



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar

Monday, May 12, 2025, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org.

5:00PM Legislative Affairs Sub-Committee Meeting

5:45PM Appointments Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of April 28, 2025
3. **25-129** Motion presented by Councillor Guarino-Sawaya, Councillor McKenna, Councillor Jaramillo: That the City Council award a Certificate of Commendation to Justin Pioppi of Luigi's Pizza in Beachmont in recognition of his efforts in competing on CBS's reality show, Survivor.
4. **25-134** Motion presented by Councillor Guarino-Sawaya: That the City Council award Certificates of Commendation to the women of the Jack Satter House who were featured in the viral "Calendar Girls" project.
5. **25-088** The Short-Term Rental Office will provide an update on short-term rentals throughout the City and to discuss the effectiveness of the new software and recent changes to the ordinance.

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Unfinished Business

6. **25-125** Communication from the Chief of Planning & Community Development relative to a Tax Increment Exemption Agreement between the City of Revere and HYM Investment Group, LLC.

Legislative Affairs Sub-Committee Report

7. **25-006** An Ordinance Further Amending the Revere Revised Ordinances Relative to Open Meeting Rules.
8. **25-086** An Ordinance Establishing Rules and Regulations for the Veteran Property Tax Work-off Abatement Program.
9. **25-099** An Ordinance Further Amending Free Cash Distributions to Stabilization Funds.
10. **25-116** Motion presented by Council President Silvestri: That the City Council approve, An Act Relative to Term Limits for Elected Officials in the City of Revere. (see attachment)

11. **25-128** Motion presented by Councillor Kelley, Council President Silvestri: That the City Council approve the following non-binding public advisory question to be placed on the November 2025 Municipal Election Ballot: Non-Binding Ballot Question The City of Revere is seeking input on whether to make changes to terms of office for elected officials. Question 1 Currently there are no term limits for elected officials in the City of Revere. Do you support a charter change that would set term limits for the offices of Mayor, At-Large City Councillor, Ward City Councillor, At-Large School Committee Member, and Ward School Committee Member? A YES vote means you support term limits for elected officials. A NO vote means you do not support term limits for elected officials.

Appointments Sub-Committee Report

12. **25-096** Communication from the Mayor relative to the appointment of Robert Selevitch as a Constable in the City of Revere
13. **25-097** Communication from the Mayor relative to the reappointment of Brian Harkins to the Public Art Commission
14. **25-098** Communication from the Mayor relative to the reappointment of Drew Bunker to the Board of Health.

Communications

15. **25-140** Communication from the CFO relative to the Unit A and Unit B memorandum of agreements covering the period of July 1, 2025 through June 30, 2028.
16. **25-141** Communication from the CFO requesting an appropriation to fund the FY2025 snow and ice deficit.
17. **25-142** Communication from the Mayor relative to the appointment of Judith Gosselin to the Affordable Housing Trust Fund Board
18. **25-143** Communication from the Policy Writer and Analyst relative to amendments to an ordinance further amending Chapter 8.05 of the Revere Revised Ordinances - Regulation of Vacant Buildings.
19. **25-144** Communication from the Policy Writer and Analyst in response to C.O. 25-131, submitting an ordinance to amend Chapter 12.20 Poles, Wires, and Cables of the Revere Revised Ordinances.

Motions

20. **25-145** Motion presented by Councillor McKenna: That the Mayor request MassDOT to clean debris from all state highways in Revere including but not limited to American Legion Highway, Revere Beach Parkway, North Shore Road, and Lee Burbank Highway.
21. **25-146** Motion presented by Councillor Novoselsky: That the Mayor, with the assistance of our State Delegation and Governor Healey, request and direct the DCR to install pedestrian traffic control lights at the crosswalk located at 376-382 Ocean Avenue, in the interest of pedestrian safety. This same request was submitted in 2021 without a response from DCR.

22. **25-147** Motion presented by Councillor Kelley: That the Mayor request Brian Dakin, LeftField, Project Manager to appear before the City Council to discuss the elimination/reconfiguration of building design features of the new high school to reduce overall cost.
23. **25-148** Motion presented by Councillor Cogliandro: That the Mayor, CFO, Superintendent of RPS, and any members of the Revere Teacher's Association appear before the City Council to discuss the incoming budget cuts, their impacts on students and teachers, and ways we can maneuver funding to ensure no one loses their jobs and children still have access to any and all educational needs.



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, April 28, 2025

Regular Meeting of the City Council was called to order at 6:00 PM. Council President Marc Silvestri presiding.

5:00PM Zoning Sub-Committee Meeting

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	Councillor	Present	
Anthony Cogliandro	Councillor	Present	
Chris Giannino	Councillor	Present	
Angela Guarino-Sawaya	Councillor	Present	
Robert J. Haas	Councillor	Present	
Juan Pablo Jaramillo	Councillor	Present	
Michelle Kelley	Councillor	Present	
Joanne McKenna	Councillor	Present	
Ira Novoselsky	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Marc Silvestri	Council President	Present	

2 Approval of the Journal of the Regular Meeting of April 7, 2025

RESULT:	ACCEPTED
----------------	-----------------

- 3 25-091 Motion presented by Councillor Novoselsky, Councillor Argenzio, City Councillor Giannino, Councillor Guarino-Sawaya, Councillor Haas, Councillor Jaramillo, Councillor Kelley, Councillor McKenna, Councillor Zambuto, Council President Silvestri: That the City Council award a Certificate of Commendation to Revere Karate Academy in recognition of their 45th anniversary of being in business.

The City Council presented Doreen DiRienzo, owner of Revere Karate Academy with a Certificate of Commendation.

RESULT:	PLACED ON FILE
----------------	-----------------------

- 4 25-106 Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Commendation to Paul Baglio in recognition of his strength and determination in his battle against a rare form of cancer.

Councillor Guarino-Sawaya presented Paul Baglio with a Certificate of Commendation.

RESULT:	PLACED ON FILE
----------------	-----------------------

- 5 25-105 Motion presented by Councillor Guarino-Sawaya: That the City Council award a Certificate of Commendation to Lieutenant Robert Impemba in recognition of his kindness and compassion in organizing a police escort for a courageous young boy battling a rare cancer.

Councillor Guarino-Sawaya presented Lt. Robert M. Impemba with a Certificate of Commendation.

RESULT:	PLACED ON FILE
----------------	-----------------------

- 6 25-103 Motion presented by Councillor Cogliandro, Councillor Argenzio: That the City Council award a Certificate of Commendation to Ethan Day, Captain, Revere High School Basketball Team in recognition of his status as the 2024-2025 Greater Boston League Co-MVP and for scoring 1,000 career points.

Councillors Cogliandro and Argenzio presented Ethan Day with a Certificate of Commendation.

RESULT:	PLACED ON FILE
----------------	-----------------------

Public Hearings

- 7 25-086 An Ordinance Establishing Rules and Regulations for the Veteran Property Tax Work-off Abatement Program.

Proponents

Julia Cervantes, VSO

Donna Dreezen, Asst. VSO

Claire Inzerillo, Policy Writer & Analyst

Opponents

none

Proponents indicated that the veteran work-off abatement program will be a great addition to the senior work-off abatement program in that younger veterans who do not qualify for the senior abatement will have a chance to participate in an abatement program.

Councillor Novoselsky questioned if a NGB22 Form could be used to qualify for eligibility for the program instead of a DD214 Form. Ms. Inzerillo indicated she would research the definition of veteran in the Massachusetts General Laws and report back to the Council.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS	Next: 5/12/2025 6:00 PM
----------------	--	--------------------------------

8 25-099 An Ordinance Further Amending Free Cash Distributions to Stabilization Funds.

Proponents

Rich Viscay, CFO

Opponents

none

AN ORDINANCE FURTHER AMENDING FREE CASH DISTRIBUTIONS IN THE CITY OF REVERE

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Section 2.90.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “ten” and inserting in place thereof the word “five.”

SECTION 2. Section 3.05.020 of Title 3 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “twenty” and inserting in place thereof the word “fifteen.”

SECTION 3. Title 3 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter 3.08:

Chapter 3.08 HIGH SCHOOL STABILIZATION FUND.

§ 3.08.010 The high school stabilization fund.

There is hereby created, pursuant to M.G.L. c. 40 § 5B, a high school stabilization fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized for any lawful purpose, including but not limited to any purpose for which the city may lawfully borrow money. Any appropriation or transfer of funds into or out of this stabilization fund must be approved by a two-thirds vote of the city council.

§ 3.08.020 Transfers to the high school stabilization fund.

Within ninety days of the certification of free cash by the department of revenue, the mayor shall present to the city council, and the city council shall approve, a transfer to high school stabilization fund of a sum equal to not less than ten percent of the total free cash amount certified by the department of revenue.

SECTION 4. Title 3 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter 3.09:

Chapter 3.09 OTHER POST EMPLOYMENT BENEFIT (OPEB) STABILIZATION FUND.

§ 3.09.010 The other post employment benefit stabilization fund.

There is hereby created, pursuant to M.G.L. c. 40 § 5B, an other post employment benefit stabilization fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized for any lawful purpose, including but not limited to any purpose for which the city may lawfully borrow money. Any appropriation or transfer of funds into or out of this stabilization fund must be approved by a two-thirds vote of the city council.

§ 3.09.020 Transfers to the other post employment benefit stabilization fund.

Within ninety days of the certification of free cash by the department of revenue, the mayor shall present to the city council, and the city council shall approve, a transfer to the other post employment benefit stabilization fund of a sum equal to not less than five percent of the total free cash amount certified by the department of revenue.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS	Next: 5/12/2025 6:00 PM
----------------	--	--------------------------------

9 25-111 Hearing called as ordered on, A Zoning Ordinance Further Amending the Revere Revised Ordinances Relative to Off-Street Parking.

Proponents

none

Opponents

none

A Zoning Ordinance Further Amending the Revere Revised Ordinances Relative to Off-Street Parking

Be it ordained by the City of Revere as follows:

Section 1. Chapter 17.28 Off-Street Parking and Loading Article I Generally is hereby amended by inserting the following new section:

Section 17.28.030 Relief - Reduction in parking space ratio requirements shall require a special permit from the City Council.

Councillor Kelley spoke in favor of her proposed amendment indicating that if the ordinance were approved, would relieve the Zoning Board of Appeals from granting variances for parking ratio reductions and would give the authority to the City Council.

RESULT:	REFERRED TO ZONING	Next: 6/2/2025 6:00 PM
----------------	---------------------------	-------------------------------

- 10 25-120 Hearing called as order on the application of 250 Lee Burbank, LLC, 20 Railroad Street, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to reconstruct the existing building with a new two (2) story commercial structure with a total of twenty-six (26) parking spaces at 250 Lee Burbank Highway, Revere, MA 02151.

Proponents

Richard C. Lynds, Esq.

Opponents

none

RESULT:	REFERRED TO ZONING	Next: 6/2/2025 6:00 PM
----------------	---------------------------	-------------------------------

- 11 25-121 Hearing called as ordered on the application of SORA Revere Owner, LLC, 235 Bear Hill Road, Suite 300, Waltham, MA 02451 requesting a Chapter 148 License for the storage of flammables to be exercised at 93 Bennington Street, Revere, MA 02151 for the following uses: (114 space parking garage, 500 gallon diesel fuel AST, fuel storage room, and 150 gallon diesel fuel AST).

Proponents

Quinn Sullivan, Attorney for the Applicant

Opponents

resident, 145 Bennington Street, Revere, MA
Ed Terrel, 70 Sewall Street, Revere, MA
resident, 145 Bennington Street, Revere, MA

Opponents indicated they were confused where the 500 gallon tank was to be stored on site. Attorney Sullivan stated the 500 gallon tank is in the fuel storage room on the first floor and the 150 gallon tank is in the generator located on the roof. Several Councillors voiced support of the granting the license since the Fire Department approves the plan and application prior to submittal to the City Council.

“SHALL THE CITY COUNCIL GRANT A CHAPTER 148 LICENSE FOR THE STATED PURPOSE TO BE EXERCISED AT 93 BENNINGTON STREET?”

RESULT:	GRANTED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Speaking during Public Comment were the following residents:

Anthony Cutler, 111 Breedens Lane spoke on 25-128 relative to Councillor Kelley's request for a non-binding public advisory opinion on term limits for elected officials.

Anthony Parziale, 51 Arcadia Street spoke on 25-028 relative to zoning for Accessory Dwelling Units and 25-128 and relative to Councillor Kelley's request for a non-binding public advisory opinion on term limits for elected officials.

Steven Damiano, 172 Prospect Avenue spoke in favor of 25-135 relative to street sweeping on holidays.

Jim Mercurio, 193 Crescent Avenue spoke in opposition of 25-125 relative to a tax incentive exemption for HYM.

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, April 28, 2025 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA. Committee members present were Councillors Argenzio, Guarino-Sawaya, Jaramillo, Novoselsky, and Chairman Zambuto. The following zoning matters were pending before the committee:

25-075 Master Spray Foam Insulation, Inc., 870 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to change a non-conforming use (commercial garage) to another non-conforming use (contractor storage yard) at 870 Broadway, Revere, MA 02151.

The following conditions were discussed, read into the record, and incorporated with the special permit.

- . The exterior of the building is to be repaired including the replacement of missing stucco and bordered up windows.
- . The Fire Department must review and approve fire suppression and ventilation systems within the building.
- . Since the primary use of the building is for a contractor storage facility for a spray foam insulation business, the owner of the property must cease operation of a commercial garage and used car sales.
- . The building must be brought into compliance with all fire safety, and building, electrical and plumbing codes
- . All owners and employees of the spray foam insulation business at 870 Broadway shall park off-street.
- . 870 Broadway shall not be eligible for participation in the City of Revere on-street permit parking program.
- . Hours of operation shall be limited to 6:00AM – 7:00PM, Monday through Saturday.
- . The City Council shall rescind the existing Chapter 148 License #221 issued on June 14, 1926 for a commercial garage and additional storage of flammables.
- . There shall be allowed up to 6 vehicles (3 vans and 3 box trucks) related to a spray foam insulation

business to park on site.

- Only materials related to a spray foam insulation business shall be allowed to be stored on site.

Attorney Joseph Cattoggio, on behalf of the applicant, indicated that his client was amenable to the conditions.

“SHALL THE ZONING SUB-COMMITTEE PROVIDE A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO GRANT THE SPECIAL PERMIT SUBJECT TO THE CONDITIONS DISCUSSED?”

Councillors Argenzio, Guarino-Sawaya, Jaramillo, Novoselsky, and Chairman Zambuto voting “YES”.

25-028 Zoning Ordinance Amendment Relative to Accessory Dwelling Units.

Tom Skwierawski, Chief of Planning & Community Development addressed the committee and presented a revised version of the proposed Accessory Dwelling Unit Ordinance (attached) after considering feedback from the initial public hearing and discussions with Councillors Argenzio and Kelley.

The committee discussed the following amendments offered by the committee:

- Section 17.25.020(A)(9) is amended by allowing the construction of a driveway if the ADU is constructed on a lot on the no parking side of the street. This amendment was approved unanimously by voice vote.
- Section 17.25.020(A)(7) Commercial use is prohibited within an ADU is deleted in its entirety. This amendment was approved unanimously by voice vote.
- Section 17.25.050(A)(5) No ADU shall be allowed within a duplex, townhouse dwelling, or condominium is deleted in its entirety. This amendment was approved unanimously by voice vote.
- Councillor Jaramillo offered the following amendment relative to detached ADU's to support homeowners who could not build a basement accessory dwelling unit due to the basement's location below the base flood elevation. The intent of Councillor Jaramillo's amendment is to provide flexibility to property owners who cannot build basement ADUs due to this constraint by increasing the percentage of rear lot coverage for a detached ADUs. The intent was not to allow a detached ADU that would otherwise be below the base flood elevation, which would be prohibited.

Section 17.25.020(3) is amended by adding the following sentence: For ADUs that cannot comply with Section 17.05.020(3), no more than 35% of the rear and side yard may be occupied by a detached ADU.

On the amendment offered by Councillor Jaramillo, Councillors Argenzio, Jaramillo, Novoselsky, and Chairman Zambuto voting “YES”. Councillor Guarino-Sawaya voting “NO”.

Lettering, numbering, and minor spelling errors bearing no effect on the substance of the proposed ordinance have been updated by the City Clerk.

The following amended language is now before the committee to offer a favorable recommendation for Engrossment & Ordainment by the City Council. Councillors Argenzio, Jaramillo, Novoselsky, and Chairman Zambuto voting “YES”. Councillor Guarino-Sawaya voting "NO".

A ZONING ORDINANCE FURTHER AMENDING ACCESSORY DWELLING UNIT REGULATIONS IN THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

SECTION 1. Section 17.08.050 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following sentence: “An accessory dwelling unit, as defined in Section 17.08.055, shall be excluded from this definition.”

SECTION 2. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

§ 17.08.055 Accessory dwelling unit.

“Accessory dwelling unit” or “ADU” means a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (I) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than ½ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to additional restrictions including but not limited to additional size restrictions. An ADU shall comply with all applicable building and fire safety codes and be in compliance with the requirements of Section 17.25.020.

SECTION 3. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by amending the “Dwelling, single family” by-line in the Table of Uses and inserting the following new row above “Dwelling, single family” and by-line in the Table of Uses:

ZONING DISTRICTS																		
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
Dwelling, single family	yes	yes	yes	yes	no	no	no	no	no	no	no	no	no	no	no	no	no	no
Accessory dwelling unit (ADU)	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	no	no	no	no	no	no	no	no	no	no	no	no	no	no

27 More than one accessory dwelling unit on a single lot is prohibited.

SECTION 4. Section 17.16.260 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting the sentence starting with “Further” and ending with “chapter” and inserting in place thereof the following new sentence: “Accessory dwelling units, as defined in Section 17.08.055, shall be excluded from this section.”

SECTION 5. Section 17.24.110 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following sentence: “For detached accessory dwelling unit (ADU) dimensional controls, see Section 17.25.040 of this Title.”

SECTION 6. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting Chapter 17.25 and inserting in place thereof the following new chapter:

Chapter 17.25 ACCESSORY DWELLING UNITS

§ 17.25.000 Purpose.

Accessory dwelling units are allowed within the RA, RA1, RB, RB1 districts under certain situations to:

- . Create new housing units while respecting the character and scale of single-family homes.
- . Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.
- . Allow more efficient use of existing housing stock and infrastructure.
- . Provide a mix of housing that responds to changing family needs and smaller households.
- . Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.
- . Provide a broader range of accessible and more affordable housing.

§ 17.25.010 Definition of accessory dwelling unit.

“Accessory dwelling unit” or “ADU” means a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (I) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than ½ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to additional restrictions including but not limited to additional size restrictions. An ADU shall comply with all applicable building and fire safety codes and be in compliance with the requirements of Section 17.25.020.

§ 17.25.020 Requirements for all accessory dwelling units.

All accessory dwelling units must meet the following requirements:

- . Pursuant to Section 8.09.030(H), short term rental of an ADU shall be prohibited.
- . No structure that is not connected to the public water and sanitary sewer systems shall have an ADU.
- . No ADU shall be permitted below the FEMA one-hundred-year base flood elevation established on the FEMA One Hundred-Year Flood Hazard Map for the City of Revere.
- . The maximum gross floor area of an ADU shall be not more than nine hundred (900) gross square feet, or not more than ½ gross floor area of the principal dwelling, whichever is smaller.
- . ADUs shall not have separate ownership.
- . ADUs must comply with all building, fire safety, and health codes and shall be designed so that the appearance of the principal structure maintains that of a single-family building.
- . No new driveway entrance or exit from a street shall be constructed on a lot with an ADU except on the no parking side of the street. Vehicle access shall be limited to the driveway serving the principal dwelling.
- . There shall be no variances be granted for ADUs.
- . Site Plan Review is required per 17.17.050.

§ 17.25.030 Off-street parking requirements.

- . There shall be no additional parking required for an ADU in cases where the ADU is located within a 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02 and the existing principal dwelling complies with off-street parking requirements.
- . In cases where the ADU is located within a 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02, only ADUs located on a lot with an Single-Family Dwelling serving as the Principal Dwelling shall be permitted to have additional on or off-street parking.
- . For ADUs that are located further than 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02, there shall be one additional parking space required if the

- existing principal dwelling is not in compliance with off-street parking requirements. An ADU parking space may not be created within the front yard but may be created within the side yard to allow up to three vehicle tandem parking.
- Under no circumstances shall more than one parking space be created for an ADU.

§17.25.040 Detached ADUs.

An ADU may be detached from the principal dwelling if it complies with the sections of this chapter and the following additional provisions:

- No more than 25% of the rear yard and side yard may be occupied by a detached ADU. For ADUs that cannot comply with Section 17.05.020(C), no more than 35% of the rear and side yard may be occupied by a detached ADU.
- No detached ADU shall exceed twenty (20) feet in height.
- No detached ADU shall be closer than twenty (20) feet from the rear property line, ten (10) feet from each side property line, fifteen (15) feet from the front property line, and ten (10) feet from the Principal Structure.
- A detached ADU shall not be located between a road and the front facing side of the principal dwelling.

- 12 25-028 A Zoning Ordinance Further Amending Accessory Dwelling Unit Regulations in the City of Revere.

A ZONING ORDINANCE FURTHER AMENDING ACCESSORY DWELLING UNIT REGULATIONS IN THE CITY OF REVERE

Be it ordained as follows:

SECTION 1. Section 17.08.050 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following sentence: “An accessory dwelling unit, as defined in Section 17.08.055, shall be excluded from this definition.”

SECTION 2. Chapter 17.08 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new definition:

§ 17.08.055 Accessory dwelling unit.

“Accessory dwelling unit” or “ADU” means a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than ½ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to additional restrictions including but not limited to additional size restrictions. An ADU shall comply with all applicable building and fire safety codes and be in compliance with the requirements of Section 17.25.020.

SECTION 3. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by amending the “Dwelling, single family” by-line in the Table of Uses and inserting the following new row above “Dwelling, single family” and by-line in the Table of Uses:

ZONING DISTRICTS																		
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
Dwelling, single family	yes	yes	yes	yes	no	no	no	no	no	no	no	no	no	no	no	no	no	no
Accessory dwelling unit (ADU)	yes ²⁷	yes ²⁷	yes ²⁷	yes ²⁷	no	no	no	no	no	no	no	no	no	no	no	no	no	no

27 More than one accessory dwelling unit on a single lot is prohibited.

SECTION 4. Section 17.16.260 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting the sentence starting with “Further” and ending with “chapter” and inserting in place thereof the following new sentence: “Accessory dwelling units, as defined in Section 17.08.055, shall be excluded from this section.”

SECTION 5. Section 17.24.110 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following sentence: “For detached accessory dwelling unit (ADU) dimensional controls, see Section 17.25.040 of this Title.”

SECTION 6. Title 17 of the Revised Ordinances of the City of Revere is hereby amended by deleting Chapter 17.25 and inserting in place thereof the following new chapter:

Chapter 17.25 ACCESSORY DWELLING UNITS

§ 17.25.000 Purpose.

Accessory dwelling units are allowed within the RA, RA1, RB, RB1 districts under certain situations to:

- . Create new housing units while respecting the character and scale of single-family homes.
- . Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives.
- . Allow more efficient use of existing housing stock and infrastructure.
- . Provide a mix of housing that responds to changing family needs and smaller households.
- . Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.

- . Provide a broader range of accessible and more affordable housing.

§ 17.25.010 Definition of accessory dwelling unit.

“Accessory dwelling unit” or “ADU” means a self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than $\frac{1}{2}$ the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to additional restrictions including but not limited to additional size restrictions. An ADU shall comply with all applicable building and fire safety codes and be in compliance with the requirements of Section 17.25.020.

§ 17.25.020 Requirements for all accessory dwelling units.

All accessory dwelling units must meet the following requirements:

- . Pursuant to Section 8.09.030(H), short term rental of an ADU shall be prohibited.
- . No structure that is not connected to the public water and sanitary sewer systems shall have an ADU.
- . No ADU shall be permitted below the FEMA one-hundred-year base flood elevation established on the FEMA One Hundred-Year Flood Hazard Map for the City of Revere.
- . The maximum gross floor area of an ADU shall be not more than nine hundred (900) gross square feet, or not more than $\frac{1}{2}$ gross floor area of the principal dwelling, whichever is smaller.
- . ADUs shall not have separate ownership.
- . ADUs must comply with all building, fire safety, and health codes and shall be designed so that the appearance of the principal structure maintains that of a single-family building.
- . No new driveway entrance or exit from a street shall be constructed on a lot with an ADU except on the no parking side of the street. Vehicle access shall be limited to the driveway serving the principal dwelling.
- . There shall be no variances be granted for ADUs.
- . Site Plan Review is required per 17.17.050.

§ 17.25.030 Off-street parking requirements.

- . There shall be no additional parking required for an ADU in cases where the ADU is located within a 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02 and the existing principal dwelling complies with off-street parking requirements.
- . In cases where the ADU is located within a 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02, only ADUs located on a lot with an Single-Family Dwelling serving as the Principal Dwelling shall be permitted to have additional on or off-street parking.
- . For ADUs that are located further than 0.5-mile radius of an MBTA transit station as defined in 760 CMR 71.02, there shall be one additional parking space required

if the existing principal dwelling is not in compliance with off-street parking requirements. An ADU parking space may not be created within the front yard but may be created within the side yard to allow up to three vehicle tandem parking.

Under no circumstances shall more than one parking space be created for an ADU.

§17.25.040 Detached ADUs.

An ADU may be detached from the principal dwelling if it complies with the sections of this chapter and the following additional provisions:

- . No more than 25% of the rear yard and side yard may be occupied by a detached ADU. For ADUs that cannot comply with Section 17.05.020(C), no more than 35% of the rear and side yard may be occupied by a detached ADU.
- . No detached ADU shall exceed twenty (20) feet in height.
- . No detached ADU shall be closer than twenty (20) feet from the rear property line, ten (10) feet from each side property line, fifteen (15) feet from the front property line, and ten (10) feet from the Principal Structure.
- . A detached ADU shall not be located between a road and the front facing side of the principal dwelling.

February 24, 2025 Ordered to a first reading.
 April 28, 2025 Ordered to a second reading, as amended.
 April 28, 2025 Ordered on a second reading, as amended.
 April 28, 2025 Ordered on a third and final reading, as amended.
 April 28, 2025 Ordered Engrossed & Ordained on a Roll Call, as amended.

RESULT:	ORDERED ENGROSSED AND ORDAINED [9 TO 2]
AYES:	Argenzio, Cogliandro, Giannino, Haas, Jaramillo, McKenna, Novoselsky, Zambuto, Silvestri
NAYS:	Guarino-Sawaya, Kelley

- 13 25-075 Master Spray Foam Insulation, Inc., 870 Broadway, Revere, MA 02151 requesting a special permit from the Revere City Council to change a non-conforming use (commercial garage) to another non-conforming use (contractor storage yard) at 870 Broadway, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED FOR 870 BROADWAY SUBJECT TO THE CONDITIONS OF SITE PLAN REVIEW AND AS REPORTED BY THE ZONING SUB-COMMITTEE?”

RESULT:	GRANTED - ROLL CALL [UNANIMOUS]
AYES:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri

Communications

- 14 25-122 Communication from the Chief of Planning & Community Development relative to a presentation on Revere Power Choice.

Tom Skwierawski, Chief of Planning & Community Development and a consultant for Revere Power Choice conducted a presentation on the City's new municipal aggregation program. Many Councillors expressed they did not know enough about the program to provide information to their constituents. Councillors were also concerned they did not like how the program automatically opted in all ratepayers to the program and would be required to opt out if they preferred to shop around for a better rate. The automatic opt-in is State Law.

RESULT:	PLACED ON FILE
----------------	-----------------------

- 15 25-123 Hearing called as ordered on An Ordinance Removing Outdated Language from Title 2 of the Revised Ordinances of the City of Revere.

AN ORDINANCE REMOVING OUTDATED LANGUAGE FROM THE REVISED ORDINANCES OF THE CITY OF REVERE

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Section 2.06.110 Clothing Allowance of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

SECTION 2. Chapter 2.30 City Physician of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

SECTION 3. Chapter 2.36 Fence Viewers of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

SECTION 4. Chapter 2.42 Cemetery Department of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

SECTION 5. Chapter 2.45 Civil Defense Department of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

SECTION 6. This ordinance shall take effect upon its passage.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 5/19/2025 6:00 PM
----------------	---------------------------------------	--------------------------------

- 16 25-124 Hearing called as ordered on, A Zoning Ordinance Further Amending Title 17 of the Revised Ordinances of the City of Revere Establishing a Definition and Use for Food Trucks.

A ZONING ORDINANCE FURTHER AMENDING TITLE 17 OF THE REVISED ORDINANCES OF THE CITY OF REVERE ESTABLISHING A DEFINITION AND USE FOR FOOD TRUCKS

Be it ordained by the City of Revere as follows:

SECTION 1. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new entries to the Table of Uses beneath the existing use “Restaurant, outdoor dining”:

ZONING DISTRICT																		
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
Food truck	No	No	No	No	No	No	Yes ²⁷	No	Yes ²⁸	No	No	No	No	No	Yes ²⁸	Yes ²⁸	No	No

²⁷ Food trucks may only be allowed in the RC2 district pursuant to the authority and jurisdiction of the Massachusetts Department of Conservation and Recreation.

²⁸ Food trucks may be allowed subject to both License Commission approval and continued conformance to parking requirements and traffic by-laws. See Chapter 5.10.

SECTION 2. Section 17.08.305 of Title 17 of the Revised Ordinances of the City of Revere is hereby created by inserting the following new definition:

§ 17.08.305 Food trucks.

“Food truck” means any mobile food vehicle or operation, whether motorized or propelled by human power, or temporary food station, which cooks, prepares, stores, packages, serves, sells, or otherwise provides any food or beverages for human consumption either on or off premises to the general public, for a fee or free of charge. This includes but is not limited to food carts, pushcarts, and food stands. Mobilized ice cream trucks that provide already prepared or prepacked frozen dairy or frozen water-based food products under M.G.L. c. 270 § 25 and 520 CMR 15.0 shall not be included in this definition.

SECTION 3. This ordinance shall take effect upon its passage.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 5/19/2025 6:00 PM
----------------	---------------------------------------	--------------------------------

25-124 Hearing called as ordered on, A Zoning Ordinance Further Amending Title 17 of the Revised Ordinances of the City of Revere Establishing a Definition and Use for Food Trucks.

CITY OF REVERE RELATIVE TO FOOD TRUCKS

Be it ordained by the City of Revere as follows:

SECTION 1. Section 5.10.040(K) of Title 5 of the Revised Ordinances of the City of Revere is hereby amended by deleting the words “Section 5.10.050 of this chapter,” and inserting in place thereof the words “Section 17.16.040.”

SECTION 2. Section 5.10.040(O) of Title 5 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

SECTION 3. Section 5.10.050 of Title 5 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

SECTION 4. Section 5.10.060 of Title 5 of the Revised Ordinances of the City of Revere is hereby amended by inserting the words “a travel aisle, driveway, or” before the words “the public right-of-way.”

SECTION 5. This ordinance shall take effect upon its passage.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 5/19/2025 6:00 PM
----------------	---------------------------------------	--------------------------------

- 17 25-125 Communication from the Chief of Planning & Community Development relative to a Tax Increment Exemption Agreement between the City of Revere and HYM Investment Group, LLC.

Councillor Novoselsky left the Chambers at 8:46PM.

Mayor Keefe and Tom Skwierawski, Chief of Planning and Community Development introduced the proposed Tax Increment Exemption Agreement (TIEA) to the City Council.

Councillor McKenna representing Ward 1 where the project is located expressed that she is in favor of the TIEA.

Councillor Kelley expressed concerns over the TIEA in that the sunset clause to begin construction is too vague. Additionally, the Council was assured in prior meetings that the Suffolk Downs project is moving along, but in actuality has slowed significantly. The City is relying on revenue generated by the Suffolk Downs development to fund the construction of the new high school so there is certain risk involved if the City does or does not award a TIEA.

Mayor Keefe responded that HYM would need to pull permits by June 30, 2025 if the TIEA is awarded to ensure construction begins by November 1, 2025 and that the TIEA would spur development and get the labor unions back to work. Other gateway communities are fully taking advantage of this State TIEA program to attract developers.

Councillor Cogliandro asked if Boston was giving a TIEA to HYM and to clarify the potential tax revenue the City would have received without a TIEA at full build-out - \$47 million or \$60 million. Mr. Skwierawski noted that Boston is not eligible for the TIEA program as Boston is not a gateway community. Mayor Keefe clarified that the estimated \$60 million also included ancillary taxes such as meals and hotel.

Councillor Jaramillo would like to see HYM give more back than \$4 million in a separate development agreement from the TIEA and requested through a verbal motion that the Mayor continued to negotiate in good faith for additional funding back.

RESULT:	TABLED [UNANIMOUS]	Next: 5/12/2025 6:00 PM
AYES:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Zambuto, Silvestri	

- 18 25-139 Motion presented by Councillor Jaramillo: That the Mayor be requested to negotiate a separate development agreement with HYM to include an additional payment to the City of Revere in the amount of \$4 million.

RESULT:	ORDERED - ROLL CALL [7 TO 4]
AYES:	Argenzio, Guarino-Sawaya, Haas, Jaramillo, Kelley, Novoselsky, Silvestri
NAYS:	Cogliandro, Giannino, McKenna, Zambuto

Motions

- 19 25-126 Motion presented by Councillor Guarino-Sawaya: That the Mayor request IT to update the CitizenServe form to sign up for Site Plan Review to include a yes or no check box if language interpretation services are needed, and if yes, what language will be required.

Councillor Guarino-Sawaya requested that her motion be placed on file as IT has already implemented this request prior to tonight's meeting.

RESULT:	PLACED ON FILE
----------------	-----------------------

- 20 25-127 Motion presented by Councillor Cogliandro: That the Mayor request MassDOT to paint new lines, repair all potholes, and install additional lighting on Squire Road.

Councillor Zambuto is recorded as recused.

RESULT:	ORDERED - VOICE VOTE
----------------	-----------------------------

- 21 25-128 Motion presented by Councillor Kelley, Council President Silvestri: That the City Council approve the following non-binding public advisory question to be placed on the November 2025 Municipal Election Ballot: Non-Binding Ballot Question The City of Revere is seeking input on whether to make changes to terms of office for elected officials. Question 1 Currently there are no term limits for elected officials in the City of Revere. Do you support a charter change that would set term limits for the offices of Mayor, At-Large City Councillor, Ward City Councillor, At-Large School Committee Member, and Ward School Committee Member? A YES vote means you support term limits for elected officials. A NO vote means you do not support term limits for elected officials.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS	Next: 5/12/2025 6:00 PM
----------------	--	--------------------------------

- 22 25-129 Motion presented by Councillor Guarino-Sawaya, Councillor McKenna, Councillor Jaramillo: That the City Council award a Certificate of Commendation to Justin Pioppi of Luigi's Pizza in Beachmont in recognition of his efforts in competing on CBS's reality show, Survivor.

RESULT: ORDERED - VOICE VOTE

- 23 25-130 Motion presented by Councillor Argenzio: That the City Council officially name the 4' wide footpath running from 201 Arnold Street to 688 Park Avenue, "Imbrasico Way" in recognition of the Imbracsio Family who have resided at 201 Arnold Street since 1948 and who have assisted in maintaining this footpath for decades. Further, that the Mayor request the DPW to install appropriate signage at both ends of the footpath bearing the name "Imbracsio Way".

RESULT: ORDERED - VOICE VOTE

- 24 25-131 Motion presented by Councillor Argenzio: That the Mayor request the City's Policy Writer & Analyst to draft an ordinance amending Chapter 12.20 Poles, Wires, and Cables to enable and provide the City Engineer, in conjunction with the Ward Councillor, with the authority to grant and review pole locations.

RESULT: ORDERED - VOICE VOTE

- 25 25-132 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the appropriate department to explore the feasibility of equipping all Fire Department vehicles with EpiPens. Further, that the administration explore the availability of state or federal funding which would offset the cost of purchasing and maintaining an EpiPen supply.

RESULT: ORDERED - VOICE VOTE

- 26 25-133 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Traffic Commission to provide for two-sided parking in the Riverside Neighborhood. Further, that the DPW be directed to install "No Parking Here to Corner" signage on all streets in Riverside, both sides, 20' from the intersections of North Shore Road and Mills Avenue or Hayes Avenue.

RESULT: ORDERED - VOICE VOTE

- 27 25-134 Motion presented by Councillor Guarino-Sawaya: That the City Council award Certificates of Commendation to the women of the Jack Satter House who were featured in the viral "Calendar Girls" project.

RESULT: ORDERED - VOICE VOTE

- 28 25-135 Motion presented by Councillor Argenzio: That the Mayor request the DPW to have the street sweeping contractor complete the full street sweeping route on holidays. When the sweeper does not complete the

route, residents unnecessarily move their vehicles and the street does not get cleaned until the following month.

RESULT: ORDERED - VOICE VOTE

29 25-136 Hearing called as ordered An Ordinance Further Amending the Revere Revised Ordinances Relative to Financial Impact Statements.

AN ORDINANCE FURTHER AMENDING TITLE 5 OF THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO FOOD TRUCKS

Be it ordained by the City of Revere as follows:

SECTION 1. Section 2.12.130 Financial Impact Statements of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “five” and inserting in place thereof the word “ten”.

SECTION 2. This ordinance shall take effect upon its passage.

RESULT: ORDERED TO PUBLIC HEARING - CC Next: 5/19/2025 6:00 PM

30 25-137 Motion presented by Councillor McKenna: That the Mayor request MassDOT to paint "Do Not Block the Box" markings for traffic control on Bennington Street at the intersection of Crescent Avenue.

Councillor Zambuto is recorded as recused.

RESULT: ORDERED - VOICE VOTE

Late Motion

31 25-138 Motion presented by Councillor Jaramillo, Council President Silvestri: That the City Council approve the attached Resolution designating May 2025 as Mental Health Awareness Month.

Councillor Jaramillo read the Proclamation into the record:

Mental Health Awareness Month

Whereas Americans across the country continue to confront an ongoing mental health crisis;

Whereas we continue to see increasing reports of loneliness, stress, anxiety, depression, suicidal thoughts, and substance use disorders;

Whereas the 2022 National Survey on Drug Use and Health conducted by found that:

- . the number of American adults living with a mental illness has risen from 51,400,000 in 2019 to 59,300,000 in 2022;
- . 23 percent of Americans over the age of 18 and 36 percent of Americans between the ages of 18 and 25 have lived with a mental illness during the past year; and

- . 13,200,000 adults had serious thoughts of suicide during the past year;

Whereas an October 2022 Kaiser Family Foundation Mental Health in America Survey found that:

- . 90 percent of the public think that there is a mental health crisis in the United States today;
- . 55 percent of the public think that mental health issues in children and teenagers in the United States today are a crisis;
- . 47 percent of parents say that the COVID–19 pandemic has had a negative impact on their child’s mental health; and
- . 51 percent of all adults say they or a family member has experienced a severe mental health crisis;
- . gender, race, and socio-economic status are predictors of access to mental health resources and outcomes

Whereas the Stress in America 2023 survey conducted by the American Psychological Association found that:

- . 26 percent of adults are so stressed that they struggle to function;
- . 47 percent of adults struggle to go to work or attend school because of stress; and
- . 58 percent of Americans between the ages of 18 and 34 feel completely overwhelmed by stress every day;

Whereas the 2022 Access to Care Survey conducted by the National Council for Mental Wellbeing found that:

- . 2 in 5 Americans reported needing mental health care;
- . 43 percent of Americans who needed mental health care over the past 12 months did not receive it; and
- . two-thirds of Americans believe that it is harder to find a mental health care provider than it is to find a physical health care provider;

Whereas a 2024 Household Pulse Survey found that 17.7 percent of adults reported symptoms of anxiety disorder;

Whereas, according to the Centers for Disease Control and Prevention (CDC), mental health disorders are chronic conditions, and without proper diagnosis and treatment children can face problems at home and in school which can interfere with their future development;

Whereas more resources should be dedicated in schools to the prevention, early detection, and treatment of mental health disorders in children;

Whereas childhood depression is more likely to persist into adulthood if it is left untreated;

Whereas it is important that the United States provide the necessary funding and resources to reach children and youth early on in life;

Whereas the October 14, 2022, CDC Morbidity and Mortality Weekly Report found that 3 in 4 high school students experienced at least 1 adverse childhood experience during the COVID–19 pandemic and that these experiences increase an individual’s likelihood to report poor mental health or suicidal behavior in the future;

Whereas the May 12, 2023, CDC Morbidity and Mortality Weekly Report found that between 2020 and 2023, the number of pediatric emergency department visits associated with mental health conditions increased and was most pronounced in girls between the ages of 12 and 17;

Whereas the COVID–19 pandemic has accelerated the use of digital technologies, such as any social media;

Whereas there has been a great concern about the impact of social media on the mental health of children and youth;

Whereas social media does expose children to bullying, depression, anxiety, and self-harm;

Whereas there is a strong need to further understand and deter any negative impacts of social media on children and youth;

Whereas the CDC’s Youth Risk Behavior Survey Data Summary and Trends Report: 2011–2021, found that:

1. nearly 3 in 5 teenage girls in the United States felt persistently sad or hopeless in 2021, which is double that of boys and the highest levels reported in decades;
2. 30 percent of teenage girls in the United States seriously considered attempting suicide in the past year; and
3. youth experienced high and worsening levels of persistent sadness or hopelessness across all racial and ethnics groups;

Whereas the 2022 Adolescent Behaviors and Experiences Survey prepared by the CDC found that:

- . 36 percent of heterosexual high school students and 75 percent of LGBTQ+ high school students felt persistently sad or hopeless for an extended period during the last 12 months;
- . 14 percent of heterosexual high school students and 47 percent of LGBTQ+ high school students seriously considered attempting suicide during the last 12 months; and
- . 5 percent of heterosexual high school students and 26 percent of LGBTQ+ high school students actually attempted suicide during the last 12 months;

Whereas, according to the 2023 National Survey on LGBTQ Youth Mental Health conducted by The Trevor Project, 56 percent of LGBTQ youth who wanted mental health care in the past year were not able to get it and 41 percent of LGBTQ youth seriously considered attempting suicide over this same time period;

Whereas disparities remain in access to mental health treatment for communities of color, with Asian, Native American, Hispanic, and Black individuals less likely to receive mental health care than their White counterparts;

Whereas a July 2021 survey conducted by the National Council for Mental Wellbeing found that from July 2020 to July 2021:

- . 46 percent of Black adults say they are experiencing more stress and mental health challenges, but just 21 percent say they have received treatment or care of any kind for their mental health;
- . 45 percent of Native American adults have experienced more stress and mental health challenges, but only 24 percent have received treatment for mental health;
- . 42 percent of Hispanic adults report experiencing more stress and mental health challenges, but just 26 percent say they have received mental health treatment;
- . 40 percent of Asian adults say they are experiencing more stress and mental health challenges, but just 11 percent say they have received treatment or care of any kind; and
- . almost half (47 percent) of all adults surveyed stated that the cost of help or treatment is an obstacle in seeking treatment for their mental health;

Whereas, in 2021, the Kaiser Family Foundation found that over half of White, Hispanic, and Black adults say that the COVID–19 pandemic has had a negative impact on their mental health;

Whereas suicide is a significant public health issue that can have an enduring impact on individuals and their communities;

Whereas additional resources should be dedicated to the prevention of suicide in the United States;

Whereas, according to the CDC, the overall suicide rate in the United States increased by 30 percent between 2000 and 2020;

Whereas, according to the CDC, the total number of deaths by suicide in the United States increased by 2.6 percent between 2021 and 2022;

Where as maternal and child health are linked and:

1. according to the Journal on Clinical Psychiatry 1 in 5 people who give birth are impacted by mental health conditions
2. 75% of people who give birth go untreated
3. Mental health conditions are the leading cause of maternal deaths accounting for 22% of pregnancy related deaths according to data From Maternal Mortality Review Committees in 38 U.S. States, 2020 conducted by the U.S. Centers for Disease Control and Prevention
4. 6-8% of people that give birth suffer from postpartum or pregnancy related anxiety which include symptoms like feeling easily stressed, worried, overwhelmed, tense
5. 4% of people that give birth suffer from postpartum or pregnancy related obsessive compulsive disorder which include symptoms like disturbing, repetitive, intrusive thoughts which may include thoughts of harming self or baby
6. 14% of people that give birth suffer from postpartum or pregnancy related depression which include symptoms like negative thinking including guilt, helplessness, hopelessness, worthlessness

7. 9% of people that give birth suffer from postpartum or pregnancy related post traumatic stress disorder which include symptoms like Change in cognition, mood, arousal associated with traumatic events, typically around childbirth
8. 3% of people that give birth suffer from postpartum or pregnancy related bipolar disorder which include symptoms like manic or hypomanic episodes alternate with depressive episodes
9. 2 people who give birth for every 1,000 births suffer from postpartum psychosis a medical emergency that often leads to suicide and infanticide which include symptoms like delusions, hallucinations, paranoia, rapid mood swings, cognitive impairment, focus on death, reckless behavior
10. all of these conditions are co-morbid with substance use disorders

Whereas provisional data published by the CDC in November 2023 found that:

- . suicide is one of the leading causes of death in the United States; and
- . the number of suicides was 3 percent higher in 2022 than it was in 2021;

Whereas veterans are more than 50% more likely to experience mental health challenges than the general population;

Whereas it is important that the United States and the City of Revere provide additional funding and resources to support veterans with mental health needs;

Whereas the 2023 National Veteran Suicide Prevention Annual Report found that:

- . 6,392 veterans died by suicide in 2021, which is a daily average of 17.5;
- . the suicide rate for veterans was 71.8-percent greater than for nonveteran United States adults; and
- . the suicide rate was highest among veterans between the ages of 18 and 34; and

Whereas it would be appropriate to observe May 2025 as “Mental Health Awareness Month” in the City of Revere:

Now, therefore, be it *Resolved*, That the Revere City Council:

- . supports the designation of May as “Mental Health Awareness Month” to remove the stigma associated with mental illness and place emphasis on scientific findings regarding mental health recovery in the city of Revere;
- . declares mental health a citywide priority;
- . supports the expansion of funding for mental health services and namely the city’s crisis intervention unit and urging the state to expand its mental health infrastructure;
- . recognizes that mental well-being is equally as important as physical well-being for residents, communities, schools, businesses, and the economy in Revere;
- . applauds the coalescing of local, non-profit, medical, and faith-based organizations in working to promote public awareness of mental health and providing critical information and supports to individuals and families affected by mental illness; and

- . encourages all to draw on “Mental Health Awareness Month” as an opportunity to promote mental well-being and awareness, ensure access to appropriate coverage and services, and support overall quality of life for those living with mental illness.
- . designates the first Wednesday of May 2025 as Maternal Mental Health Day in the City of Revere. Further, directs the mayor to promulgate this resolution and to advertise on the city’s social media pages mental health resources throughout Mental Health Awareness Month and on Maternal Mental Health Day.

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 9:26 PM.

Attest:

City Clerk

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Mayor

TO: Revere City Council

FR: Tom Skwierawski, Chief of Planning and Community Development

CC: Mayor Patrick M. Keefe Jr.

RE: **Tax-Increment Exemption Agreement (TIE) with HYM for the Portico Development**

DA: April 22, 2025

Esteemed Councilors,

On February 10th, the Revere City Council approved a Housing Development Incentive Program (HDIP) District at Suffolk Downs. As discussed, this tool provides a housing developer with the opportunity to receive both state tax credits and to enter a local Tax Increment Exemption (TIE) agreement with the City of Revere. This TIE agreement exempts the value of improvements on a housing development for a period between 5 to twenty 20 years, exempting between 5 to 100% percent of the value created on a new development.

As discussed in the February Council meeting, the intent was to get this tool approved for use at Portico, the 473-unit development which, hopefully with the support of HDIP, will break ground later this year. Once the district was approved by the City Council it was submitted to the state for final approval, which was formally received April 2nd. We then began negotiations with HYM, the developers at Suffolk Downs, on a local TIE agreement.

The attached agreement is in draft form. It proposes an increment of 50% for a period of 15 years. As you may recall, this was originally proposed for a term of 20 years. The agreement has a sunset clause, where the terms of this agreement would expire if construction hasn't commenced before the end of the year. It also includes a clause that abatements on the property cannot be sought within the first ten years of the agreement.

The agreement is in draft form as it still must await further review by our counsel, as well as the Commonwealth's Office of Housing and Livable Communities (HLC), which reviews these agreements. Terms may change after those reviews and in the event there are changes, they will be submitted to the council as soon as possible.

In addition, the City is working on a separate development agreement with HYM. This agreement is outside the scope of the state-regulated TIE process—which must be strictly tied to the Portico development—but is necessary to encompass the full range of community benefits we feel is necessary for the City to make this agreement. This agreement will include the following:

- The payment, to the City, of an additional \$4m tied to the construction dates of other Suffolk Downs projects (e.g. Hotel at R2, Manufacturing/Office at R10, etc.)
- The payment, to the City, of a percentage of the net profits if Portico sells within the first ten years of this agreement

Attachment: SuffolkDownsTaxIncrementExemptionAgreementPortico.04282025 (25-125 : Tax Increment Exemption Agreement, Suffolk Downs,

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development

Department of Planning and Community Development

281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.

Mayor

- Community benefits for Revere residents related to the concerts at the Stage at Suffolk Downs
- Community benefits related to provision of labor by Revere residents at Suffolk Downs

In addition, we are also exploring a potential arrangement with HYM to provide additional community benefits at the Amaya site, although it is premature to include terms here.

A TIE agreement is necessary for HYM to receive state tax credits on the Portico project. The TIE agreement must be submitted to the state by May 13th, to be included in the next round of HDIP state tax credits. If they do not meet this round, it would likely delay this project by another construction cycle. While we anticipate working with our counsel to formalize the above-mentioned benefits prior to then, in the interest of time we wanted to submit the draft TIE agreement to the City Council for your review.

I would request that this be referred to either the Economic Development or the Ways and Means sub-committee, and voted on by the full Council at their May 12th meeting.

If you have any questions in the interim, please don't hesitate to contact me.

HOUSING DEVELOPMENT INCENTIVE PROGRAM

TAX INCREMENT EXEMPTION (TIE) AGREEMENT

between

MUNICIPALITY

and

HYM Investment Group, LLC.

This AGREEMENT is made this 13th day of May, 2025 by and between the City of Revere, ("Municipality") and the HYM Investment Group, a Massachusetts Limited Liability Corporation with an address at One Beacon Street, Boston MA 02108.

Section 1 – Agreement

The Municipality and the Sponsor, for good and valuable consideration and in consideration of the covenants and agreements herein contained, hereby make this agreement regarding a tax increment exemption pursuant to the Housing Development (HD) Incentive Program, M.G.L. c. 40V and the regulations promulgated thereunder at 760 CMR 66.00 (HD TIE), with respect to the Property as herein defined.

Section 2 – Definitions

Each reference in this Agreement to the following terms shall be deemed to have the following meanings:

Act:	M.G.L. c. 40V as may be amended from time to time.
Completion:	Certificates of occupancy have been issued for the entire Project.
EOHLC:	Executive Office of Housing and Livable Communities
DHCD:	Department of Housing and Community Development
Event of Default:	An "Event of Default" as defined in Section 5 below.
Final Certification:	Determination by EOHLC that the Sponsor has completed the new construction or substantial rehabilitation of the Property, consistent with the New Construction or Rehabilitation Plans, including the creation of MRRUs, as set forth in the Act and the Regulations.
Fiscal Year:	An annual period of July 1 through June 30.
HD Project:	A Certified Housing Development Project as defined in the Act and the Regulations.
HD Zone:	The Housing Development Zone adopted by <u>the Revere City Council</u> on <u>February 10th, 2025</u> and approved by EOHLC (formerly DHCD) as evidenced by a

Certificate of Approval dated April 2nd, 2025 and recorded with the Suffolk County Registry of Deeds on April 8th, 2025.

Lead Municipality: City of Revere

MRRU: Market Rate Residential Unit(s) as defined at Section 3.B.1.

Property: Project Site as shown in Exhibit 1, “Map of Property” and further described in Exhibit 2, “Legal Description of Property”.

Regulations: 760 CMR 66.00.

New Construction or Rehabilitation Plans: The material submitted for Conditional Certification pursuant to 760 CMR 66.05(3)(a) and approved by EOHLC.

Sponsor: The McClellan Highway Development Company, a Massachusetts Limited Liability Corporation with an address at One Beacon Street, Boston MA 02108, its successors and assigns.

Section 3 – Sponsor’s Covenants

A. New Construction or Substantial Rehabilitation of the Property. Sponsor will undertake the new construction or substantial rehabilitation of the Property in accordance with the work and schedule set forth in the New Construction or Rehabilitation Plans.

B. Market Rate Residential Units.

1) There shall be a total of 473 residential rental units created in the Project of which 473 shall be MRRUs comprised of 171 Studios, 324 One-Bedrooms, and 78 Two-Bedrooms. The monthly rent for such units shall be priced- consistently with prevailing rents or sale prices in the Municipality as determined based on criteria established by the Department, as set forth in Exhibit 3, “Market Rate Residential Units – Pricing Plan”.

2) Sponsor shall use good faith efforts to maintain the units as MRRUs for a minimum of 20 years.

C. Marketing. Sponsor shall cause the MRRU to be marketed in a manner that is consistent with the strategies, implementation plan and affirmative fair housing efforts set out in the New Construction or Rehabilitation Plans.

D. HD Project Certification. Sponsor shall take all actions reasonably necessary to obtain Final Certification of the Property as an HD Project including but not limited to submitting applications to EOHLC for Conditional Certification and Final Certification consistent with the requirements of the Act and the Regulations.

E. Covenant Regarding Tax Abatement. During the first ten years from the date of Final Certification, the Sponsor agrees that it shall not seek a real estate tax abatement for the Project.

Section 4 – Tax Increment Exemption

Municipality agrees to grant Sponsor an exemption to the real property taxes due on the Property pursuant to G.L. c.59 according to the following terms.

- A. Base Value. Consistent with 760 CMR 66.06(c), the Base Value is \$42,097,000 and equal to the assessed value (or aggregate thereof) of the parcel(s) that comprise the property as of the fiscal year in which a HD Tax Increment Exemption Agreement is executed by the Sponsor and the Municipality with respect to the parcel or parcels, as the case may be, and prior to the start of any new construction or Substantial Rehabilitation activities, including demolition, minus the assessed value attributable to any portion of the property that was assessed as other than residential in the applicable fiscal year and remains non-residential after completion of new construction or Substantial Rehabilitation.
- B. MRRU Percentage. 100 per cent. The MRRU Percentage shall be confirmed as required in paragraph F, below.
- C. Exemption Percentage. Commencing on the Effective Date which shall be Fiscal Year 1: 50%; Fiscal Years 2-15: 50%
- D. The Increment. As defined at 760 CMR 66.06(1)(b)(1).
- E. Calculation. For each Fiscal Year during the term of this Agreement, the HD TIE shall be determined by applying the Exemption Percentage to the property tax on the Increment.
- F. Confirmation or Amendment of Calculation. Upon Completion, and prior to applying for Final Certification of the Project, the Sponsor and Municipality shall file a “Tax Increment Exemption – Confirmation of Calculation” in the form attached as Exhibit 4 (“TIE Confirmation”). To the extent that the dates or figures in the TIE Confirmation differ from those set forth in this Agreement, the contents of the TIE Confirmation shall control and shall be deemed to have amended this Agreement.

Section 5 – Default

- A. Event of Default. An “Event of Default” shall arise under this Agreement upon the occurrence of any one or more of the following events:
 - 1) Breach of Covenant Prior to Final Certification. Subject to the limitations set forth in the Regulations at section 66.05(4)(b), Sponsor defaults in the observance or performance of any material covenant, condition or agreement to be observed or performed by Sponsor pursuant to the terms of this Agreement, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.
 - 2) Breach of Covenant Subsequent to Final Certification. Sponsor’s conduct is materially at variance with the representations made in its New Construction or Rehabilitation Plans; such

variance is found to frustrate the public purposes that Final Certification was intended to advance, and the continuance of such default for thirty (30) days after written notice thereof from the Municipality; provided, however, that if the curing of such default cannot be accomplished with due diligence within said period of thirty (30) days, then Sponsor shall have such additional reasonable period of time, not to exceed thirty (30) days, to cure such default provided the Sponsor shall have commenced to cure such default within the initial thirty (30) day period, such cure shall have been diligently prosecuted by the Sponsor thereafter to completion.

3) Misrepresentation. Any representation made herein or in any report, certificate, financial statement or other instrument furnished in connection with this Agreement shall prove to be false in any material respect.

4) Lapse of Construction Start. Sponsor has not commenced construction on the Project by November 1st, 2025.

B. Rights on Default.

1) Prior to Final Certification. Upon the occurrence of an Event of Default prior to Final Certification, then this Agreement shall become null and void.

2) Subsequent to Final Certification. Upon the occurrence of an Event of Default subsequent to Final Certification, then:

a. Revocation of Certification. Pursuant to the terms of the Act, the Municipality, may, at its sole discretion, request that EOHLC revoke the Final Certification of the Project, such revocation to take effect on the first day of the fiscal year in which EOHLC determines that a material variance commenced.

b. Termination of Agreement. Upon revocation of certification, this Agreement shall become null and void as of the effective date of such revocation.

c. Recoupment of Economic Benefit. Upon revocation of certification, the Municipality may bring a cause of action against Sponsor for the value of any economic benefit received by Sponsor prior to or subsequent to such revocation.

3) Other Remedies. The Municipality's rights upon the occurrence of an Event of Default are in addition to those granted to EOHLC and the Massachusetts Commissioner of Revenue under the terms of the Act.

Section 6 – Miscellaneous

A. Effective Date. The effective date of the HD TIE shall be July 1st of the first Fiscal Year following EOHLC's Final Certification of the HD Project pursuant to the requirements of the Act and the Regulations. The Effective Date shall be confirmed as required under Section 4.F above.

B. Term of Agreement. This Agreement shall expire upon the Municipality's acceptance of the annual report, as required below, for the final Fiscal Year for which the Municipality is granting the TIE.

C. Reporting. Sponsor shall submit reports to the Municipality not later than thirty (30) days after June

30 of each Fiscal Year for the term of this Agreement. Each report shall contain the following information:

- 1) Until Completion, the status of construction in relation to the schedule contained in the New Construction or Rehabilitation Plan;
- 2) Until Completion, the status of marketing in relation to the New Construction or Rehabilitation Plans; and
- 3) For each MRRU, the number of bedrooms in the unit, whether it was leased as of the end of the most recent fiscal year and the monthly rent charged.

D. Assignment. The Sponsor shall not assign any interest in this Agreement, and shall not transfer any interest in the same, without the prior written consent of the Municipality, which approval shall not be unreasonably withheld. The foregoing notwithstanding, the rights and obligations of this Agreement shall inure to the benefit of any entity succeeding to the interests of the Sponsor by merger.

E. Notices. In conjunction with concurrent electronic submission as provided for below or, if reasonable efforts can determine that such information is no longer current, otherwise reasonably obtainable and verifiable electronic contact information, any notice, request, instruction or other document to be given hereunder to either party by the other shall be in writing and delivered personally or sent by recognized overnight courier, receipt confirmed or sent by certified or registered mail, postage prepaid, as follows, and, unless general measures for electronic receipt as a substitute are in place at such time or can otherwise be reasonably assumed due to publicized or immediately foreseeable remote working conditions, shall be conclusively deemed to have been received and be effective on the day on which personally delivered or, if sent by certified or registered mail, three (3) days after the day on which mailed or, if sent by overnight courier, on the day after delivered to such courier.

- 1) Municipality: Revere City Hall
 281 Broadway, Revere
 ATTN: Mayor Patrick Keefe Jr.
 Email: revere_mayor@revere.org
- 2) Sponsor: HYM Investment Group LLC
One Beacon Street, Boston MA 02108.
 ATTN: Doug Manz
 ATTN: Tom O'Brien
 Email: dmanz@hyminvestments.com
- 3) Copy to EOHLC: All such notices shall be copied to EOHLC at:

HDIP Program Coordinator
 Department of Housing & Community Development
 100 Cambridge Street, Suite 300
 Boston, MA 02114

eohlchdip@mass.gov

4) Change of Address. Either party may change the address to which notices are to be sent to it by giving written notice of such change of address to the other party in the manner herein provided for giving notice.

F. Modifications. No modification or waiver of any provision of this Agreement, nor consent to any departure by the Sponsor therefrom shall in any event be effective unless the same shall be in writing, and then such waiver or consent shall be effective only in the specific instance and for the purpose for which given. No failure or delay on the part of Municipality in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

IN WITNESS WHEREOF, the Sponsor has caused this Agreement to be duly executed in its name and behalf and its seal affixed by its duly authorized representative, and the Municipality has caused this Agreement to be executed in its name and behalf and its seal duly affixed by its Mayor Patrick M. Keefe Jr. and Marc Silvestri, Revere City Council President of the day and year first above written.

[SIGNATURES ON NEXT PAGE]

HDIP – Form of Tax Increment Exemption Agreement – **RENTAL**
[Name of Municipality & Property Reference]

MUNICIPALITY

By: Patrick M. Keefe Jr, Mayor
City of Revere

By: Marc Silvestri, City Council President
City of Revere

SPONSOR

By: Tom O'Brien, HYM Investment Group LLC
Its: Chief Executive Officer

By: Doug Manz, HYM Investment Group LLC
Its: Chief Investment Officer

EXHIBIT 1
MAP OF PROPERTY

EXHIBIT 2
DESCRIPTION OF PROPERTY

EXHIBIT 3

MARKET RATE RESIDENTIAL UNITS – PRICING PLAN

Proposed Initial
 Monthly Rent(s)*: \$_____

*units shall be priced in compliance with DHCD's HDIP Guidelines and 760 CMR 66.04(2)(f)

EXHIBIT 4

TAX INCREMENT EXEMPTION – CONFIRMATION OF CALCULATION

[FORM TO REMAIN BLANK UNTIL PROJECT COMPLETED AND ELIGIBLE FOR FINAL CERTIFICATION]

In connection with the Tax Increment Exemption Agreement dated ____, 20 ____ by and between the MUNICIPALITY, and ____, a STATE FORM OF ORGANIZATION with an address at ____, with respect to the property at ____ (the “Agreement”), the parties hereby confirm the following elements of the Agreement. Unless otherwise stated, capitalized terms have the meaning set forth in the Agreement.

1. The effective date of the Agreement is: ____
2. The MRRU Percentage is: ____
3. The assessed value of the residential portion of the Property upon Completion is: ____

To the extent that the dates or figures in this “Tax Increment Exemption – Confirmation of Calculation” differ from those set forth in the Agreement, the contents of this document shall control and shall be deemed to have amended the Agreement.

MUNICIPALITY

SPONSOR

 By: [CHIEF EXECUTIVE OFFICER]

 By:
 Its:

 By: [LEGISLATIVE BODY]

 By:
 Its:

Dated: ____

**Public Hearing Notice
City of Revere, MA**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, March 24, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed order:

AN ORDINANCE FURTHER THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO OPEN MEETINGS

Be it ordained by the City of Revere as follows:

Section 1. Section 2.03.050E Open Meetings of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, "City Council Ways & Means Sub-Committee Budget Hearings," before the word "sub-committees".

A copy of the aforementioned ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before March 18, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
March 5, 2025
Send Invoice To: amelnik@revere.org

**Public Hearing Notice
City of Revere, MA**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, April 28, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed order:

AN ORDINANCE ESTABLISHING RULES AND REGULATIONS FOR A VETERAN PROPERTY TAX WORK-OFF ABATEMENT

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Title 2 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter 2.92:

Chapter 2.92 VETERAN PROPERTY TAX WORK-OFF ABATEMENT

§ 2.92.010 Purpose.

The purpose of this chapter is to adopt reasonable rules and regulations for the Revere veteran property tax work-off abatement program.

§ 2.92.020 Hours, rate, and abatement.

Participants of this program shall be paid at the rate of fifteen dollars (\$15.00) per hour. Participants shall work no more than 66.6 hours and shall receive a property tax abatement of up to one-thousand dollars (\$1,000.00), dependent on hours worked.

§ 2.92.030 Application process.

The number of veterans, including qualifying spouses, participating in the program shall be limited each year to a maximum of five (5). Applications will be available and accepted at the Veteran Service's Office the first two weeks of April of each year.

A. Required documents.

All applicants must demonstrate proof of Revere residency and owner occupancy pursuant to Section 2.92.040. The following documents are also required for an application to be considered complete:

1. If applicant is a veteran:
 - a. DD214 form.
2. If applicant is a spouse of a disabled veteran:
 - a. DD214 form of the disabled veteran;
 - b. Marriage license; and,
 - c. Letter from the VA indicating disabled veteran status.
3. If applicant is a spouse of a deceased veteran:
 - a. DD214 form of the deceased veteran;
 - b. Marriage license; and,
 - c. Death certificate of the deceased veteran.

§ 2.92.040 Eligibility.

To be eligible for the program, an applicant must fulfill the following requirements:

- A. Must be a veteran, a spouse of a disabled veteran, or a surviving spouse of a deceased veteran.

- B. Must have a principal place of residence in the city of Revere and have ownership in that principal place of residence. The ownership interest may include a joint tenancy, tenancy in common, tenancy by the entirety, life tenancy, or beneficial interest in a trust which has an ownership interest in this principal residence.
- C. The tax abatement received under this program shall be in addition to any other property tax exemptions for which the participant is eligible, excluding the senior citizen property tax work-off abatement in Chapter 2.88 of this Title. An individual is not permitted to participate in more than one work-off program in the city.

§ 2.92.050 Accounting for abatements.

The tax abatement provided to participants by this program shall be applied to the actual tax bills for the fiscal year. The full tax shall be committed and billed, with the reduction shown on the bill as an abatement or credit against the amount due. The reduction shall be processed as an abatement and charged against the overlay account. Abatements for the fiscal year shall be based upon certifications by the Veteran Services Office for work performed on or before June 30.

§ 2.92.060 Certification of service.

The city's Veteran Services Office shall certify to the Assessor's Office the amount of service performed by the participant as of June 30th of the fiscal year. Such certification shall be provided to the board of assessors prior to the time the actual tax for the fiscal year is committed and in sufficient time to allow for an abatement to be reflected on the actual tax bill for the fiscal year. A copy of the certification shall be provided to the veteran taxpayer, or qualifying participant, before the actual tax bill is issued.

§ 2.92.070 Tax treatment of abatement.

The amount of the property tax abatement the veteran taxpayer, or qualifying participant, receives under this program shall not be considered income or wages for purposes of state income tax withholdings, unemployment compensation or worker's compensation.

§ 2.92.080 Partial completion.

A participant who completes less than 66.6 hours of work shall be entitled to a pro-rata abatement based upon certified hours of work completed at the rate of pay established in Section 2.92.020.

A copy of the aforementioned ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before April 22, 2025. Testimony can be submitted via email to amelnik@revere.org.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
April 2, 2025
Send Invoice To: amelnik@revere.org

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, April 28, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING FREE CASH DISTRIBUTIONS IN THE CITY OF REVERE

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Section 2.90.050 of Title 2 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “ten” and inserting in place thereof the word “five.”

SECTION 2. Section 3.05.020 of Title 3 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “twenty” and inserting in place thereof the word “fifteen.”

SECTION 3. Title 3 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter 3.08:

Chapter 3.08 HIGH SCHOOL STABILIZATION FUND.

§ 3.08.010 The high school stabilization fund.

There is hereby created, pursuant to M.G.L. c. 40 § 5B, a high school stabilization fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized for any lawful purpose, including but not limited to any purpose for which the city may lawfully borrow money. Any appropriation or transfer of funds into or out of this stabilization fund must be approved by a two-thirds vote of the city council.

§ 3.08.020 Transfers to the high school stabilization fund.

Within ninety days of the certification of free cash by the department of revenue, the mayor shall present to the city council, and the city council shall approve, a transfer to high school stabilization fund of a sum equal to not less than ten percent of the total free cash amount certified by the department of revenue.

SECTION 4. Title 3 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new chapter 3.09:

Chapter 3.09 OTHER POST EMPLOYMENT BENEFIT (OPEB) STABILIZATION FUND.

§ 3.09.010 The other post employment benefit stabilization fund.

There is hereby created, pursuant to M.G.L. c. 40 § 5B, an other post employment benefit stabilization fund. The city treasurer shall be the custodian of such fund. The fund shall be utilized for any lawful purpose, including but not limited to any purpose for which the city may lawfully borrow money. Any appropriation or transfer of funds into or out of this stabilization fund must be

approved by a two-thirds vote of the city council.

§ 3.09.020 Transfers to the other post employment benefit stabilization fund.

Within ninety days of the certification of free cash by the department of revenue, the mayor shall present to the city council, and the city council shall approve, a transfer to the other post employment benefit stabilization fund of a sum equal to not less than five percent of the total free cash amount certified by the department of revenue.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before April 22, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
April 9, 2025

AN ACT RELATIVE TO TERM LIMITS FOR ELECTED OFFICIALS

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. Notwithstanding the provisions of section 59 of chapter 43 of the General Laws, no person shall hold the office of city councillor at-large for more than five terms.

Section 2. Notwithstanding the provisions of section 59 of chapter 43 of the General Laws, no person shall hold the office of ward councillor for more than five terms.

Section 3. Notwithstanding the provisions of Chapter 72 of the Acts of 2024, no person shall hold the office of school committee member-at-large for more than five terms.

Section 4. Notwithstanding the provisions of Chapter 72 of the Acts of 2024, no person shall hold the office of ward school committee member for more than five terms.

Section 5. Notwithstanding the provisions of section 17C of chapter 43 of the General Laws, no person shall hold the office of mayor for more than three terms.

Section 6. This act shall not apply to any person holding the office of mayor, city councillor at-large, ward councillor, school committee member-at-large, or ward school committee member who has exceeded the term limits as provided for in Sections 1 through 3 on the effective date of this act.

Section 7. This act shall take effect upon its passage.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

March 24, 2025

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

Dear Honorable Members of the Revere City Council,

I am hereby requesting the City Council's Confirmation of Robert J. Selevitch, of 10 Ocean Ave., #214, Revere, MA 02151, as a Constable for the City of Revere.

In accordance with the provisions of Chapter 41, section 91 of Massachusetts General Laws, this appointment is granted for a three-year period, unless sooner revoked by the Mayor, Chief of Police, or the Honorable City Council.

Mr. Selevitch has been advised that the Appointment Sub-Committee will be contacting him with a date and time to appear before them concerning this appointment.

Regards,

Patrick M. Keefe Jr.

Attachment: R. Selevitch Constable Cover Letter (25-096 : Appointment of Robert Selevitch as a Constable in the City of Revere)



CITY OF REVERE CONSTABLE APPLICATION GUIDE TO CONSTABLE LICENSES

Thank you for your interest in serving as a constable in the City of Revere.

In accordance with Massachusetts General Laws, chapter 41, § 91, constables shall be appointed by the Mayor, subject to confirmation of the City Council, for a term of three (3) years. The Mayor may, with the consent of the City Council, remove a constable from office for gross misconduct.

Application Requirements - Please note that the application may take up to 8 weeks to process.

All applicants must have continuously resided within the City of Revere for a minimum of twelve (12) months prior to the date of their application. For the purposes of this process, *resided* shall be defined as actually having lived at an address within the City of Revere during said time period. Any evidence uncovered that shows that the applicant was using a "straw" residence for purposes of this application shall automatically disqualify the applicant from consideration. All persons appointed to the position of constable shall continue to reside in the City; failure to do so shall be cause for immediate removal.

To apply to become a constable, you need to do the following:

1. **Recommendations:** Complete the attached "Attorney Recommendation" and "Reputable Citizens Recommendation" forms, which require a signature from an attorney living in Revere, and signatures from four reputable citizens living in Revere.
2. **Certificate of Good Standing:** Submit, in accordance with Revere Revised Ordinance 5.04.100 (A), a Certificate of Good Standing. The Certificate of Good Standing must be obtained at the Treasurer's Office, 281 Broadway, Revere. The Treasurer's Office is open Monday-Thursday, 8:30a.m.- 5:00p.m., and on Friday, 8:30a.m.-12:00p.m.
3. **Fee:** The application fee is \$450.00 (which includes a non-refundable \$150.00 processing fee). Please attach the fee to your application in the form of two cashier's checks or money orders (one for \$150.00 one for \$300.00) made payable to the City of Revere.
4. **Bond:** Obtain a three-year (3) constable bond in the minimum amount of \$5,000, as provided in M.G.L., c. 41, §92, and file a copy of the bond with the application.
5. **Driver's License:** Provide a copy of a valid Massachusetts driver's license (front and back) with a Revere address.
6. **Criminal Record Check:** Complete the attached CORI.
7. **Fingerprint Card:** Complete by appt. City of Revere Substation, 6 Pleasant St, Revere, 781-629-3627 and attach to application.
8. **Submit the Application:** Deliver a completed application packet with an original signature to the Mayor's Office at 281 Broadway, Revere. After the application is processed, the Mayor, upon recommendation of the Chief of Police, will make a determination on recommending approval to the City Council. Once a determination has been made you will be contacted by the Mayor's Office. Please allow up to 8 weeks for processing of the application, **do not contact our office during the application processing period.**

If the Mayor recommends approval to the City Council, and if the Council votes to confirm your appointment, the City Clerk's Office will send you a letter informing you of your approval, and instructing you on when and where to be sworn in.

Once sworn in, you are responsible for obtaining a Constable Identification Card for the current calendar year from the City of Revere IT Department, which must be obtained before you may conduct any business as a constable. You must carry this identification card with you whenever conducting business as a constable.

In accordance with M.G.L. c. 41, § 95A, constables appointed by the City of Revere shall pay to the City 25% of all fees collected for the service of civil process under the fee structure established by M.G.L. c. 262, § 8. This payment shall be made to the City of Revere Treasurer on a quarterly basis, January 15, April 15, July 15, and October 15. constables appointed by the City of Revere shall file, in accordance with M.G.L. c. 41, § 95B, an itemization of all civil process fees charged and revenues received from said fees, as well as all amounts paid to the City of Revere Treasurer's Office. This report shall be filed annually on or before April 15.
Your ongoing appointment as constable is subject to the timely receipt of these quarterly payments.



CA: 10/2020 Revised

APPLICATION FOR A CONSTABLE

CITY OF REVERE, COMMONWEALTH OF MASSACHUSETTS

To the honorable Mayor and City Council of the City of Revere

I respectfully request to be granted a license to operate as a Constable in the City of Revere

☒ New Constable☐ Renewal – list current Constable License expiration date _____Name ROBERT J. SELEVITCH Date of Birth 05-23-1954Address, City, Zip 10 OCEAN AVE #214 REVERE MA 02151How long have you resided at this address? 4 yrs Telephone _____Present Employer COM of MA Present Occupation CRIMINAL INVESTIGATORMA Driver's License # [REDACTED] License Expiration Date 5/23/2028High School REVERE HIGH SCHOOL GED Yes _____ No _____Do you currently hold a license to carry a firearm in the Massachusetts? Yes X No _____

Have you ever had a License to carry a firearm revoked or suspended, or

Has an application for such denied, here or in any other jurisdiction? Yes _____ No X

List current constable appointments below:

City/Town:	Year appointed/expiration:
NONE	

Why do you seek appointment?

PART-TIME EMPLOYMENT SERVING PROCESS

What are your qualifications?

35 yrs EXPERIENCE AS A PRIVATE INVESTIGATOR, CRIMINAL DEFENSE INVESTIGATOR

Who do you expect to serve?

LAW FIRMS

Upon granting of constable license, will you be employed by an attorney's office? If yes, please provide the attorney's information below:

Attorney's name: _____ Telephone: _____

Business Address: _____ BBO #: _____

I understand that this license will be subject to all of the terms, conditions and limitations set forth in the Revere Code of Ordinances, any applicable State and Federal laws, and any conditions prescribed by the Mayor or the City Council and that it will be revocable at any time at the pleasure of the City Council, I certify that under the penalties of perjury that I am a citizen of the United States, that all statements in this application are true and accurate, and that my best knowledge and belief, I have filed all State tax returns and paid all State taxes required under law.

Signature [Signature] Date _____



**APPLICATION FOR A CONSTABLE
CITY OF REVERE,
COMMONWEALTH OF MASSACHUSETTS**

ATTORNEY RECOMMENDATION

I, being a member of the Massachusetts Bar in good standing for the last 15 years, and being a Revere resident, do state upon honor that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, and competent to perform the duties of a constable.

Signature

Print Name

Daniel Occena BB# 617333

Resident Address

500 OCEAN AVENUE Apt 447, REVERE MA 02151

REPUTABLE CITIZENS RECOMMENDATION

I, the undersigned Revere resident, hereby state that the applicant is a Revere resident personally known to me, that I have reviewed this application and believe each of the statements on it to be true, and that the applicant is a person of good moral character and reputation, competent to perform the duties of a constable.

Signature

Name (PRINT)

Street Address

Occupation

Robert M. Moore
ROBERT W. MAHONEY
24 TUTTLE ST.
Ret.
Ira Novoselsky
Ira Novoselsky
53 Dehon St
Ret / City Councilor
James R. Tubin
JAMES R. TUBIN
43 KIMBALL AVE
RETIRED
Howard Shiner
HOWARD SHINER
12 FLORENCE AVE.
RETIRED

POLICE CHIEF RECOMMENDATION

I, the Chief of Police, having reviewed this application for appointment as a constable:

☐ Recommend that this applicant be appointed.

☐ Do not recommend that this applicant be appointed for the following reasons:

☐ Approved ☐ Denied

Signature

Date



CITY OF REVERE MASSACHUSETTS
FINANCE DEPARTMENT, TREASURY DEPARTMENT

1. Exact name of taxpayer/applicant's business: CONSULTING INVESTIGATIONS GROUP
2. Address of taxpayer's/applicant's business in Revere: 10 OCEAN AVE # 214 REVERE MA 02151
3. Address of taxpayer's/applicant's home in Revere: 11 BARRETT ST. REVERE MA 02151
4. Taxpayer's/Applicant's Day Phone: 617-212-5110
5. Taxpayer's Applicant Evening Phone: SAME

I, the undersigned Taxpayer, do hereby certify that the information contained herein is true and correct and all taxes and fees due the City have been paid or that the Taxpayer has entered into an agreement to pay all taxes and fees and is current on said agreement.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY, this 19th day of February, 2025
 (Taxpayer's signature) [Signature]

CITY'S ACKNOWLEDGEMENT

DATE OF ISSUANCE: _____
 INCLUDES RELEVANT POSTINGS THROUGH: _____

TAXES AND ACCOUNT NUMBER(S) INCLUDED IN CERTIFICATE:

☒ Real Estate

8874 Paid to date (Deven)
 # 732 Paid to date (Barrett)

☒ Water/Sewer

402547 Paid to date (Barrett)
 # _____:

☐ Personal Property

n/a
 # _____

☒ Other: no 404 violations

 # _____

CLERK'S INITIALS: Denise Marshall ORIGINAL STAMP: _____

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Constable City of Revere

bond with bond number 67383433

for Robert J Selevitch

as Principal in the penalty amount not to exceed: \$ 5,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

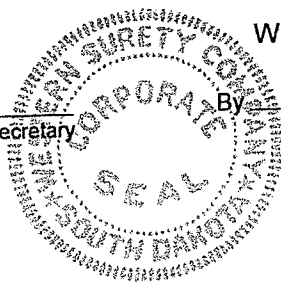
In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its
Vice President with the corporate seal affixed this 3rd day of March,
2025.

ATTEST

L. Bauder
L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

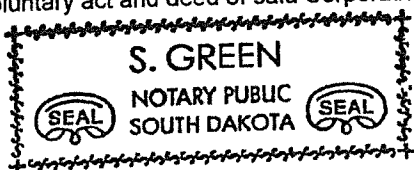
STATE OF SOUTH DAKOTA } ss
COUNTY OF MINNEHAHA }



Larry Kasten
Larry Kasten, Vice President

On this 3rd day of March, 2025, before me, a Notary Public, personally appeared
Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the
voluntary act and deed of said Corporation.



My Commission Expires February 12, 2027

S. Green
Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

Effective Date: March 31st, 2025

Western Surety Company

CONSTABLE'S BOND

Bond No. 67383433

Robert J Selevitch, as Principal and WESTERN SURETY COMPANY, as Surety

The undersigned Principal and Surety are held and firmly bound unto the Collector-Treasurer of City of Revere in the sum of Five Thousand and 00/100 DOLLARS (\$ 5,000.00), to be paid to said Collector-Treasurer to which payment well and truly to be made they jointly and severally bind themselves, their heirs, executors, administrators, successors and assigns.

The condition of this obligation is, that if the undersigned Principal, having been appointed and confirmed a Constable of City of Revere, to hold office for the term ending March 31st, 2028, and until another be appointed and confirmed in his place, shall faithfully perform his duties as Constable in the service of all civil processes committed to him, this obligation shall become of no effect, otherwise it shall continue in full force.

Signed, sealed and delivered March 3rd, 2025

In the presence of

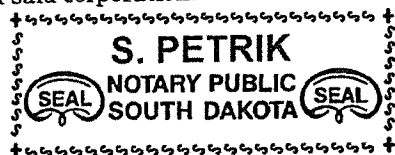
Witness

By _____ Principal
WESTERN SURETY COMPANY
By Larry Kasten Surety
Larry Kasten, Vice President

ACKNOWLEDGMENT OF SURETY (Corporate Officer)

STATE OF SOUTH DAKOTA } ss
County of Minnehaha

On this 3rd day of March, 2025, before me appeared Larry Kasten, to me personally known, who being by me duly sworn, did say that he is the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that the seal affixed to foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said officer acknowledged said instrument to be the free act and deed of said corporation.



S. Petrik
Notary Public

My Commission Expires August 11, 2028



APPLICATION FOR A CONSTABLE CITY OF REVERE,
COMMONWEALTH OF MASSACHUSETTS

CRIMINAL HISTORY SYSTEMS BOARD PUBLIC RECORD REQUEST
INFORMATION

SELEVITCH

Last Name

Robert

First Name

J.

M.I

SECRETTA

Maiden Name

05-23-1954

Date of Birth

~~REDACTED~~

Number (*Requested but not required)

List of Aliases used (PLEASE PRINT LEGIBLY)

NONE



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY
Department of Criminal Justice Information Services
200 Arlington Street, Suite 2200, Chelsea, MA 02150
TEL: 617-660-4640 | TTY: 617-660-4606 | FAX: 617-660-5973
MASS.GOV/CJIS



SUBJECT INFORMATION

Please complete this section using the information of the person whose CORI you are requesting.
The fields marked with an asterisk (*) are required fields.

* First Name: ROBERT JEL Middle Initial: J
* Last Name: SELEVITCH Suffix (Jr., Sr., etc.): _____
Former Last Name 1: _____
Former Last Name 2: _____
Former Last Name 3: _____
Former Last Name 4: _____
* Date of Birth (MM/DD/YYYY): 05/23/1954 Place of Birth: CHELSEA MA
* Last SIX digits of Social Security Number: 36 - 1 4 6 6 ☐ No Social Security Number
Sex: M Height: 6 ft. 2 in. Eye Color: HAZEL Race: CAUC
Driver's License or ID Number: [REDACTED] State of Issue: MA
Father's Full Name: VITAL M. SELEVITCH
Mother's Full Name: ANNE T. SERRETTA

Current Address

* Street Address: 10 OCEAN AVE 214
Apt. # or Suite: 214 *City: REVERE *State: MA *Zip: 02151

SUBJECT VERIFICATION

The above information was verified by reviewing the following form(s) of government-issued identification:

Verified by:

Print Name of Verifying Employee

Signature of Verifying Employee

Date



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

March 26, 2025

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

Dear Honorable Members of the Revere City Council,

I write to inform you of my reappointment of Brian Harkins to the Public Art Commission in accordance with Revere Ordinance Chapter 2.89.020 and MGL Chapter 41 Section 82. I am reappointing Mr. Harkins to a three-year term that is set to expire in March of 2027.

Brian has been an integral part of the Public Art Commission for two terms and possesses all the knowledge and motivation to continue for a third term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

March 31, 2025

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Drew Bunker to the Board of Health in accordance with Revere Ordinance Chapter 2.78 and MGL Chapter 111 Section 26. I am reappointing Mr. Bunker to a three-year term that is set to expire on February 3, 2028.

Mr. Bunker has been an integral part of the Board of Health in his role as the Physician for the past two terms, and has the knowledge and skillset to continue for a third term.

Regards,

Patrick M. Keefe Jr.

Attachment: Drew Bunker Reappointment Letter Board of Health (25-098 : Reappointment of Drew Bunker to the Board of Health)



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

Richard Viscay
Chief Financial Officer/City Auditor

May 7, 2025

Marc Silvestri, City Council President
 Rever City Hall
 281 Broadway
 Revere, MA 02151

Re: Memorandum of Agreement – Local 22 – Unit A (Management) and Unit B (Laborers)

Dear Council President Silvestri,

Please find attached the recently signed Memorandum of Agreements (MoA's) between the City of Revere and Unit A & Unit B.

Pursuant to the provisions of M.G.L. Chapter 150, Section 7, I hereby request the Revere City Council to appropriate the necessary funds to fund both MoA's covering the period of July 1, 2025 to June 30, 2028.

I will be at Monday's meeting to answer any questions on this matter.

Best regards,


 Richard Viscay
 CFO/City Auditor

Cc: Patrick Keefe, Mayor
 Claudia Correa, Chief of Staff
 Paul Capizzi, City Solicitor
 Dana Brangiforte, Unit A President
 Kevin Dacey, Unit B President
 Assunta Newton, Assistant Budget Director

Attachments

Attachment: UnitAUnitB.MOA.05122025 (25-140 : Unit A and Unit B Memorandum of Agreements)

Memorandum of Agreement Between
The City of Revere And
The Massachusetts Laborer's District Council Public Employees Local 22, Revere
Unit B
April 30, 2025

The City of Revere ("City") and the Massachusetts Laborer's District Council Public Employees Local 22 - Revere Unit B ("Union"), collectively referred to as the "Parties", agree to extend their FY2024-2025 collective bargaining agreement through June 30, 2028, except as modified by this Memorandum of Agreement. The Parties agree to the following modifications:

1. **Article I. RECOGNITION AND NON-DISCRIMINATION Section 1 (page 1)**
Per mutual agreement the following positions shall be moved from Unit B to Unit A:
 - Community School Program Manager
 Per mutual agreement the following positions shall be added to Unit B:
 - HRIS/Payroll Assistant
 - Operations Agent
 - City/Community Planner
 - Sealer of Weights and Measures
 - 311 Senior Representative (Group 7) – this position will be required to operate on weekends/holidays and some afternoons, especially during emergencies.

2. **Article VII. CLASSIFICATION SCHEDULE AND COMPENSATION, Section 1 – Classification Schedule (Page 7):**
Unit B members shall receive the following percentage raises in base pay and upon ratification of this agreement and appreciation by the City Council:
 - Effective July 1, 2025 3%
 - Effective July 1, 2026 3%
 - Effective July 1, 2027 3%
 - Effective June 30, 2028 1% (last day of contract)

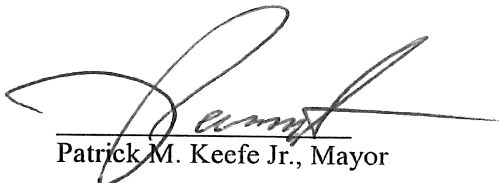
3. **Article VII. CLASSIFICATION SCHEDULE AND COMPENSATION, Section 1 – Classification Schedule (Page 7):**
Salary Schedule to be updated/re-grouped as follows:
Group 1: Part time or seasonal employee
Group 2: Delete
Group 3 and Group 4: collapsed it – Delete Group 3
Bring Group 8, Group 9 into Group 10
Bring Group 11 into Group 12
Bring Group 16 into Group 17
Bring Group 18 into 19 – delete Group 19.
Delete Group 24.

4. **Article XV – MISCELLANEOUS, Section 5: Clothing Allowances (page 19)**
Per mutual agreement these following positions will get the following adjustments for clothing allowances:
 - DPW Mechanic \$800
 - RPD Mechanic will receive \$600 instead of \$300

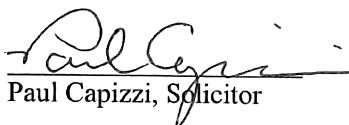
- Construction Oversight will receive \$800 instead of \$600
 - Clerk of the works will receive \$800 instead of \$600
 - All other field positions are to stay the same.
5. **Article VX – MISCELLANEOUS, Section 7: Vehicle Allowances (Page 19)**
Per mutual agreement vehicle allowances will increase to \$425.00 from \$400.00 for the positions listed on the current CBA.
 6. **Article VX – MISCELLANEOUS, Section 9: Interpretation and Translation Stipend (Page 19)**
Per mutual agreement the interpretation/translation stipend will be \$1,000 upon passing the language test to be conducted by the Language Access Department and Human Resources.
 7. **Article XXIV, LICENSES and CERTIFICIATIONS, Section E (Page 25)**
Any employee who receives & maintains a certification as a Massachusetts community Health Worker & Licensed Alcohol & Drug Counselor Levels 1 & 2 shall receive a stipend of \$750. A cap of two (2) stipends per department and must apply to field staff only.
 8. **Article XXIV, LICENSES and CERTIFICIATIONS, Section F (Page 25)**
Replace the following paragraph:
“Any employee who receives and maintains a designation as a Certified Governmental Accountant through the MA Municipal Accountant’s and Auditor’s Association, shall receive a stipend of 4% of his/her/their base pay.
With:
“Any employee who receives and maintains a designation as a Certified Governmental Accountant through the MA Municipal Accountant’s, Auditor’s Association, *Mass Municipal Asst. Collector and/or Treasurer; and/or Collector or Treasurer through the Mass Municipal Collector & Treasurer Association* shall receive a stipend of 4% of his/her/their base pay.
 9. **Article XXIV, LICENSES and CERTIFICIATIONS, (NEW) Section G (Page 25)**
Water and Sewer Employees under Local 22 who hold a Full D2 Water License will receive a \$2,500 stipend upon approval of the DPW Superintendent, HR and/or the Administration.
 9. **Article II – EMPLOYEE RIGHTS AND OBLIGATIONS, Section 4. Probationary Period (page 5).**
Per mutual agreement replace the following language:
“The probationary period for all other employees shall be six (6) months”
With:
“*The probationary period for all new employees shall be twelve (12) months*”
 10. **Article III – RIGHTS OF MANAGEMENT, (New) Section 5. Performance Evaluations (page 5).**
Employee Performance Evaluations to be implemented as of the signing of the contract. Evaluations are to be used for improvement measures only, not disciplinary purposes.
 11. **Article III – RIGHTS OF MANAGEMENT, (New) Section 10. Time and Attendance Implementation (page 5).**
Members of Unit B Shall work with the Administration to implement the automation of Time and Attendance Software.

Agreed to on April __, 2025 by the negotiating teams as set forth below:

CITY OF REVERE

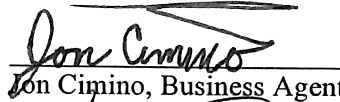


Patrick M. Keefe Jr., Mayor



Paul Capizzi, Solicitor

MASSACHUSETTS LABORER'S
DISTRICT COUNCIL,
PUBLIC EMPLOYEES LOCAL22



Jon Cimino, Business Agent



Kevin Dacey, Negotiator

Attachment: UnitAUnitB.MOA.05122025 (25-140 : Unit A and Unit B Memorandum of Agreements)

Memorandum of Agreement

Between the City of Revere and
The Massachusetts Laborer's District Council Public Employees Local 22, Revere

Unit A
May 27th, 2025

The City of Revere ("City") and the Massachusetts Laborer's District Council Public Employees Local 22 - Revere Unit A ("Union"), collectively referred to as the "Parties", agree to extend their FY2024-FY2025 collective bargaining agreement through June 30, 2028, except as modified by this Memorandum of Agreement. The Parties agree to the following modifications:

1. Article I - RECOGNITION, Section 1 (page 4)

Per mutual agreement the following positions will be added to Unit A:

- Community School Manager

Per mutual agreement the following positions will be moved from Unit A to Unit B:

- HRIS/Payroll Assistant
- Operations Agent
- City/Community Planner
- Sealer of Weights and Measures

2. Article VII - Classification Schedule and Compensation, Section 1 (page 8)

Per mutual agreement the \$3,000-dollar stipend for the Safety Officer will be transferred out from Local 88 and incorporated into the Local 22 Unit A Contract.

3. Article XXII – EDUCATION INCENTIVE, Section 2: Tuition Reimbursement (page 21)

Per mutual agreement the following paragraph should be replaced:

“Tuition Reimbursement for any class, course, or certification, will be provided up to a fiscal year maximum of \$2,000.”

With:

“Tuition Reimbursement for any class, course, or certification, will be provided, per fiscal year up to \$2,000. Every reimbursement form must be accompanied by receipt, proof of enrollment/payment and completed courses.

4. **Article VII – CLASSIFICATION SCHEDULE AND COMPENSATION, (New)**
Section 8 – Vehicle Allowance (page 8-9) (moved from section XV)

Per mutual agreement the following positions will receive a \$450 monthly vehicle allowance effective 7/1/25:

- Chairman Board of Assessors
- Building Commissioner
- Director of Parking
- Director of Parks and Recreation
- Director of Veterans Affairs
- Director of Inspectional Services

5. **Article VII – CLASSIFICATION SCHEDULE AND COMPENSATION, Section 4 (page 8)**

Add the following paragraph to this section:

On the first day of the employee's twentieth (20th) year of employment, in a position or positions covered by this contract shall thereafter have his/her/their annual rate of compensation increased by 3%. In calculating years of service for the purposes of the previous sentence, up to a maximum of two (2) years of either military service or employment with another City of Revere agency may be counted toward the twentieth (20th) years. Five (5) years of service in the military or National Guard shall count as one (1) year of military service for the purposes of the last sentence. This change will be effective July 1, 2025.

6. **Article VII - Classification Schedule and Compensation, Section 1 (page 8)**

Unit A members shall receive a one-time \$1,000 base salary increase on July 1st, 2025, In addition, the following percentage raises in base pay:

- Effective July 1, 2025, 3%
- Effective July 1, 2026, 3%
- Effective July 1, 2027, 3%

7. Article III – RIGHTS OF MANAGEMENT, (New) Section 10. Time and Attendance Implementation (page 5)

Members of Unit A shall work with the administration to implement the automation of the Time and Attendance software.

Agreed on May 7, 2025 by the negotiating teams as set forth below:

CITY OF REVERE

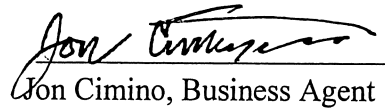


Patriek M. Keefe Jr., Mayor



Paul Capizzi, Solicitor

MASSACHUSETTS LABORER'S
DISTRICT COUNCIL,
PUBLIC EMPLOYEES LOCAL22



Jon Cimino, Business Agent



Dana Brangiforte, Negotiator



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

Richard Viscay
Chief Financial Officer/City Auditor

May 7, 2025

Marc Silvestri, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: FY2025 Snow and Ice Deficit

Dear Council President Silvestri,

Please find attached a request for an appropriation of \$640,000 to fund the deficit in the snow and ice budget. While there was not much snow this winter, there were many weather days where the city must treat the streets with salt and sand in order to keep our streets as safe as possible.

This transfer is important to eliminate any deficit that we would otherwise have to raise on our tax rate recap as part of the tax rate setting process with the Department of Revenue.

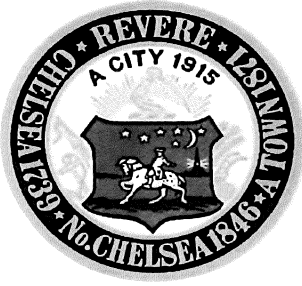
I will be in attendance at the May 12th City Council meeting to answer any questions about this transfer.

Best regards,


 Richard Viscay
 CFO/City Auditor

Cc: Patrick M. Keefe Jr., Mayor
 Claudia Correa, Chief of Staff
 Assunta Newton, Assistant Budget Director

Attachment: FY2025SnowIceDeficit.05122025 (25-141 : FY2025 Snow & Ice Deficit)



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 Patrick Keefe
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: May 7, 2025
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)	\$640,000
<i>Available Balance:</i>	<i>\$1,781,074</i>
TO: Snow and Ice Deficit (014214-544000)	\$640,000
<i>Current Balance</i>	<i>(\$640,000)</i>

Based on the amount available as of May 7, 2025, there are sufficient funds to support such a transfer.

Account verified by _____

Reviewed by _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Attachment: FY2025SnowIceDeficit.05122025 (25-141 : FY2025 Snow & Ice Deficit)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

April 17, 2025

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

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Judith Gosselin to the Affordable Housing Trust Fund Board in accordance with Revere Ordinance Chapter 2.90 and MGL Chapter 44 Section 55C. I am appointing Judith to a two-year term, effective the date of the oath of office.

Judith is a very involved resident both personally and professionally and has a wealth of knowledge to bring to this board from her experience in the real estate world. She will be an exceptional addition to the AHTFB.

Regards,


Patrick M. Keefe Jr.

Attachment: Judith Gosselin AHTFB Signed Letter (25-142 : Appointment of Judith Gosselin to the AHTFB)

PROFESSIONAL HIGHLIGHTS

- Operations professional experienced in identifying and implementing effective revenue generating solutions
- Effective leader and communicator successful at establishing award winning teams attaining excellence in service and customer care experiences.
- Strong work ethic in managing demanding deliverables, executing on time while exceeding expectations

WORK EXPERIENCE**William Raveis Real Estate – Andover MA, REALTOR®**

September 2023-Current

- Team member on Deborah Lucci Team
- Successfully establishing sphere of new business on North Shore of Boston

Coldwell Banker Realty – Andover MA, REALTOR®

June 2020 – September 2023

- Awarded 2020 Bronze Top Individual Producer by Northeast Assoc of Realtors
- Received Designations for Seniors Real Estate Specialist (SRES) and Resort & Second Home Specialist (RSPS)
- Completed the following certifications - AHWD – At Home with Diversity, CNHS – Certified New Home Specialist, PSA – Pricing Strategies: Mastering the CMA, RCC – Residential Construction Certification, SFR – Short Sale & Foreclosure Resource

Revolutionary Clinics, Inc. Somerville, MA**Medical Marijuana General Manager**

September 2017 – June 2020

- Responsible for all medical marijuana dispensary operations to adhere to stringent State compliance.
- Awarded #1 Medical Dispensary in New England at New England Cannabis Convention for 2018
- Elected BOD member on first, nonprofit Veterans organization to raise awareness of veterans and medicinal cannabis use, support research to inform policy, and drive advocacy on behalf of veterans to receive benefits and coverage for their alternative treatment.
- Consistently exceeded revenue goals with 5-star customer satisfaction ratings while maintaining highest rate of employee retention compared to competitors.
- Serviced 11% of active MA medical patients within 10 months of operation
- Developed partnerships with doctors, community, media and in-store events to stimulate cannabis education and awareness of services and products.

Private Elder & End of Life Care Support, MA & NH

January 2007 – December 2019

- Identified, established and provided support of critical services for individuals with limited access to resources
- Engaged medical guidance to assist with significant diabetes, heart and skin/brain cancer ailments
- Managed prescription ordering and dispensing to ensure accuracy and monitoring of symptoms for chronic care
- Trained to provide wound care for diabetic and skin cancer treatments

J.A.G & Company LLC, Private Investigator, Computer Forensics

January 2004 – October 2017

- Consulted, preserved and analyzed hard drive and mobile device data for court, business and personal purposes
- Destroyed and forensically validated data destruction methodologies to Federal/State security requirements.
- Engaged with private entities for national/international research and investigative services.

Hewlett Packard (HP) Corporation, Andover, MA, Program Management

September 2001- August 2004

Digital Equipment, Compaq Computer Corporation Supply Chain Operations

January 1981-September 2001

- Identified, defined, and implemented profitable world-wide multi-year, multi-million-dollar custom service solutions for Fortune 100 clients.
- Managed client management and technical solutions teams attaining Customer Satisfaction and Operational Excellence Awards
- Responsible for disposition of EOL products for Digital Business Units and Corporate Accounts.
- Authored white paper that resulted in Compaq winning the North America Supply Chain Operational Excellence Award as well as the Global Excellence Award

EDUCATION

Northeastern University, Boston, MA
Licensed Realtor in MA and NH

BSBA Management



City of Revere


Office of the City Solicitor

281 Broadway
Revere, MA 02151 | Tel: (781)-286-8166

Paul Capizzi, *City Solicitor* | Daniel Doherty, *Asst. City Solicitor*
Sheryl Pelletier, *Paralegal* | Claire Inzerillo, *Policy Writer & Analyst*

Mayor Patrick M. Keefe Jr.

TO: Revere City Council

FR: Claire Inzerillo, Policy Writer and Analyst 

CC: Lauren Buck, Chief of Health and Human Services
Michael Wells, Director, Department of Municipal Inspections

RE: Regulation of vacant buildings.

DA: May 7, 2025

Esteemed Councilors,

I write to request a public hearing relative to proposed amendments to Chapter 8.05 – Regulation of Vacant Buildings. In 2007, then-Mayor Ambrosino presented the City Council with a well-researched ordinance proposal addressing the “vexing problem of abandoned and boarded up buildings.” As he stated back then, “dealing with abandoned buildings is a time-consuming, costly and sometimes frustrating process.” By approving the then-Mayor’s ordinance, the City Council created a new way of discouraging vacancy: a registration system with fees.

The municipal fees, set in 2007, cover the administrative costs in dealing with abandoned properties, incurred by the Department of Municipal Inspections, the Board of Health, and sometimes even the Department of Public Works. For almost twenty years, the municipal registration fees for vacant buildings have remained the same. Tonight, I ask this Council to increase these fees. As property values skyrocket and land becomes scarce, there should be no reason for buildings to remain unkempt and vacant in this city. I urge considerate and attentive review of the changes before you and thank you for your time.

Attachment: Chp 8.05 letter _ signed (25-143 : Ordinance Relative to the Regulation of Vacant Buildings)

**AN ORDINANCE FURTHER AMENDING CHAPTER 8.05 OF THE REVISED
ORDINANCES OF THE CITY OF REVERE**

Be it ordained as follows:

- SECTION 1.** Section 8.05.010 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “encourage temporary occupancy by transients, drug users and persons engaged in criminal activity” and inserting in place thereof the words “create potentially unsafe conditions for unhoused individuals; encourage congregation of those engaged in criminal activity.”
- SECTION 2.** Section 8.05.020 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “residents” and inserting in place thereof the word “residence.”
- SECTION 3.** Section 8.05.030 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “forty-five” and inserting in place thereof the word “thirty.”
- SECTION 4.** Section 8.05.040 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by inserting a new row to the top of the existing table, labeled “RESIDENTIAL BUILDINGS.”
- SECTION 5.** Section 8.05.040 of Title 8 of the Revised Ordinances of the City of Revere is hereby further amended by inserting a second table below the existing table, as follows:

COMMERCIAL BUILDINGS	
Fee	Vacancy Duration
\$1,500.00	For properties that have been vacant for less than one year.
\$3,000.00	For properties that have been vacant for one year or more but less than two years.
\$6,000.00	For properties that have been vacant for two years or more but less than three years.
\$9,000.00	For properties that have been vacant for three years or more.




City of Revere

Office of the City Solicitor

281 Broadway
Revere, MA 02151 | Tel: (781)-286-8166

Paul Capizzi, *City Solicitor* | Daniel Doherty, *Asst. City Solicitor*
Sheryl Pelletier, *Paralegal* | Claire Inzerillo, *Policy Writer & Analyst*

Mayor Patrick M. Keefe Jr.

TO: Revere City Council
FR: Claire Inzerillo, Policy Writer and Analyst 
CC: Christopher Ciaramella, Superintendent of Public Works
Nicholas Rystrom, City Engineer
RE: **Response to C.O. 25-131**
DA: May 6, 2025

Esteemed Councilors,

I write to request a public hearing on the attached amendments to Title 12 of the Revised Ordinances of the City of Revere. Councilor Argenzio has prudently identified an antiquated ordinance in need of updating. Upon receipt of his approved motion, I amended Chapter 12.20 to reflect the expertise and authority of the City Engineer in determining the construction, repair, and maintenance of wires, poles, and cables. Our neighbors in Chelsea efficiently delegate this responsibility to the department of public works. The proposed amendments reflect such a shift.

Please note the amendment to § 12.04.240, which removes language referencing the city council's permit granting authority for excavations – i.e. street openings. This ordinance contradicts the DPW's authority over excavations as granted in Chapter 12.04 of the same title. For consistency, and to accurately reflect the City's current practices, this amendment is before you.

Lacking from the attached amendments is mention of the Ward Councilor's joint approval of pole, wire, and cable permits. Rarely, if ever, is permit granting authority delegated to a single elected official. While I understand the motivation behind such a proposal and can appreciate the boots-on-the-ground perspective that is to be offered by a Ward Councilor, I hesitate to codify an approval requirement from a locally elected official. To equate their recommendation with that of the City Engineer may in fact defeat the purpose of reassigning such authority to the department of public works. All elected officials are allowed, and encouraged, to contact city employees with questions or concerns—whether it be about a new infrastructure project or a building permit.

However, if it is the will of the Council to codify the approval of a Ward Councilor for poles, wires, and cables, I would suggest the following amendment: *that Section 12.20.010 of Title 12 of the Revised Ordinances of the City of Revere be further amended by inserting the following new sentence at the end of the existing paragraph: "The city engineer shall receive, in writing, the assent of the Ward Councilor of the location in which the pole, wire, or cable is to be constructed, repaired, or maintained."*

I hope this Council considers the merits of the amendments before it tonight.

Thank you.

**AN ORDINANCE FURTHER AMENDING TITLE 12 OF THE REVISED
ORDINANCES OF THE CITY OF REVERE**

Be it ordained as follows:

SECTION 1. Chapter 12.20 of Title 12 of the Revised Ordinances of the City of Revere is hereby amended by removing all instances (5) of the words “city council” and inserting in place thereof the words “city engineer.”

SECTION 2. Section 12.04.240 of Title 12 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “city council” and inserting in place thereof the words “department of public works.”