach, 2014-2019.



CITY OF REVERE

Brian M. Arrigo
Mayor

January 19, 2023

Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Claire Inzerillo to the Affordable Housing Trust Fund Board of Trustees in accordance with the City of Revere Revised Ordinance 2.90.010. Claire will serve a two-year term beginning on January 1, 2023, and expiring on January 1, 2025.

Claire currently serves as the Policy Writer and Analyst in the City of Revere Solicitor's Office where she primarily focuses on the research and composition of policies and procedures for the City. A recent graduate of Hamilton College with a dual concentration in Public Policy and Hispanic Studies, Claire has a demonstrated interest in policy work and crafting policy that will serve our residents well. I am fully confident in Claire Inzerillo's capability and dedication to serve the City of Revere as an inaugural trustee of the Affordable Housing Trust Fund.

Regards,

Brian M. Arrigo

Claire Inzerillo

Revere, MA

Experience

- Policy Writer & Analyst**
City of Revere - Revere MA
 Oct 2022 – Present
 Reporting to the City Solicitor, I am primarily responsible for researching and composing policies and procedures for the City of Revere. I interact with department heads on policy initiatives, identify and address implementation prerequisites, and see policies through adoption and departmental administration. Policies falling under my position include those stemming from the City of Revere's Master Plan, those identified by the administration, those proposed by department heads, those put forward by or in concert with local, state, and federal stakeholders, as well as internal procedures relative to municipal operations. I utilize my experience and knowledge to evaluate risk, anticipate potential problems, and find solutions and mitigation strategies in advance.
- Clinic Coordinator II**
Dana-Farber Cancer Institute - Boston MA
 Sep 2021 – Oct 2022
 Reported to the Practice Manager and worked with the Lead Clinic Coordinator, I: developed orientation and training for new hires, accurately scheduled complex appointment sets across disciplines for oncology patients in accordance with scheduling guidelines, monitored scheduling reports to ensure accuracy in patient scheduling and to ensure optimization of resource utilization, maintained confidentiality of Protected Health Information (PHI), stayed up to date on current healthcare guidelines and regulations, and managed email inboxes for 2 disease groups. I also led new hire orientation and training
- Advancement and Development Intern**
The Winsor School - Boston, MA
 May 2019 – Aug 2019
 Updated Raiser's Edge database with registrations for different events, inserted case interview actions, and cross-checked the school's alumni database with their peer schools' communities. Also completed considerable research on giving platforms and our peer schools' boards which were then compiled into briefings for the Chief Advancement Officer and Annual Giving Coordinator, among many other administrative tasks.
- Visitor Experience and Education Team Member**
Edward M. Kennedy Institute for the United States Senate - Boston, MA
 May 2018 – Aug 2018
 Ensured the success of programs led by the Education and Visitor Experience team, and examined existing Institute exhibits and interpretive materials, and research and update materials. Led private and public tours of the institute's museum. Also conducted clerical and administrative work as needed.

Education

- Hamilton College**
 Bachelor's degree, Public Policy
 Bachelor's degree, Hispanic Studies
Capstone research: Language Framing of Immigration Policy in US Media
Capstone research (in Spanish): Health inequities in Argentina
 2017 – 2021
- Mystic Valley Regional Charter School**
 Graduation: 2017
- Recipient of Posse Scholarship:** merit-based academic award

Skills

Wealth Management Services – Epic Systems – Organization Skills – Public Health – Scheduling – Data Analysis – Management – Communication – Research – Writing – Microsoft Office – Spanish fluency



CITY OF REVERE

Brian M. Arrigo
Mayor

January 19, 2023

Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Dr. Seth Rhoades to the Planning Board. In accordance with MGL c. 41 s. 81A, I am appointing Seth to a three-year term beginning on February 8, 2021, and expiring on February 1, 2024, replacing the position vacated by James O'Brien.

Seth currently serves as Chief Technology Officer at Biome Inc. and holds a PhD in Pharmacology from the University of Pennsylvania. While his background is not in housing or zoning, I am fully confident in his abilities to conduct strong research and facilitate meaningful dialogue on the Planning Board.






Regards,

Brian M. Arrigo

Attachment: Appointment of Seth Rhoades (Planning) (with Resume) (23-017 : Seth Rhoades (Planning Board))

Seth Rhoades, PhD

Chief Technical Officer

-  484.948.5999
-  srhoades10@gmail.com
-  Boston, MA
-  www.linkedin.com/in/seth-rhoades-45a72225
-  www.sethrhoades.com

ATTRIBUTES

- Tech & Biotech Knowledge Breadth
- Hands-on Startup Experience
- Product Vision
- Analytical Mindset
- Process Implementation
- Personnel Task Allocation & Management
- Client/Vendor Engagement
- Contract Negotiation
- Customer Discovery
- IP Portfolio Development

DOMAINS

- Synthetic Biology
- Process Analytical Technologies
- Software/Hardware Integration
- Lab Automation
- Healthcare SaaS
- Tech (Data, Compute, Cloud)

EDUCATION

University of Pennsylvania
PhD, Pharmacology – 2017

Wake Forest University
BS, Biology - 2012

SUMMARY

Operator in multiple roles and industries at early-stage health tech and biotech companies, recently assuming startup CTO archetype with deep technical acumen, hands-on product development, and wearing many hats. Adept at rapidly learning new verticals and technologies, and an active participant in local biotech and synthetic biology ecosystems. Operational excellence by standard procedure implementation, and efficient resource allocation for both R&D and product development. Experience in company functions including hiring across the tech stack, customer discovery in nascent verticals, negotiating KPIs, competitive analysis, technical sales, and bolstering IP portfolio.

PROFESSIONAL EXPERIENCE

CTO | Bitome Inc | Boston MA | July 21-Present

Role Archetype: Startup CTO, Product Developer, Operations Manager

Joined company during transition period, bringing operational efficiency and product vision to cross-functional team of developers and hardware engineers, assuming day-to-day tasks from CEO. Delivered first functional product after pivot to automated software/hardware lab process analytical tools for biopharma and synthetic biology. Success achieved by simplifying hardware design and minimizing COGS while maximizing personnel and resource allocation in overhaul of build vs. buy framework. Met success criteria with largest customer, triggering expanded contract and serving as project leader and company representative. Negotiated performance metrics through competitor analysis. Lead generator for nascent verticals in food and cellular agriculture. Materials producer for patent filings, application notes, grants, and technical decks.

Metrics:

- *Product* - >20% performance increase, 15x COGS reduction relative to competitors
- *Revenue* - Expanded contract with largest customer yielding 140% YoY revenue increase
- *IP* - Two provisional patents, one as primary contributor

Lead Data Scientist, 1st Employee | Careignition LLC | Chicago IL | Aug 19-Mar 21

Role Archetype: VP Engineering, Data Modeler, Architect, Engineer, BI Developer

Design and implementation of value-based healthcare analytics with product delivery to self-insured and healthcare benefits market through SaaS and consulting strategies. MVP built through extensive knowledge mapping and translating of complex logic of care models to algorithms. Architected end-to-end data workflows, from inceptive data models to customer-facing BI Application. Translated customer objectives to requisite new analytics and dashboard features. Managed AWS cloud architecture vis-à-vis HIPAA and vendor/customer relationships to ensure data security and compliance. Hired and developed data engineer and application developer.

Metrics:

- *Product* - HIPAA-compliant SaaS, tracking \$500mil in health spend for 40,000 lives
- *Growth* - Tripling of product Users and 10% increase in lives and claims spend

Managing Member | Fulgens Consulting LLC | Boston MA | Sept 18-Present

Role Archetype: Technical and Scientific Consultant, Solutions Architect

Informatics solutions development for real-world, clinical, and high-throughput molecular datasets. Other consulting services include scoping new technologies and scientific guidance on experimental design and laboratory solutions. Clients span academic, drug discovery, longevity, and cellular agriculture. Beneficiary in constantly surveying technologies and competing services.

Founder & Independent Research | Robur Health | Mar 19-Dec 19

Computational drug discovery platform development through metabolic engineering approaches to characterize aging phenotypes with multi-omic flux analysis. Customer discovery in longevity and cellular agriculture, identifying pivot opportunities and necessary milestones to commercialize platform technology. Grant-writing, pitching, and research collaboration agreement development.



CITY OF REVERE

Brian M. Arrigo
Mayor

January 19, 2023

Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Samantha Woodman to the Conservation Commission. In accordance with MGL c. 40 s. 8C, I am appointing Samantha to a three-year term expiring on May 6, 2023, replacing the position vacated by Heather Legere.

Samantha currently works as the Corporate Sustainability Specialist at Garden Remedies where she manages a plethora of projects focused on environmental regulatory compliance, ESG efforts, and analysis of energy and waste usage. A lifelong Revere resident and recent graduate from Emmanuel College with a concentration in Biology and minors in both Political Science and Sustainability, I am confident that Samantha possesses the experience and drive to serve our community well.

Regards,

Brian M. Arrigo

Samantha Woodman

samanthawoodman14@gmail.com

EDUCATION:

Emmanuel College, Boston, MA

May 2021

Bachelor of Sciences Biology degree

Minor: Political Science and Sustainability

Universitat Autònoma de Barcelona

Semester Abroad Spring 2019

WORK EXPERIENCE:

Garden Remedies, Newton, MA

May 2021-Present

Corporate Sustainability Specialist

- Propose solutions to reduce carbon emissions following an analysis of energy and waste usage within the cultivation and manufacturing facility and retail locations such as an approved proposal to retrofit high-pressure sodium fixtures to LEDs.
- Implementation of sustainability projects to reduce scope 3 emissions such as introducing single-stream recycling in all locations, increasing composting of organic materials, and replacing single-use PPE with machine washable coveralls.
- Lead ESG efforts by performing a materiality assessment, writing an ESG report, and presenting findings to employees.
- Research and propose alternative packaging solutions to eliminate single-use plastic containers in retail products.
- File necessary environmental permits in accordance with local, state, and federal law.
- Create a coalition of other cannabis companies who care about sustainability within the industry to foster ideas and make legislative changes to incentivize environmental sustainability.

MarketSource, Saugus, MA

September 2020-June 2021

Sales Representative

- Properly educate customers on different cellular plans in a full retail environment.
- Ensure customer satisfaction when activating phones and troubleshooting arising phone issues.

Our Climate, Boston, MA

January 2020-July 2020

Fellow

- Lobby state legislators about equitable, science-based, climate policy.
- Create media posts and op-eds to spread information and inspire others about the climate crisis.
- Develop a voter mobilization campaign consisting of voter registration teams and phone banking events.

Fenway Park Security, Boston, MA

September 2017-December 2020

Full Game Security Screener

- Analyze and tag bags as people enter the park to make sure they do not bring in any contraband.
- Accountable for the trophies and exits to make sure people do not touch or walk into restricted areas.

INTERNSHIP EXPERIENCE:

Environmental Voter Project, Boston, MA

September 2019-December 2019

Political Organizing Intern

- Canvass, text, and call inactive environmental voters to encourage them to Get-Out-the-Vote.
- Process data from voter contact and research methods to increase voter turnout.
- Research upcoming elections across the country, contact election offices, and organize information to target voters.

SERVICE-LEARNING EXPERIENCE:

Muddy Water Initiative, Boston, MA

2020

- Research organizations dedicated to water conservation in the surrounding area to find partner programs.
- Investigate water quality of the Muddy River and find the origins of the pollutants.
- Attend city council meetings and events related to the river to show support for ongoing conservation project.

PUBLIC WRITING EXPERIENCE:

The Friends of Belle Isle Marsh Newsletter: Our Climate – Story of Self

July 2020

EXTRACURRICULAR ACTIVITIES:

Denver Cannabis Sustainability Workgroup BMP team member (2022); Emmanuel College Sustainability Committee Member (2018-2020); Academic Dean's List Student (2017-2021); Friends Committee on National Legislation Spring Lobby Weekend (2020); NYC Climate March (2014)



CITY OF REVERE

Brian M. Arrigo
Mayor

January 19, 2023

Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Asha Waterhouse to the Public Art Commission. In accordance with City of Revere Revised Ordinance 2.89.020, I am appointing Asha to a two-year term beginning on January 1, 2023, and expiring on January 1, 2025. The start date of this term complies with the inaugural appointment structure as outlined in the aforementioned ordinance.

Asha's extensive experience in digital media and the creative arts will serve the Commission and our community well. In his current role as Executive Producer at Harmony Healthcare, Inc., he manages the expansion of the company's production capabilities. Asha started his first small business as an independent digital artist and continue to craft his skillset. He grew up nearby in Quincy and has been living in Revere for the past three years. I am confident that Asha will be an invaluable asset to the Public Art Commission.

Regards,

Brian M. Arrigo

ASHA WATERHOUSE

EXECUTIVE PRODUCER

To
Revere Public Arts Committee

From
Asha Waterhouse
Executive Producer
650 Ocean Ave. Unit #738
Revere, MA 02151
617-980-3826
hello@ashawaterhouse.com

This letter is to express my interest in the open seat on the Revere Public Arts Committee. My experience in digital media and the creative arts makes me a strong candidate for this role. I am currently employed as an Executive Producer at Harmony Healthcare International, Inc., a healthcare consulting company that educates and trains over 35,000 caregivers nationwide. Since 2018, I've partnered with Harmony to produce and photograph their in-person events. After becoming a full-time team member in 2019, my role evolved; now I initiate and develop new relationships with clients, oversee and attend the contiguous United States healthcare trade show circuit, and manage the expansion of our production capabilities.

For over 15 years, I have enjoyed my journey as an artist. I began as a photographer and graphic designer in 2007. After about five years of honing my skills through various means, I started my first small business, where I learned the fundamentals of being an independent digital artist. From there, I went on to develop my skills in communications, sales, and marketing. A mixture of mentorship, self-education, and pursuing real-world opportunities helped me use my artistic expression outside of the classroom. During this time, I was not only able to earn a substantial living for myself through my passion for the arts, but I also figured out how to help others shine through my professional endeavors. I certainly hope to share some of the knowledge I've gained in these areas to positively impact my community.

I moved to Revere in June 2020. Before that, I had been a resident of Quincy, MA, since 1993. Throughout my adolescence, I've observed my hometown transform. My earliest memories of Quincy are of a quaint, coastal New England city that seemed to be stuck in time. While it still retains much of that charm and character today, there is no denying its rapid growth over the past two decades. I have a similar notion of Revere. While I've always admired the area, it wasn't until recently that I began to realize there was so much more potential for this city to be adored than its legendary beach. The people who live here are hard-working, passionate individuals who care about their cultures. Despite the various displays of culture scattered throughout the city, an effort could be made to make the true colors of this city stand out.

In my opinion, creativity and innovation separate the great from the extraordinary. It's important that we support our residents who are willing to take a chance on something new; these people will help us attract more businesses and investment into Revere. I want to work with the committee to create more relevant-quality content that highlights the best things about our city. I'm also interested in working with the committee to help foster an environment where residents can be more involved with the community through cultural arts.

One of my lifelong dreams is to have the opportunity to explore ways to improve a city's connection to its people through public art and cultural events. Hence, I believe my experiences accurately indicate my possession of the passion and skills necessary to contribute to your organization.

Thank you for your time and consideration,

Asha Waterhouse



CITY OF REVERE

Brian M. Arrigo
Mayor

December 8, 2022

Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to inform you that we will be providing the Council with an update regarding the Revere High School Construction Project.

Regards,


Brian M. Arrigo

PERKINS —
EASTMAN
LEFTFIELD
THE BEST CHOICE IN PROJECT MANAGEMENT

REVERE HIGH SCHOOL

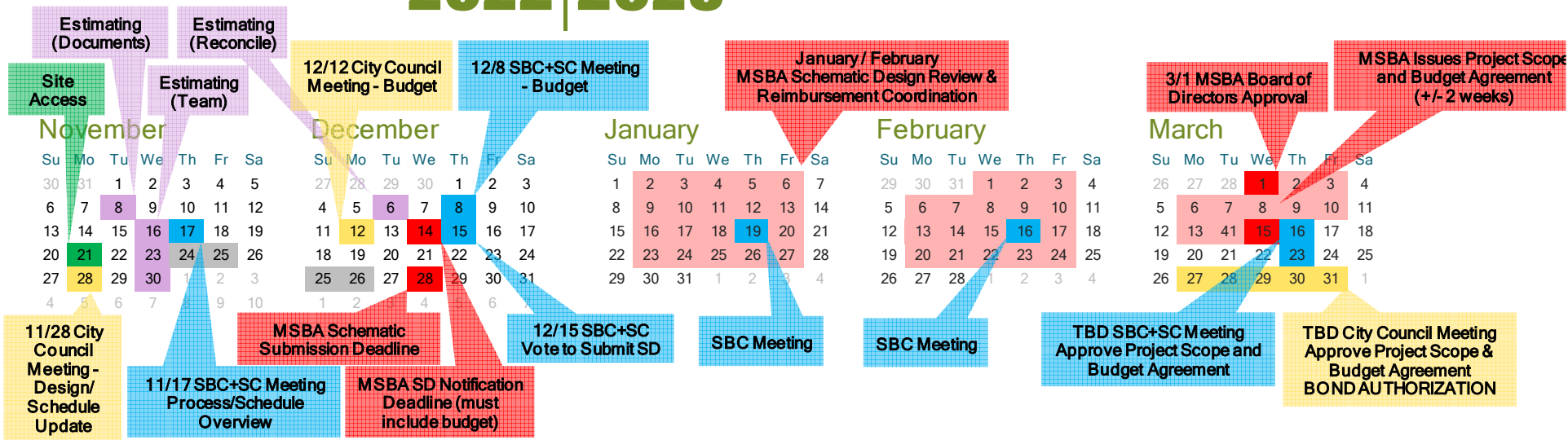
SCHOOL BUILDING COMMITTEE & SCHOOL COMMITTEE BUDGET UPDATE - DECEMBER 8, 2021

CITY COUNCIL - DECEMBER 12, 2021

Attachment: 2022-12-12 RHS City Council Budget Update (22-342 : RHS Project Update December 2022)

5 - RHS FEASIBILITY STUDY COMPLETION SCHEDULE RECAP

2022|2023



5 – SCHEMATIC DESIGN ESTIMATE RECONCILIATION

DIV	DESCRIPTION	ORIGINAL			RECONCILED							
		Value			Value			Delta (\$)		Delta (%)		
		PM&C	AM Fogarty	Consigli	PM&C	AM Fogarty	Consigli	Consigli-PM&C	Consigli-AM Fogarty	Consigli-PM&C	Consigli-AM Fogarty	
A10	FOUNDATIONS	\$50,792,896	\$48,119,643	\$48,861,485	\$41,940,794	\$44,253,959	\$41,609,699	(\$331,095)	(\$2,644,260)	-0.8%	-6.0%	
B10	SUPERSTRUCTURE	\$39,506,558	\$45,665,377	\$40,598,762	\$40,749,634	\$42,739,528	\$40,803,871	\$54,237	(\$1,935,657)	0.1%	-4.5%	
B20	EXTERIOR ENCLOSURE	\$36,243,723	\$34,829,966	\$32,839,493	\$32,862,655	\$34,260,698	\$33,303,277	\$440,622	(\$957,421)	1.3%	-2.8%	
B30	ROOFING	\$7,724,710	\$8,727,780	\$11,182,914	\$9,613,176	\$9,198,216	\$9,883,963	\$270,787	\$685,747	2.8%	7.5%	
C10	INTERIOR CONSTRUCTION	\$22,605,815	\$22,627,621	\$26,174,719	\$22,513,499	\$22,343,637	\$22,974,950	\$461,451	\$631,313	2.0%	2.8%	
C20	STAIRS	\$2,061,400	\$2,659,260	\$3,073,333	\$2,381,400	\$2,659,260	\$2,451,613	\$70,213	(\$207,647)	2.9%	-7.8%	
C30	INTERIOR FINISHES	\$16,596,556	\$21,044,397	\$21,757,980	\$20,343,511	\$20,698,202	\$21,024,183	\$680,672	\$325,981	3.3%	1.6%	
D10	CONVEYING SYSTEMS	\$2,012,000	\$1,485,000	\$1,440,600	\$1,737,000	\$1,485,000	\$1,506,398	(\$230,602)	\$21,398	-13.3%	1.4%	
D20	PLUMBING	\$10,685,401	\$13,533,099	\$12,274,099	\$12,167,401	\$12,995,795	\$12,445,936	\$278,535	(\$549,859)	2.3%	-4.2%	
D30	HVAC	\$52,040,677	\$53,449,953	\$48,375,274	\$52,600,677	\$54,418,661	\$51,879,314	(\$721,363)	(\$2,539,347)	-1.4%	-4.7%	
D40	FIRE PROTECTION SYSTEMS	\$4,549,972	\$4,469,046	\$3,292,771	\$4,399,972	\$4,469,046	\$4,340,531	(\$59,441)	(\$128,515)	-1.4%	-2.9%	
D50	ELECTRICAL SYSTEMS	\$29,430,248	\$26,989,775	\$29,988,589	\$29,367,748	\$27,556,474	\$30,222,871	\$855,123	\$2,666,397	2.9%	9.7%	
E10	EQUIPMENT	\$3,564,532	\$3,567,835	\$3,226,842	\$3,613,332	\$3,567,835	\$3,842,922	\$229,590	\$275,087	6.4%	7.7%	
E20	FURNISHINGS	\$4,963,900	\$5,376,189	\$2,874,779	\$5,791,950	\$5,376,189	\$5,679,263	(\$112,687)	\$303,074	-1.9%	5.6%	
G10	SITE PREPARATION	\$14,350,066	\$16,987,896	\$17,481,151	\$14,021,612	\$12,252,938	\$14,066,952	\$45,340	\$1,814,014	0.3%	14.8%	
G20	SITE IMPROVEMENTS	\$14,753,768	\$13,564,094	\$18,248,595	\$13,960,882	\$14,576,399	\$14,201,060	\$240,178	(\$375,339)	1.7%	-2.6%	
G30	SITE CIVIL/MECHANICAL UTILITES	\$5,885,079	\$6,734,729	\$7,557,339	\$6,463,035	\$6,455,889	\$6,805,034	\$341,999	\$349,145	5.3%	5.4%	
G40	SITE ELECTRICAL UTILITIES	\$1,782,750	\$3,842,898	\$2,224,440	\$1,868,650	\$3,911,898	\$2,221,060	\$352,410	(\$1,690,838)	18.9%	-43.2%	
TOTAL DIRECT COSTS		\$319,550,051	\$333,674,558	\$331,473,165	\$316,396,928	\$323,219,624	\$319,262,897	\$2,865,969	(\$3,956,727)	0.9%	-1.2%	
	Design/Estimate Contingency	\$31,955,005	\$33,367,456	\$24,860,487	\$28,475,724	\$32,321,962	\$28,548,892	\$73,168	(\$3,773,070)	0.3%	-11.7%	
	Escalation	\$23,966,254	\$37,805,327	\$34,804,682	\$28,475,724	\$32,958,705	\$28,548,892	\$73,168	(\$4,409,813)	0.3%	-13.4%	
	SDI (Subcontractor Bonds)	\$2,628,299	\$5,822,020	\$2,614,960	\$2,613,439	\$5,588,332	\$2,387,956	(\$225,483)	(\$3,200,376)	-8.6%	-57.3%	
	Construction Contingency	\$12,449,359	\$11,011,260	\$11,812,599	\$11,278,854	\$10,666,248	\$11,362,459	\$83,605	\$696,211	0.7%	6.5%	
	General Conditions	\$14,508,961	\$14,508,961	\$14,508,961	\$14,508,961	\$14,508,961	\$14,508,961	\$0	\$0	0.0%	0.0%	
	General Requirements	\$13,141,496	\$15,266,635	\$14,702,620	\$14,008,307	\$14,674,324	\$14,161,702	\$153,395	(\$512,622)	1.1%	-3.5%	
	Performance and Payment Bond	\$2,765,307	\$2,708,737	\$2,734,809	\$2,602,853	\$2,603,628	\$2,621,693	\$18,840	\$18,065	0.7%	0.7%	
	Builders Risk Insurance	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$0	\$0	0.0%	0.0%	
	General Liability Insurance	\$4,463,251	\$4,966,018	\$5,013,816	\$4,771,898	\$4,773,319	\$4,806,438	\$34,540	\$33,119	0.7%	0.7%	
	Fee	\$8,299,572	\$9,222,619	\$9,116,029	\$8,676,177	\$8,866,300	\$8,738,977	\$62,800	(\$127,323)	0.7%	-1.4%	
TOTAL MARKUPS		\$116,177,504	\$136,679,033	\$122,168,963	\$117,411,937	\$128,961,779	\$117,685,970	\$274,033	(\$11,275,809)	0.2%	-8.7%	
TOTAL CONSTRUCTION COST		\$435,727,555	\$470,353,591	\$453,642,128	\$433,808,865	\$452,181,403	\$436,948,867	\$3,140,002	(\$15,277,538)	0.7%	-3.4%	

PERKINS EASTMAN REVERE HIGH SCHOOL

Attachment: 2022-12-12 RHS City Council Budget Update (22-342 : RHS Project Update December 2022)

5 - SCHEMATIC DESIGN BUDGET UPDATE

Preferred Schematic Report Construction Estimates

	PM&C	Consigli	AM Fogarty	Hi-Lo Delta
Total Construction Cost	\$ 339,496,976	N/A	\$ 317,936,771	\$ 21,560,205
<i>Cost Per Square Foot</i>	\$ 803		\$ 752	

Schematic Design Construction Estimates - Un-reconciled

	PM&C	Consigli	AM Fogarty	Hi-Lo Delta
Total Construction Cost	\$ 435,727,555	\$ 455,801,463	\$ 470,353,592	\$ 34,626,037
<i>Cost Per Square Foot</i>	\$ 1,004	\$ 1,050	\$ 1,084	
<i>Dollar Value Over Schematic</i>	\$ 96,230,579	\$ 116,304,487	\$ 152,416,821	
<i>Percent Over Schematic</i>	28%	34%	48%	

Schematic Design Construction Estimates - Reconciled w/ Value Mgmt.

	PM&C	Consigli	AM Fogarty	Hi-Lo Delta
Total Construction Cost	\$ 416,993,562	\$ 420,477,516	TBD	\$ 3,483,954
<i>Cost Per Square Foot</i>	\$ 961	\$ 969	-	
<i>Dollar Value Over Schematic</i>	\$ 77,496,586	\$ 80,980,540	-	
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Total Project Budget Comparison

	PM&C/PSR	Consigli/SD
Total Construction Cost	\$ 339,496,976	\$ 420,477,516
Total Soft Costs (A&E, OPM, Tech, FF&E, Contingencies)	\$ 44,838,216	\$ 79,498,549
Total Project Budget	\$ 384,335,192	\$ 499,976,065
Potential MSBA Grant	\$ 162,647,779	\$ 161,321,256
Potential Total Cost to Reverse	\$ 221,687,413	\$ 338,654,809
Projected Effective Reimbursement Rate	42.3%	32.3%

The blue boxes represent the budget at the conclusion of the Preferred Schematic Phase.

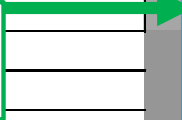
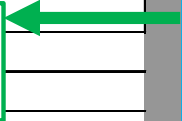
The green boxes represent the current budget at the conclusion of Schematic Design.

5 - SCHEMATIC DESIGN BUDGET UPDATE - VALUE MANAGEMENT

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How did the initial estimate numbers.....

Become these numbers?



PSR

SD

5 - SCHEMATIC DESIGN BUDGET UPDATE - VALUE MANAGEMENT

Revere High School
Dashboard



SD Estimate

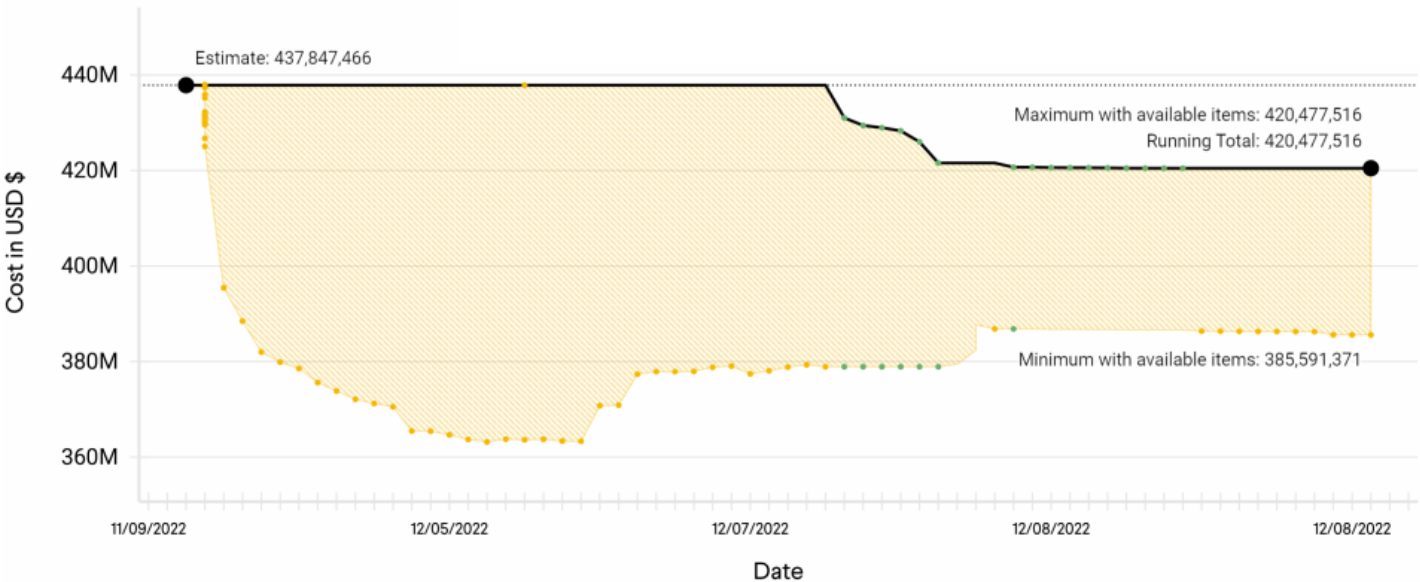
422,600 GSF

Estimate Total	\$437,847,466
Accepted Changes	-\$17,369,950
Running Total	\$420,477,516

As of 12/08/2022

Cost Trendline

..... Estimate Total
 — Running Total
 Min/Max Available Range



PERKINS EASTMAN REVERE HIGH SCHOOL

Attachment: 2022-12-12 RHS City Council Budget Update (22-342 : RHS Project Update December 2022)

5 – SCHEMATIC DESIGN BUDGET UPDATE – VALUE MANAGEMENT

Revere High School
Dashboard



SD Estimate

422,600 GSF

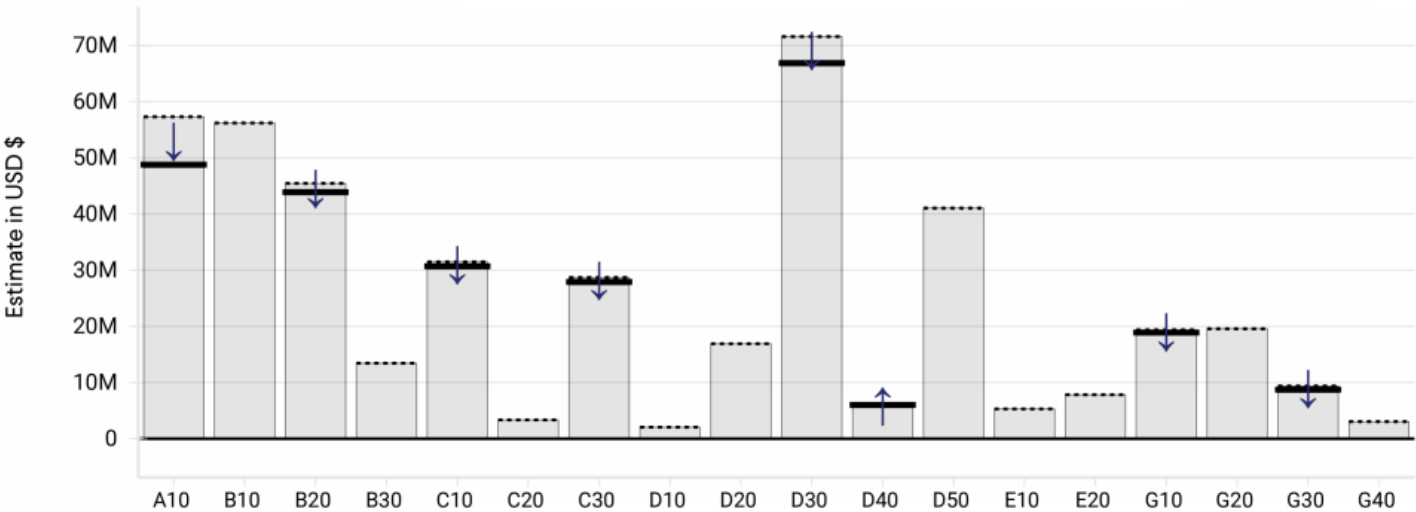
Estimate Total	\$437,847,466
Accepted Changes	-\$17,369,950
Running Total	\$420,477,516

As of 12/08/2022

Estimate

Grouped by UnFmt lv-2

..... Estimate Total
 — Running Total



5 - SCHEMATIC DESIGN BUDGET UPDATE - VALUE MANAGEMENT

Revere High School
Dashboard



SD Estimate

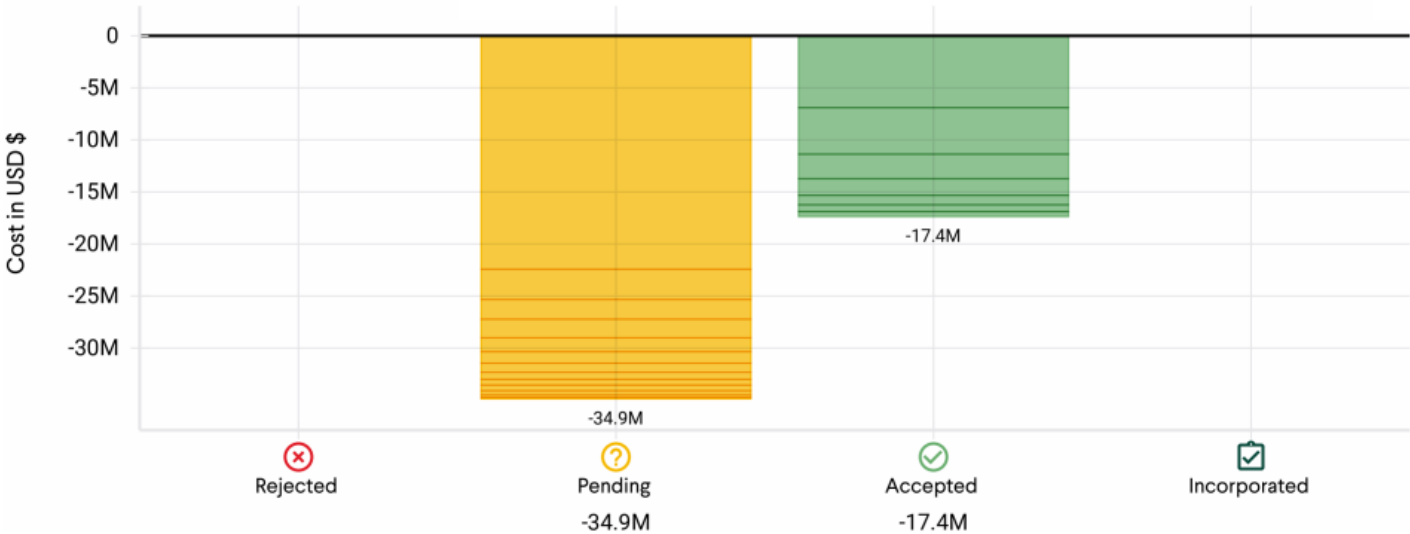
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As of 12/08/2022


Items

Grouped by Status



5 – SCHEMATIC DESIGN BUDGET UPDATE – VALUE MANAGEMENT

Revere High School
SD Estimate: Items



As of 12/08/2022
20 Items Grouped by: Status Filtered by: Status: Accepted, Pending, Rejected

Accepted	
✓ #02 (Accepted) Use Mat Slab as Garage SOG	-\$6,911,257
✓ #04 (Accepted) Reduce Garage Floor to Floor from 15' to 14'	-\$1,603,660
✓ #09 (Accepted) Crush Existing Slabs and Foundation On-Site	-\$480,408
✓ #15 (Accepted) Use Sprinkler Deluge in Lieu of Rated Glass	-\$657,712
✓ #16 (Accepted) Closed Cell Spray Insulation with ACT at Garage Ceiling	-\$2,353,979
✓ #20 (Accepted) Assume .25' of Geothermal Well per GSF of Building	-\$4,464,341
✓ #26 (Accepted) Eliminate Finned-Tube Heat	-\$898,592

These Value Management cost reductions have been incorporated into the Schematic Design scope and budget.

5 – SCHEMATIC DESIGN BUDGET UPDATE – VALUE MANAGEMENT

Revere High School
SD Estimate: Items



As of 12/08/2022
20 Items Grouped by: Status Filtered by: Status: Accepted, Pending, Rejected

Pending	
② #01 (Pending) Reduce Garage to Match School Above (reduction of 61,790 sf)	-\$22,417,397
② #07 (Pending) Remove Ampitheater	-\$1,340,459
② #10 (Pending) Eliminate Overhang at Roof	-\$2,921,841
② #11 (Pending) Eliminate Fins at Phenolic Panel Siding	-\$1,781,084
② #12 (Pending) Reduce Sunshades by 50%	-\$877,605
② #21 (Pending) Reduce Qty of CW by 10% and Replace with Brick	-\$551,741
② #22 (Pending) Double Glazed Windows and CW in lie of Triple Glazed	-\$1,891,617
② #23 (Pending) Replace Awnings with Fixed Windows	-\$666,172
② #24 (Pending) Use 60 mil PVC Roof in Lieve of 80 mil	-\$546,254
② #25 (Pending) Reduce Height of Clearstory from 16' to 12'	-\$409,881
② #26 (Pending) Lighting reduction; target \$2/sf	-\$1,104,060
② #27 (Pending) Wood veneer paneling reduction; target 25%	-\$240,027
② #28 (Pending) Reduce visual display surfaces; target 25% reduction	-\$138,008

These Value Management cost reductions have not been incorporated into the Schematic Design scope and budget.

5 - SCHEMATIC DESIGN BUDGET UPDATE

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Projected Effective Reimbursement Rate	42.3%	32.3%

The blue boxes represent the budget at the conclusion of the Preferred Schematic Phase.

The green boxes represent the current budget at the conclusion of Schematic Design.

Duplicate slide for Q&A



CITY OF REVERE

Brian M. Arrigo
Mayor

December 12, 2022

Honorable City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear Members of the Honorable City Council:

I write to request that the City Council approves the following order, authorizing the Revere High School Building Committee to move forward with submission of the Schematic Design notification to the Massachusetts School Building Authority (MSBA) by the deadline on Wednesday, December 14.

ORDERED: That the City Council hereby approves the Revere High School Project's Schematic Design submission to the MSBA including the presented scope, schedule (showing new building occupancy in Summer/Fall 2027), and budget (totaling \$499,976,065).

Regards,



Brian M. Arrigo



City of Revere

CFO/City Auditor/Budget Director

281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor/Budget Director

January 19, 2023

The Honorable Revere City Council
 Patrick Keefe, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Long Range Financial Plan presentation

Dear Council President,

Please allow for 30 minutes for a presentation to the Council on long range financial planning.

Thank you in advance for your consideration.

Best regards,

Richard Viscay
 CFO

Cc: Brian Arrigo, Mayor

Attachment

Attachment: CFO Long Range Financial Planning Presentation 1-19-23 (23-013 : Long Range Financial Planning Presentation (CFO))

LONG RANGE FINANCIAL PLANNING

FY2023 AND BEYOND

RICHARD VISCAI – CHIEF FINANCIAL OFFICER/CITY AUDITOR/BUDGET DIRECTOR
JANUARY 23, 2023

1

WHAT IS LONG-RANGE FINANCIAL PLANNING

- **Long-Range financial planning** is the process of budgeting for operations and growth and renewal for buildings, infrastructure and land.
- It is characterized by uncertain **long**-term projections, resource management and tapping a wide **range** of expertise that requires both operational and **financial** experience.

2

Attachment: CFO Long Range Financial Planning Presentation 1-19-23 (23-013 : Long Range Financial Planning Presentation (CFO))

WHAT IS THE DIFFERENCE BETWEEN BUDGETING AND LONG-RANGE FINANCIAL PLANNING?

- **Budgeting** deals with the here and now as well as the near future.
 - FY2023 annual budget was adopted in June.
- The focus of a **long-range financial planning** is not necessarily on the annual budget, but rather on illustrating strategies and actions for achieving desired long-range goals.
- To expand on that a bit, **long-range financial planning** is about figuring out where the organization wants to go and how to get there.
- The presentation tonight will focus on where the organization (the City) wants to go (creation of financial capacity) and how to get there.
 - The next slides will illustrate all of the different strategies that the City can consider for achieving the long-range goal of constructing the new High School.

3

HOW CAN WE BUILD FINANCIAL CAPACITY TO CONSTRUCT A NEW HIGH SCHOOL?

IT BEGINS WITH A LONG-RANGE PLANNING STRATEGY

- | | |
|---|--|
| <ul style="list-style-type: none"> • Revenues/Income: <ul style="list-style-type: none"> • Property Taxes • State Aid • Local Receipts • Enterprise Fund Revenue • Other Financing Sources | <ul style="list-style-type: none"> • Expenditures/Expenses <ul style="list-style-type: none"> • Cost of Construction – Revere High • Fixed Costs (Benefits, Pension, etc.) • Operating Budgets • Capital Budgets • Other Financing Uses |
|---|--|

4

REVENUE OPPORTUNITIES - PROPERTY TAX – NEW GROWTH

- New Growth: Dollar increase in the annual levy limit that reflects additions to the community's tax base since the previous year's tax levy.
- Value of new development is applied to the previous year's tax rate set by DOR.
- It is estimated that the HYM Development will generate \$46 million in new tax revenue via "new growth," however this is a 20-year forecast of the cumulative new growth.
- How rapidly this development progresses will be the KEY factor in the ability to finance the new High School.
- All other large developments will greatly help as well.

5

REVENUE OPPORTUNITIES - PROPERTY TAX – DEBT EXCLUSION

- An exclusion from Prop 2 ½ for the purpose of raising funds for debt service costs.
- Allows for assessment of taxes in excess of its levy limit for specified debt service costs.
- Requires voter approval.
- FY2023 Tax Levy Limit (set by DOR) = \$107,656,370
- FY2023 Tax Levy = \$107,623,293
- Excess taxing capacity = \$33,077
 - The City cannot exceed the Tax Levy Limit per Massachusetts General Law.
- If the residents voted favorably for a debt exclusion, for every \$1 million of excluded debt, the average single family tax bill would increase by \$47

6

REVENUE OPPORTUNITIES - PROPERTY TAX – COMMUNITY PRESERVATION ACT

- Community Preservation Act (CPA) is a state law that allows for a surcharge of not more than 3% on local property taxes.
- When combined with matching funds from the statewide Community Preservation Trust Fund, this dedicated fund can be used to build and rehabilitate parks, playgrounds, and recreational fields, protect open space, support local affordable housing development and preserve historic buildings and resources.
- Last year's match from the statewide Trust was 38%.
- If the residents voted favorably to adopt the CPA, for every 1% surcharge (\$1,076,233), the state would have matched \$408,969.
- These funds could be used to offset costs otherwise borne by annual operating budget.

7

REVENUE OPPORTUNITIES – FEDERAL AND STATE AID

- Fed/State/Local grant opportunities:
 - Congresswoman Katherine Clark – Democratic Whip, House of Representatives
 - Mayor Arrigo – President of the Massachusetts Mayor's Association – 2023
 - Dr. Dianne Kelly – President of the Massachusetts Association of School Superintendents – 2023
 - Stacey Rizzo – President of the Massachusetts Association of School Committees - 2023
- These key stakeholders must be relied upon to advocate for funding opportunities to make the new Revere High School a reality.

8

REVENUE OPPORTUNITIES – FEDERAL AND STATE AID

State Aid

- Chapter 70 & Student Opportunity Act
- How does the funding of Chapter 70 and the Student Opportunity Act affect the required appropriation to the Revere Public Schools (RPS)?
- Schedule 19 – annual expense reconciliation between the City and RPS:
 - A multi-year forecast of Schedule 19 (the funding agreement between the school and city) will need to be developed in order to ensure that the City continues to fund the Revere Public Schools at the minimum requirements set by the Department of Elementary and Secondary Education (DESE)

9

REVENUE OPPORTUNITIES – LOCAL RECEIPTS

- Review schedules of Fees/Fines/Licenses/Permits:
 - It makes a lot of sense for the City to review all of the above local receipts, to ensure we are keeping pace with our comparable communities.
 - Building permits (electrical/plumbing/fire) with all the large developments in the City.
- Local Options Tax – Rooms/Meals/Cannabis:
 - The City is maxed out on local option rooms tax (6%) and local option meals tax (0.75%).
 - The City has opportunities to raise recurring revenue with cannabis tax (local option tax and impact fees).
- Sale of Assets (one-time revenues):
 - Sales of assets can be contributed to the Revere High School Stabilization Trust Fund.

10

REVENUE OPPORTUNITIES – LOCAL RECEIPTS

- Cannabis local options tax and impact fees of local communities – FY2022 actual:
 - Salem: \$1.2m excise tax, \$2m impact fee
 - Brookline: \$1m excise tax, no impact fee
 - Arlington: \$340k excise tax, no impact fee
 - Melrose: \$300k excise tax, \$955k impact fee
 - Lynn: \$1.1m excise tax, no impact fee
 - Chelsea: \$300k excise tax, \$275k impact fee
- Revere has not realized any revenue from this local option tax.
- New recurring revenue streams could be a direct funding source for the Revere High School Stabilization Trust Fund that was recently adopted by the Council in November 2022.

11

REVENUE OPPORTUNITIES – ENTERPRISE FUNDS

- Enterprise Funds (existing).
 - Water/Sewer Enterprise Fund
 - Water/Sewer Enterprise Fund revenues cover all costs of Water/Sewer expenses.
 - Solid Waste Enterprise Fund (general fund subsidized)
 - General Fund subsidizes the Solid Waste Enterprise Fund with \$4m contribution (per FY23 recap).
 - Current Revenue generated via Solid Waste Enterprise Fund = \$400k
 - Any future revenue generated (i.e., non-resident monthly trash fee) would directly offset the amount of the general fund subsidy.

12

REVENUE OPPORTUNITIES – OTHER FUNDING SOURCES

- High School Stabilization Trust Fund (established November 2022).
 - What types of policies should we set to fund this?
 - Percentage of Free Cash
 - Percentage of Building Permits on new development
 - Percentage of income generated from local options taxes
 - Sale of Assets
- ARPA funds.
 - Both the City and Schools have received funds that can be used to help offset costs.

13

EXPENSES/COST SAVINGS OPPORTUNITIES – DECREASE COST OF CONSTRUCTION OF RHS

- At a recent City Council meeting, it was mentioned that the City should look to reduce the \$500m price to \$440m.
 - Our financial advisors are working on a debt module based upon this figure for comparison purposes, however, if \$440m was a reality, then:
 - Estimated cost to City after MSBA reimbursement = \$290m
 - Estimated debt payment – fully bonded = \$19m per year
 - How do our estimated costs for a new RHS benchmark against recent/current MSBA projects of similar size/scope?
- Also, any portion of Wonderland that can be available for private development that can ultimately create property tax revenue should be considered.
 - This may eliminate some of the fields, etc. that were in the original plan.

14

EXPENSE/COST SAVING OPPORTUNITIES – FIXED COSTS

- Health Insurance
 - A move from the self insurance trust that we currently have to the State's Group Insurance Commission (GIC) can save the City significant annual savings year over year.
 - Last estimates we received from our Health Insurance consultants were projected to realize approximately \$3m to \$5m annually.
 - Requires vote of the City Council adopting Chapter 32b, Sections 21-23 to allow for the option for the City to enter the GIC:
 - This vote by the Council allows for the PROCESS used to negotiate the option of joining the GIC
 - Once a vote is taken, the City would then meet with the Public Employee Commission (PEC) to begin negotiations

15

EXPENSE/COST SAVING OPPORTUNITIES – FIXED COSTS

- Pension Obligation
 - Total pension system is 63.5% funded (\$193m of assets and \$111m of unfunded liability).
 - Unfunded liability is scheduled to be fully funded by 2033 (per actuary report).
 - This would free up over \$21m of capacity once fully funded, with the city paying only the "normal costs" of funding the pension system
 - These dollars would then be available for other expenses including debt service costs
 - Extension of funding schedule could free up capacity prior to 2034, if vote by the Revere Retirement Board.

16

EXPENSE/COST SAVING OPPORTUNITIES – ANNUAL OPERATING BUDGET

- To the extent that operating budget expenses can increase at a slower pace than the natural revenue increases in the City, it would create capacity for paying for debt service.
- To decrease operating budgets, we need to concentrate on:
 - Reducing or maintaining full time equivalent (FTE) wherever possible
 - Ensure all collective bargaining agreements negotiated are reasonable and affordable
 - Look to Privatize/Reduce/Eliminate Services for cost savings
 - Public Private Partnerships (PPP)
 - Look to Regionalize/Automate/Consolidate wherever possible

17

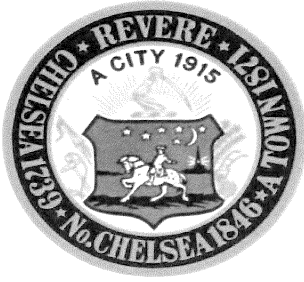
EXPENSE/COST SAVING OPPORTUNITIES – CAPITAL PLAN & ANNUAL CAPITAL BUDGET

- Capital Plan – the blueprint for planning the City's capital expenditures
- Capital Budget – annual budget that typically include large, infrequent expenses
 - Vehicles, Equipment, Information Technology
 - Parks, Open Space
 - Public Buildings and Facilities
 - Roadways, Sidewalks
- FY22-FY26 Capital Plan included \$223m share (42%) of debt in FY2026 for new RHS
- Modifications will have to be considered as the project costs increase
 - Prioritize capital budget expenditures with items funded with grants, available funds (reserves and trust funds) and pay-as-you-go appropriations (free cash and retained earnings certifications)

18

NEXT STEPS

- Receive feedback from this presentation.
- Looking to have the City Council vote on the updated/trimmed down total budget of the high school by March 1st so we don't lose any more time, which ultimately increases total costs.
- After City Council approval we would look to form subcommittees that would include City staff, City Council and School Committee members that would be tasked to do deeper dives into some of the tools we have in our toolbox to successfully build the high school without having to bring forward a debt exclusion vote to the residents.
- Plan the work and work the plan.



City of Revere

Chief Financial Officer/City Auditor

281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
 Chief Financial Officer/City Auditor

MEMORANDUM

To: Brian Arrigo, Mayor
 From: Richard Viscay, CFO
 Cc: Kim Hanton, Chief of Staff
 Date: February 7, 2023
 Re: Draft Financial Plan for funding new RHS

Resolution

- For the City Council to work with the Administration on a financial plan that will allow for the successful funding and construction of a new Revere High School;
- For the Mayor and City Council (School Committee/SBC) to proceed with the process prescribed by the MSBA to advance the project as scheduled;
- For the City and Mayor to work with Federal, State and Local officials on any opportunities for additional grants/funding sources for the new RHS.

Financial Plan

1. Establish policies for funding the High School Stabilization Trust Fund

Existing Sources:

- 30% of all certified free cash
- 50% of all building permit fees generated from development at Suffolk Downs.
- 50% of all Tax Foreclosure auction funds
- 50% of all Educational Technology Program Fund Revenue
- 50% of all Community Investment Trust Fund Revenue

Future Sources that are Possible but NOT Required:

- 100% of all new gaming revenue (i.e. Sportsbook, etc.)
- 100% of all cannabis excise tax revenue;
 - i. Explore the possibilities of expanding licenses for increased revenues

2. Creation of Mayor's 20 year Long Range Financial Planning Committee

- 9 Members (Committee reports to Mayor)
 - i. Chief Financial Officer
 - ii. Chief of Planning and Community Development
 - iii. Chief of Talent & Culture
 - iv. Building Commissioner

- v. School Business Manager
- vi. Retirement Director
- vii. Treasurer/Hilltop Representative
- viii. Chair of Ways & Means
- ix. Commercial Property Assessment Consultant
- x. Mayor’s appointee

3. The Mayor and the City Council agree to a financial plan from Fiscal Year 2024 to Fiscal Year 2029 that caps City spending in the areas below:
- i. General Government at 3%
 - ii. Public Safety spending at 4%
 - iii. School spending at 4%
 - iv. Public Works spending at 3%
 - v. Health and Human Services spending at 3%
 - vi. Cultural and Recreational spending at 3%

Revenue Description	FY24	FY25	FY26	FY27	FY28	FY29
30% of Free Cash	\$ 1.30	\$ 1.30	\$ 1.30	\$ 1.30	\$ 1.30	\$ 1.30
50% of Suffolk Downs Building Permits	\$ 1.35	\$ 2.50	\$ 2.50	\$ 2.00	\$ 2.00	\$ 2.00
50% of Proceeds from City Owned Property Auctions	\$ -	\$ 0.25	\$ 0.25	\$ 0.25	\$ 0.25	\$ 0.25
50% of Educational Technology Program Funds	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
50% of CIT Funds	\$ 0.40	\$ 0.50	\$ 0.25	\$ 0.25	\$ 0.25	\$ 0.25
Annual Deposit into RHS Stabilization Fund	\$ 3.20	\$ 4.70	\$ 4.45	\$ 3.95	\$ 3.95	\$ 3.95

	FY24	FY25	FY26	FY27	FY28	FY29
Total Revenue	\$ 271.50	\$ 286.80	\$ 302.60	\$ 319.60	\$ 335.60	\$ 350.90
Total Expenses	\$ 274.20	\$ 290.80	\$ 307.30	\$ 320.60	\$ 338.60	\$ 351.90
Projected Gap	\$ (2.70)	\$ (4.00)	\$ (4.70)	\$ (1.00)	\$ (3.00)	\$ (1.00)
RHS Stabilization Fund Use	\$ 2.70	\$ 4.00	\$ 4.70	\$ 1.00	\$ 3.00	\$ 1.00
RHS Stabilization Fund Balance	\$ 0.50	\$ 1.20	\$ 0.95	\$ 3.90	\$ 4.85	\$ 7.80



City of Revere

CFO/City Auditor/Budget Director

281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor/Budget Director

February 23, 2023

Patrick Keefe, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Certification of Free Cash – June 30, 2022

Dear Council President Keefe,

I am pleased to inform you that the City has received its annual certification of Free Cash from the Department of Revenue. The General Fund Free Cash has been certified at \$5,924,275 and the Water and Sewer Enterprise Fund has been certified at \$2,236,464. As you may know, the certification of free cash is a calculation of available funds to the City as a result of FY2022 operations.

Free cash is a revenue source that results from the calculation, as of July 1, of a community's remaining, unrestricted funds from its operations of the previous fiscal year based on the balance sheet as of June 30. It typically includes actual receipts in excess of revenue estimates and unspent amounts in departmental budget line items for the year just ending, plus unexpended free cash from the previous year.

In accordance with ordinances of the City of Revere, I am requesting transfers from free cash to the following accounts

- Transfer of \$888,641 to the General Fund Stabilization Fund from General Fund Free Cash.
- Transfer of \$1,184,855 to the Capital Improvement Stabilization Fund from General Fund Free Cash.
- Transfer of \$250,000 to the Other Post Employment Benefit Trust Fund from General Fund Free Cash.
- Transfer of \$335,470 to the Water and Sewer Stabilization Fund from Water and Sewer Free Cash.

These transfers will continue to increase the City's Stabilization Funds and OPEB Trust Fund balances. Specifically, the City will have in excess of \$10.3 million in the General Stabilization Fund, \$6.1 million in the Water and Sewer Stabilization Fund, \$1.3 million in the Capital Improvement Trust Fund, and over \$1.6 million in the OPEB Trust Fund.

I will be in attendance at the next City Council meeting to answer any questions on this matter.

Best regards,

Richard Viscay
 CFO/ City Auditor/ Budget Director

Cc: Brian Arrigo, Mayor
 Assunta Newton, Assistant Budget Director

Attachment: Certification of Free Cash (23-043 : Certification of Free Cash - June 30, 2022)



City of Revere CFO/City Auditor/Budget Director

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor/Budget Director

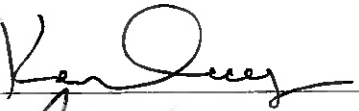

MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: February 23, 2023
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Certified Water/Sewer free cash (604309-596000)	\$335,470
	<i>Available Balance:</i>	<i>\$ 2,236,464</i>
TO:	Enterprise Fund Stabilization (84401-497000)	\$335,470
	<i>Current Balance:</i>	<i>\$ 5,781,418</i>

Based on the amount available as of February 23, 2023, there are sufficient funds to support such a transfer.

Account verified by 
Reviewed by 

Attachment: Certification of Free Cash (23-043 : Certification of Free Cash - June 30, 2022)

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



City of Revere CFO/City Auditor/Budget Director

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor/Budget Director


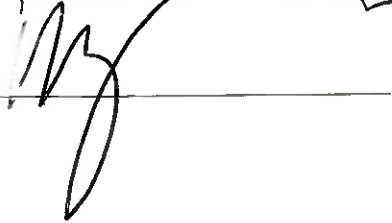
MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: February 23, 2023
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Certified free cash (019909-596000)	\$2,323,496
	<i>Available Balance:</i> \$ 5,924,275	
TO:	General Fund Stabilization (84151-497000)	\$888,641
	<i>Current Balance:</i> \$ 9,429,184	
TO:	Capital Improvement Stabilization (84111-497000)	\$1,184,855
	<i>Current Balance:</i> \$ 133,466	
TO:	Other Post-Employment Benefits Stabilization (84131-497000)	\$250,000
	<i>Current Balance:</i> \$ 1,432,729	

Based on the amount available as of February 23, 2023, there are sufficient funds to support such a transfer.

Account verified by 
Reviewed by 

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: Certification of Free Cash (23-043 : Certification of Free Cash - June 30, 2022)



City of Revere

CFO/City Auditor/Budget Director

281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
 CFO/City Auditor/Budget Director

February 23, 2023

Patrick Keefe, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Appropriation to High School Stabilization Trust Fund

Dear Council President Keefe,

I am pleased to inform you that the City has received its annual certification of Free Cash from the Department of Revenue. The General Fund Free Cash has been certified at \$5,924,275. In addition to the free cash transfers that are currently ordained, the administration would like to take the opportunity to transfer 30% of certified free cash to the newly created High School Stabilization Trust Fund.

As proposed by the Mayor at the last Ways and Means Subcommittee meeting, the strategy of funding the High School Stabilization Trust Fund with annual free cash certification will be crucial to ensuring a funding source for any debt payments for the construction of a new high school.

As you know, any interest earned on funds within all trust funds remain with the fund. This interest earned will also help to increase the fund balance year over year.

As such, I respectfully request approval of the appropriation of \$1,777,283 from certified free cash to the High School Stabilization Trust Fund. A verification of available funds has been attached for your benefit.

I will attend the next City Council meeting to answer any questions on this matter.

Best regards,

Richard Viscay
 CFO/City Auditor/ Budget Director

Cc: Brian Arrigo, Mayor
 Assunta Newton, Assistant Budget Director

Attachment: Appropriation to High School Stabilization Trust Fund (23-044 : Appropriation to High School Stabilization Trust Fund)



City of Revere
Chief Financial Officer/City Auditor
281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor


MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: February 23, 2023
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	General Fund Free Cash (019909-596000)	\$1,777,283
	<i>Available Balance:</i>	<i>\$5,924,275</i>
TO:	High School Stabilization Fund (84-104000)	\$1,777,283
	<i>Current Balance:</i>	<i>\$0.00</i>

Based on the amount available as of February 23, 2023, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: Appropriation to High School Stabilization Trust Fund (23-044 : Appropriation to High School Stabilization Trust Fund)



City of Revere

CFO/City Auditor/Budget Director

281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
 CFO/City Auditor/Budget Director

February 23, 2023

Patrick Keefe, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Appropriation to Annual Sand Sculpting Festival

Dear Council President Keefe,

On behalf of Mayor Arrigo and the administration, I respectfully request that the City Council approve an appropriation of \$175,000 to help with the funding of the annual Sand Sculpting Festival. As you know, the festival brings hundreds of thousands of visitors to the city, which helps local restaurants, businesses and hotels support their respective businesses as well as promotes the nation's oldest public beach, Revere Beach.

As such, I respectfully request approval of the appropriation of \$175,000 from certified free cash to help fund the annual Sand Sculpting Festival. A verification of available funds has been attached for your benefit.

I will attend the next City Council meeting to answer any questions on this matter.

Best regards,

Richard Viscay
 CFO/ City Auditor/ Budget Director

Cc: Brian Arrigo, Mayor
 Assunta Newton, Assistant Budget Director

Attachment: Appropriation to Annual Sand Sculpting Festival (23-045 : Appropriation to Annual Sand Sculpting Festival)



City of Revere Chief Financial Officer/City Auditor

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: February 23, 2023
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	General Fund Free Cash (019909-596000)	\$175,000
	<i>Available Balance:</i>	<i>\$5,924,275</i>
TO:	Sand Sculpting Festival (18261-570010)	\$175,000
	<i>Current Balance:</i>	<i>\$1,260</i>

Based on the amount available as of February 23, 2023, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: Appropriation to Annual Sand Sculpting Festival (23-045 : Appropriation to Annual Sand Sculpting Festival)



City of Revere

CFO/City Auditor/Budget Director

281 Broadway
 Revere, MA 02151
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Richard Viscay
 CFO/City Auditor/Budget Director

February 23, 2023

Patrick Keefe, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Free Cash Appropriation – Affordable Housing Trust Fund (AHTF)

Dear Council President Keefe,

As you know, the City Council passed an ordinance in 2022 establishing an affordable housing trust fund to help fund the creation and preservation of affordable housing within the City of Revere.

Per section 2.90.052 of the ordinance, the Mayor "...shall present to the City Council, and the City Council shall approve, a transfer to the Affordable Housing Trust Fund, a sum equal to, but not less than ten (10) percent of the total free cash amount certified by the Department of Revenue".

As such I respectfully request that a transfer of \$592,428 be made from free cash to the Affordable Housing Trust Fund. Please find attached a verification of available funds for this transfer.

I will attend the next City Council meeting to answer any questions on this matter.

Best regards,

Richard Viscay
 CFO/ City Auditor/ Budget Director

Cc: Brian Arrigo, Mayor
 Tom Skwierawski, Chief of Planning and Community Development
 Assunta Newton, Assistant Budget Director

Attachment: Free Cash Appropriation- Affordable Housing Trust Fund (AHTF) (23-046 : Free Cash Appropriation-Affordable Housing Trust



City of Revere Chief Financial Officer/City Auditor

281 Broadway
Revere, MA 02151
Tel: (781) 286-8131

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Brian Arrigo
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: February 23, 2023
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	General Fund Certified Free Cash (019909-596000)	\$592,428
	<i>Available Balance:</i>	<i>\$5,924,275</i>
TO:	Affordable Housing Trust Fund (84201-497000)	\$592,428
	<i>Current Balance</i>	<i>\$257,335</i>

Based on the amount available as of February 23, 2023, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: Free Cash Appropriation- Affordable Housing Trust Fund (AHTF) (23-046 : Free Cash Appropriation-Affordable Housing Trust



City of Revere

CFO/City Auditor/Budget Director

281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
 CFO/City Auditor/Budget Director

February 23, 2023

Patrick Keefe, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Police Patrol Memorandum of Agreement

Dear Council President Keefe,

Please find attached the recently signed Memorandum of Agreement (MoA) between the City of Revere and Revere Police Patrol Officer Association.

Pursuant to the provisions of M.G.L. c 150E § 7, I hereby request the Revere City Council to appropriate the necessary funds to fund the MoA covering the extended period of July 1, 2021, through June 30, 2024.

Best regards,

Richard Viscay
 CFO/City Auditor

Cc: Brian Arrigo, Mayor
 Kim Hanton, Chief of Staff
 Paul Capizzi, City Solicitor
 Cathy Bowden, Treasurer/Collector
 Assunta Newton, Assistant Budget Director

Attachment: Police Patrol Memorandum of Agreement (23-047 : Police Patrol Memorandum of Agreement)

Memorandum of Agreement

The Union and the City agree to the following for an agreement for the period 7/1/21 to 6/30/24

This agreement is subject to ratification by the union membership and funding by the City Council

1. Cost of Living Increase: [full retroactivity]
 - a. 7/1/21 3%
 - b. 7/1/22 3%
 - c. 7/1/23 3%

2. Hazardous duty: roll into base as of ratification by membership and signing of MOA

3. Wage Steps
 - a. 4 year step 2% effective 7/1/23
4. Narcan

1% of 26 year step effective 7/1/21 [with retroactivity]
5. Add Juneteenth as holiday, effective 7/1/21 [with retroactivity]
6. Education: Change \$4K to \$5K and \$6K to \$7K any degree from accredited institution by US Gov't **(EFFECTIVE 7/1/23)**
7. Stipends: [Effective 7/1/23]
 - a. Motorcycles \$1500
 - b. SRO \$1000
 - c. Detective \$2000
 - d. Prosecutor \$1000
 - e. Range Officer \$1500 [up to 4]
 - f. Training and Development \$1000
 - g. Radio Communications \$1500
 - h. Community Resource Officer \$1000
 - i. Detail Supervisor \$1000
 - j. Certified Bilingual or Sign Language \$1250 [HR Department to specify certification requirements]

Maximum of 2 stipends per officer

8. Legal Defense \$250 per member [effective 7/1/23]

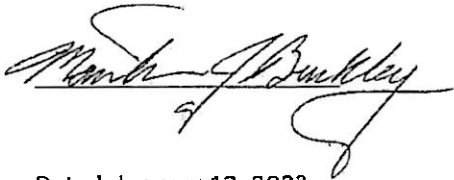
9. Clothing \$1300 effective 6/1/23

J.M.G.
J.D.

- 10. Vacations [same language as Supervisors]
- 11. Shift Times Agree to 7 a.m., 3 p.m., 11 p.m. starts
- 12. Assessment Center [same language as Supervisors]
- 13. Drug Testing Change hair to urine [same as Supervisors]
- 14. GPS [same language as Supervisors]
- 15. Body Worn Cameras [same language as supervisors]
- 16. Union agrees to withdraw pending charge/complaint re 4&4 at DLR

City of Revere

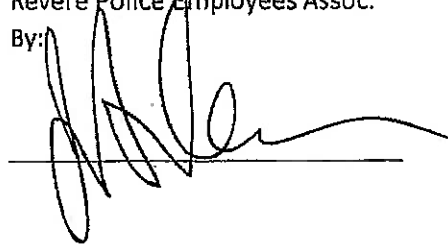
By:



Dated: January 12, 2023

Revere Police Employees Assoc.

By:





Department of Veterans Services

LEGION BUILDING REAR, 249 BROADWAY, REVERE, MASSACHUSETTS 02151
 (781) 286-8119 FAX (781) 485-2787

Marc Silvestri
 Director

Brian M. Arrigo
 Mayor

MEMORANDUM

To: Ashley Melnik, City Clerk

From: Marc Silvestri, Director, Veterans' Services

Date: 23 February 2023

RE: Memorial Poles

I am respectfully submitting the names of the following Veterans to have Memorial poles placed throughout the city in their honor:

PFC Peter A. Cerbone, U.S. Army

Robert "Randy" Stott, U.S. Army

Thank you,

Marc Silvestri

FILED
 2023 FEB 23 PM 2:49
 OFFICE CITY CLERK
 REVERE, MASS.

Attachment: VeteransMemorialPoleRequest2023 (23-051 : Memorial Pole Locations)