



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – 2nd Floor
Revere City Hall
Revere, MA 02151
Calendar
Monday, January 8, 2024, 6:00 PM

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of December 18, 2023
3. Approval of the Journal of the Organizational Meeting of January 1, 2024
4. **24-004** 2024 City Council Sub-Committee Assignments.

Unfinished Business

5. **24-003** Introduction of the City Council Rules of Order.

Communications

6. **24-005** Brian Dakin, Senior Project Manager, LeftField will provide an update on the Revere High School Building Project.
7. **24-006** Communication from the City Auditor requesting an appropriation from the Community Improvement Trust for Ward 5 air quality monitoring.
8. **24-007** Communication from the Mayor requesting an appropriation from the Community Improvement Trust Fund to support the renovation of Leach Park.
9. **24-008** Communication from the Mayor relative to the reappointment of various board & commission members.
10. **24-009** Communication from the Mayor relative to the appointment of Don Martelli to the Library Board of Trustees.
11. **24-010** Communication from the Mayor relative to the appointment of Somaya Laroussi to the Human Rights Commission.
12. **24-011** Communication from the Mayor relative to the appointment of Hector Rivera to the Planning Board.
13. **24-012** Communication from the Mayor relative to the appointment of Hal Abrams to the Planning Board.
14. **24-013** Communication from the Mayor relative to the appointment of Herby Jean-Baptiste to the Human Rights Commission.
15. **24-014** Communication from the Mayor relative to the appointment of Wilson Correa to the Conservation Commission.
16. **24-015** Communication from the Mayor relative to the appointment of Matt Wolfer to the Affordable Housing Trust Fund Board of Trustees.

Motions

17. **24-016** Motion presented by Councillor Zambuto: That the Mayor request Chris Ciaramella, Acting Water & Sewer Superintendent to appear before the City Council give a thorough presentation on the "Lead in your Drinking Water" pamphlet that was provided to all residents.
18. **24-017** Motion presented by Councillor Zambuto: That the City Council order to a public hearing a proposed ordinance establishing a stabilization fund for drainage, stormwater, and culvert projects. (language attached)
19. **24-018** Motion presented by Councillor Argenzio: That the Mayor request the Traffic Division and MassDOT to investigate the feasibility and funding source for the installation of an overhead flashing light at the intersection of Broadway and Mountain Avenue for the safety of students walking to Revere High School.
20. **24-019** Motion presented by Councillor Guarino-Sawaya: That the meeting room in the Point of Pines Fire Station be named in honor of former and long-time Ward 5 City Councillor John F. Powers.
21. **24-020** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Traffic Division to install speed calming measures on Mills and Rice Avenues such as removable speed bumps and/or flashing electronic speed limit readers.
22. **24-021** Motion presented by Councillor Haas: That the Mayor be requested to reinstate the "Weekend Workout" program at the Revere High School gym on Saturdays. This was an effective program used to combat isolation, inactivity, and to provide a safe space during the colder months.
23. **24-022** Motion presented by Councillor Silvestri, Councillor McKenna: That the City Council order to a public hearing, A Zoning Ordinance Relative to Home-Based Childcare. (see attachment for language)
24. **24-023** Motion presented by Councillor McKenna: That the Mayor be requested to hire a part-time building inspector to work from 5:00PM Thursday to 5:00PM Sunday due to the illegal construction occurring throughout the City after City Hall business hours.
25. **24-024** Motion presented by Councillor McKenna: That the Mayor request the appropriate department to install metal detectors at the main door and install new locks on the rear doors of the Council Chamber for the purpose of protecting the City Council and the public in attendance at meetings.
26. **24-025** Motion presented by Councillor McKenna: That the City Council award a Certificate of Commendation to Luigi's Pizza in recognition of their 42 years of being in business and for their generous contributions to the community.

Late Communication

27. **24-026** Communication from the Mayor relative to the appointment of John Stamatopoulos to the Planning Board.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, December 18, 2023

Regular Meeting of the City Council was called to order at 6:00 PM. President Pro Tempore Joanne McKenna presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Anthony Cogliandro	Councillor	Present	
Steven Morabito	Councillor	Present	
Ira Novoselsky	Councillor	Present	
John F. Powers	Councillor	Present	
Dan Rizzo	Councillor	Present	
Richard J. Serino	Councillor	Present	
Marc Silvestri	Councillor	Present	
Gerry Visconti	Councillor	Present	
Anthony T. Zambuto	Councillor	Late	6:05 PM
Joanne McKenna	President Pro Tempore	Present	

2 Approval of the Journal of the Regular Meeting of December 4, 2023

RESULT: ACCEPTED

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

- 3 22-015 Motion presented by President Pro Tempore McKenna: That the Mayor request the appropriate department to request retail and grocery stores to provide a dedicated parking space located near the entrance for veterans as a way to honor and respect their service to our country.

RESULT: PLACED ON FILE

- 4 22-019 An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere Section 1. Section 13.04.130 Meters – Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “or an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Residential use”. Section 2. Section 13.04.130 Meters

– Metered Rates of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence of the definition for “Commercial use”.
Section 3. Section 13.04.132 Multi-unit facility billing of the Revised Ordinances of the City of Revere is hereby amended by inserting the words, “except for an owner-occupied residential building comprised of not more than six units” after the word “units” in the first sentence.

RESULT: PLACED ON FILE

- 5 22-120 Motion presented by Councillor Visconti, President Pro Tempore McKenna: That the Mayor request the Board of Health and the Public Health Division to develop biosafety level regulations for the City of Revere. Further, that the City Solicitor, City Planner, and Planning Board be requested to draft a zoning ordinance to provide for, up to and including, biosafety level 2 research and development facilities including life science manufacturing.

RESULT: PLACED ON FILE

- 6 22-121 Motion presented by Councillor Visconti, President Pro Tempore McKenna: That the Mayor request the City Solicitor to draft special legislation applicable to the City of Revere prohibiting testing on sentient creatures for cosmetic purposes.

RESULT: PLACED ON FILE

- 7 22-179 Motion presented by Councillor Rizzo: That the City Council adopt a new form of compensation that would negate the current salary structure in its entirety and convert to a strict and straightforward method of compensation based on public meetings attended. This proposal would compensate elected members of the City Council \$100 per meeting for only meetings they attend and only if such meeting is attended. This is in the interest of creating transparency to the voters and implementing a fair and just salary structure.

RESULT: PLACED ON FILE

- 8 22-341 Communication from City Solicitor Paul Capizzi relative to CO 22-246 (Revere Police Department personnel matters)

RESULT: PLACED ON FILE

- 9 23-034 Motion presented by Acting Mayor Keefe: That the Mayor be requested to include in the FY2024 budget, a position for a Public Safety Human Resources Manager.

RESULT: PLACED ON FILE

- 10 23-072 Communication from the Mayor relative to an update regarding the Revere High School Construction Project.

RESULT: PLACED ON FILE

- 11 23-073 Communication from the Mayor relative to the re-appointments of certain members of boards and commissions.

RESULT: PLACED ON FILE

- 12 23-074 Communication from the Mayor relative to the appointment of Kathleen Savage to the Board of Health.

RESULT: PLACED ON FILE

- 13 23-075 Communication from the Mayor relative to the appointment of Elnara Fazio-Eynullayeva to the Board of Health.

RESULT: PLACED ON FILE

- 14 23-076 Communication from the Mayor relative to the appointment of Cathy Penn to the License Commission.

RESULT: PLACED ON FILE

- 15 23-080 Motion presented by Councillor Rizzo, President Pro Tempore McKenna: That the City Council request the License Commission to grant the Beachmont VFW, Post 6712 a parking lot license for overflow hotel parking.

RESULT: PLACED ON FILE

- 16 23-082 An Ordinance Amending the Zoning Ordinances of the City of Revere Relative to Home Based Child Care Businesses.

RESULT: PLACED ON FILE

- 17 23-085 Communication from the Mayor relative to the appointment of Rachel Vincent to the Conservation Commission

RESULT: PLACED ON FILE

- 18 23-086 Communication from the Mayor relative to the re-appointment of several members of the Conservation Commission

RESULT: PLACED ON FILE

- 19 23-093 Motion presented by Councillor Serino: That the Acting Mayor request the General Manager of the Haas Health and Wellness Center to appear before the City Council to discuss the status of the center, located on Charger Street, as well as to brief the Council and residents on current programs offered by the center. That the Acting Mayor appear before the Revere City Council to discuss rent payments being made to the Robert J. Haas Health and Wellness Center, along with other expenses being paid to include salaries, utilities, and insurance. Lastly, to provide the current status of this property and it's current benefit to the community.

RESULT: PLACED ON FILE

- 20 23-104 Motion presented by Councillor Visconti: That the Acting Mayor request the CFO to present the City Council with a detailed reporting of the \$30 million of ARPA funds received by the City of Revere. The report shall include the total amount of ARPA monies spent, initiatives or programs that ARPA monies have been allocated to, and the remaining balance of ARPA monies.

RESULT: PLACED ON FILE

- 21 23-155 Motion presented by Councillor Zambuto: That the Acting Mayor request the City Solicitor and the Chief of Talent and Culture to draft a legal memorandum relative to the application of the Conflict of Interest Law concerning City employees who are actively campaigning for elected offices. The legal memorandum shall direct city employees engaging in political activity at city events to use personal/vacation time when out of the office, and detail prohibited political activities and/or unwarranted privileges including but not limited to the following: use of city time when conducting campaign activities such as photo opportunities at city events, advocating for amendments to the Revised Ordinances of the City of Revere, advocating for funding of public services, and conducting non-election related political activities concerning matters within their

departments. Additionally, that the City Council be provided with copies of payroll time sheets, beginning May 1, 2023 and through November 7, 2023, of the employees campaigning for public office to ensure that taxpayer monies are not being used for political activities.

RESULT: PLACED ON FILE

22 23-156 Motion presented by Councillor Zambuto: That the following ordinance be ordered to a public hearing on June 26, 2023: An Ordinance Further Amending the Revised Ordinances of the City of Revere Relative to the City Council Be it ordained by the City of Revere, MA as follows: Section 1. Chapter 2.12 City Council of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section: Section 2.12.140 Prohibitions 1. Candidates for the office of city councillor-at-large and office of ward councillor, who are employed by the City of Revere, shall take a leave of absence from their employment. 2. No city councillor shall hold any compensated appointive city office or city employment during their term and until two years following the expiration of the term for which they were elected. 3. No member of the city council shall take part in the conduct of the administrative business of the city. Section 2. This ordinance shall take effect on January 1, 2024.

RESULT: PLACED ON FILE

23 23-169 Overlook Ridge, LLC c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311 requesting an amendment to the Revised Zoning Ordinances of the City of Revere relative to casual restaurant use in the Overlook Ridge Overlay District.

RESULT: PLACED ON FILE

24 23-186 Motion presented by Councillor Zambuto: That the City Council approve An Act Relative to Candidate Eligibility and Elected Public Service in the Offices of Mayor, City Councillor-at-Large, Ward Councillor, and School Committee Member of the City of Revere (language attached).

RESULT: PLACED ON FILE

25 23-198 Hearing called as ordered on repealing Section 9.12.030 Posting Political Signs of the Revised Ordinances of the City of Revere whereas the ordinance is content-based and unconstitutional by violating the First Amendment pursuant to the Supreme Court's decision on Reed v. Town of Gilbert, 576 US (2015).

Minutes Acceptance: Minutes of Dec 18, 2023 6:00 PM (Salute to the Flag)

RESULT: PLACED ON FILE

26 23-226 Motion presented by Councillor Rizzo, Councillor Serino, President Pro Tempore McKenna: That the City Clerk invite representatives from both MassPort and the MBTA to appear before the City Council at the earliest convenience to discuss the agencies' plans for utilizing spaces at the MBTA Wonderland Garage for Logan Airport Employee parking. There is concern among airport employees and local officials alike about this proposal, and it would be helpful to receive a briefing from the agencies to learn more about this plan.

RESULT: PLACED ON FILE

Communications

27 23-285 Communication From the City Auditor relative to the Balances of the CIT Funds per Ward.

RESULT: PLACED ON FILE

Legislative Bench

28 23-286 2023 Legislative Bench Acknowledgements

RESULT: PLACED ON FILE

Acknowledgement of Patrick M. Keefe, Jr. - 12th City Councillor Elected to Serve as Mayor

Acknowledgment of the 2023 Outgoing City Council President - Joanne McKenna

Acknowledgment of the Outgoing City Councillors

PATRICK M. KEEFE, JR.
WARD 4 COUNCILLOR
January 2016 - December 2023

STEVEN MORABITO
COUNCILLOR-AT-LARGE
January 2014 - December 2023

JOHN F. POWERS
WARD 5 COUNCILLOR
May 2000 - December 2021
July 2022 - December 2023

Minutes Acceptance: Minutes of Dec 18, 2023 6:00 PM (Salute to the Flag)

DAN RIZZO
COUNCILLOR-AT-LARGE
March 2000 - December 2011
January 2018 - December 2019
January 2022 - December 2023

RICHARD J. SERINO
WARD 6 COUNCILLOR
January 2020 - December 2023

GERRY VISCONTI
COUNCILLOR-AT-LARGE
January 2020 - December 2023

Sine Die

Ordered adjourned at 7:00 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Dec 18, 2023 6:00 PM (Salute to the Flag)



CITY COUNCIL Organizational Meeting

City Councillor
Joseph A. DelGrosso
Susan B. Anthony Middle School
Journal
Monday, January 1, 2024

Organizational Meeting of the City Council was called to order at 7:35 PM. City Council President Anthony Cogliandro presiding.

Salute to the Flag

1 Roll Call of Members

Attendee Name	Title	Status	Arrived
Paul Argenzio	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	
Marc Silvestri	Councillor	Present	
Anthony T. Zambuto	Councillor	Present	
Anthony Cogliandro	City Council President	Present	

City Clerk Ashley E. Melnik called the meeting to order and immediately moved that the City Council elect a City Council President.

2 24-001 Election of the City Council President.

Election of the City Council President -

Councillor Argenzio voting for Councillor Cogliandro
 Councillor Cogliandro voting for Councillor Cogliandro
 Councillor Giannino voting for Councillor Cogliandro
 Councillor Guarino-Sawaya voting for Councillor Cogliandro
 Councillor Haas voting for Councillor Cogliandro
 Councillor Jaramillo voting for Councillor Cogliandro
 Councillor Kelley voting for Councillor Cogliandro
 Councillor McKenna voting for Councillor Cogliandro
 Councillor Novoselsky voting for Councillor Cogliandro
 Councillor Silvestri voting for Councillor Cogliandro
 Councillor Zambuto voting for Councillor Cogliandro

Councillor Cogliandro has been elected to serve as Council President for calendar year 2024.

City Clerk Ashley E. Melnik administered the Oath of Office to Councillor Cogliandro.

RESULT: ORDERED - VOICE VOTE

3 24-002 Election of the City Council Vice-President.

Election of the City Council Vice-President -

- Councillor Argenzio voting for Councillor Novoselsky
- Councillor Cogliandro voting for Councillor Novoselsky
- Councillor Giannino voting for Councillor Novoselsky
- Councillor Guarino-Sawaya voting for Councillor Novoselsky
- Councillor Haas voting for Councillor Novoselsky
- Councillor Jaramillo voting for Councillor Novoselsky
- Councillor Kelley voting for Councillor Novoselsky
- Councillor McKenna voting for Councillor Novoselsky
- Councillor Novoselsky voting for Councillor Novoselsky
- Councillor Silvestri voting for Councillor Novoselsky
- Councillor Zambuto voting for Councillor Novoselsky

Councillor Novoselsky has been elected to serve as Council Vice-President for calendar year 2024.

City Clerk Ashley E. Melnik administered the Oath of Office to Councillor Novoselsky.

RESULT: ORDERED - VOICE VOTE

4 24-003 Introduction of the City Council Rules of Order.

RESULT: TABLED - NO ROLL CALL **Next: 1/8/2024 6:00 PM**

Ordered adjourned at 8:00 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jan 1, 2024 7:00 PM (Salute to the Flag)

2024 City Council Sub-Committees

<u>Appointments & Personnel Administration Committee</u>		<u>Ways and Means Committee</u>
<i>Councillor McKenna, Chairwoman</i>		<i>Councillor Silvestri, Chairman</i>
Councillor Kelley		Councillor Argenzio
Councillor Zambuto		Councillor Zambuto
Councillor Giannino		Councillor Kelley
Councillor Argenzio		Councillor Novoselsky
<u>Economic Development & Planning Committee</u>		<u>Youth & Parks and Recreation Committee</u>
<i>Councillor Jaramillo, Chairman</i>		<i>Councillor Kelley, Chairwoman</i>
Councillor Haas		Councillor Sawaya-Guarino
Councillor Sawaya-Guarino		Councillor Haas
Councillor Silvestri		Councillor McKenna
Councillor McKenna		Councillor Jaramillo
<u>Public Works Committee</u>		<u>Zoning Committee</u>
<i>Councillor Novoselsky, Chairman</i>		<i>Councillor Zambuto, Chairman</i>
Councillor Argenzio		Councillor Kelley
Councillor Giannino		Councillor Novoselsky
Councillor Haas		Councillor Guarino-Sawaya
Councillor Guarino-Sawaya		Councillor Silvestri
<u>Elder Affairs Committee</u>		<u>Legislative Affairs Committee</u>
<i>Councillor Guarino-Sawaya, Chairwoman</i>		<i>Councillor Argenzio, Chairman</i>
Councillor Jaramillo		Councillor Kelley
Councillor Giannino		Councillor Guarino-Sawaya
Councillor McKenna		Councillor Silvestri
Councillor Zambuto		Councillor Jaramillo
<u>Veterans Affairs Committee</u>		<u>Public Safety Committee</u>
<i>Councillor Silvestri, Chairman</i>		<i>Councillor Giannino, Chairman</i>
Councillor Novoselsky		Councillor Argenzio
Councillor McKenna		Councillor Haas
Councillor Giannino		Councillor Novoselsky
Councillor Haas		Councillor Zambuto
<u>Health & Human Services Committee</u>		
<i>Councillor Haas, Chairman</i>		
Councillor Silvestri		
Councillor McKenna		
Councillor Jaramillo		
Councillor Argenzio		

Revere City Council

Rules of Order



- Amended and approved on January 22, 2008.
- Further amended and approved on April 7, 2008.
- Further amended and approved on November 3, 2008.
- Further amended and approved on January 24, 2011
- August 23, 2021, Amendment to Rule 20 relative to certificates

*** Most recent amendments are double underlined ***

INDEX OF RULES

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- Rule 2 – President and Vice President, Election
- Rule 3 – Preservation of Order - Appeals
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- Rule 6 – Addressing President
- Rule 7 – Speaking Decorum
- Rule 8 – Debate Limitations
- Rule 9 – Motions, Procedure During Debate
- Rule 10 – Motion to Lay on Table, Previous Question
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- Rule 12 – Motion to Adjourn, When Not In Order, Not Debatable
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- Rule 45 – Executive Sessions

RULE 1 - PRESIDENT, POWERS AND DUTIES AND QUORUM

The President shall take the chair at the hour to which the Council has adjourned, shall call the Council to order and, on the appearance of a majority of all of the members of the City Council, **a quorum, (six councillors)** shall proceed to business. In the absence of the President, the Vice President shall call the Council to order and serve as President, pro-tempore for the meeting. An affirmative vote of a majority of all of the members of the City Council shall be necessary to adopt any motion, resolution or ordinance. M.G.L. CH 43, Sec. 18

RULE 2 - PRESIDENT AND VICE PRESIDENT, ELECTION

Pursuant to Massachusetts General Laws, **Chapter 43, Section 59**, the Council shall annually elect a President. After a President has been elected a Vice-President shall then be elected. Upon the election of President and Vice President members of the City Council shall be assigned seats in the alphabetical order of their surname. The member of the City Council with the longest seniority shall be **President Pro-tempore**.

RULE 3 - PRESERVATION OF ORDER - APPEALS

The President shall preserve order and decorum, may speak to points of order in preference to other Councillors, and shall decide all questions of order, subject to an appeal to the Council on a motion of any Councillor and no other business shall be in order until the question on the appeal shall have been decided. The questions shall be put as follows: "**Shall the decision of the President be Overruled?**"

RULE 4 - QUESTIONS - ORDER

The President shall propound all questions in the order in which they are moved, unless the subsequent motion is previous in its nature, except that in naming sums or fixing times, the largest sums and the longest times shall be put first.

RULE 5 – COLLECTIVE BARGAINING AGREEMENTS APPROVAL OF APPROPRIATION

The Mayor shall submit to the City Council, within thirty days after the date upon which a collective bargaining agreement is executed by the parties, a request for an appropriation necessary to fund the cost items contained in the agreement. If the City Council duly rejects the Mayor's request for an appropriation necessary to fund the cost items, such cost items shall be returned to the parties for further bargaining. An affirmative vote of a majority of all of the members of the City Council shall be necessary to approve the appropriation. M.G.L. CH 150E, Sec. 7.

RULE 6 - ADDRESSING PRESIDENT

When a Councillor desires to address the Council, the Councillor shall respectfully address the President as "**Mr. President**" or "**Madam President**" and the Councillor shall confine his or her remarks to the question under debate and shall avoid personalities.

RULE 7 - SPEAKING DECORUM

No Councillor shall be interrupted while speaking except by a call to order or for an explanation. Any Councillor on being called to order shall cease debate until the point of order is decided unless allowed by the President to explain. All questions addressed by one Councillor to another shall be stated through the President. The City Council President shall **not** speak from the chair if he or she wishes to speak on an issue. The Council Vice President shall assume the chair until the debate on the specific issue has been voted, tabled or referred to a committee.

RULE 8 - DEBATE LIMITATIONS

No Councillor shall speak for more than three minutes and no more than once on the same matter without leave of the Council. The maker of the motion will be allowed a one minute rebuttal. No Councillor shall speak on more than three motions, which he or she introduces at each meeting. The three motions shall include those motions submitted as "late or late-late motions."

RULE 9 - MOTIONS, PROCEDURE DURING DEBATE

When a question is under debate, the President shall receive no motion but:

- (a) to adjourn
- (b) to lay on the table
- (c) for a previous question
- (d) to limit or extend debate
- (e) to postpone to a day certain
- (f) to refer
- (g) to amend
- (h) to postpone indefinitely

which several motions shall have precedence in the order in which they are arranged.

RULE 10 - MOTION TO LAY ON TABLE, PREVIOUS QUESTION

The motion to lay on the table, to take from the table, or the previous question shall be decided without debate.

RULE 11 - PREVIOUS QUESTION

The President shall put the previous question in the following manner: **"Shall the main question be now put?"** All debate on the main question and pending amendments shall be suspended until the previous question is decided. After adoption of the previous question by a **two-thirds vote**, the vote shall forthwith be taken upon amendments pending in the regular order and then upon the main question.

RULE 12 - MOTION TO ADJOURN, WHEN NOT IN ORDER, NOT DEBATABLE

A motion to adjourn shall be in order at any time, except as follows:

- (a) When repeated without intervening business or discussion
- (b) When made as an interruption of a Councillor while speaking
- (c) When the previous question has been ordered
- (d) While a vote is being taken

A motion to adjourn is debatable only as to the time to which the meeting is adjourned. **A majority vote of all of the members of the City Council shall be required to adopt a motion to adjourn.**

RULE 13 - VOTING

Every Councillor present when a question is put may vote either **"YES"**, **"NO"**, or **"PRESENT"**. (M.G.L. CH 43, Sec. 18)

RULE 14 - ROLL CALL, REQUEST

The President shall decide all votes, but if any Councillor doubts the vote, the President, without further debate, shall call for a vote of the Council, which shall be taken a roll call.

An affirmative vote of a majority of all of the members of the City Council shall be necessary to adopt any motion, resolution, or ordinance, (M.G.L. CH 43, Sec. 18). Two-thirds vote for zoning amendments and special permits, (M.G.L. CH 40A, Sec. 5 and 9). Two-thirds vote for certain appropriations and transfers, (M.G.L. CH 44, Sec. 7, 8, 33, 33A, 33B and 68), M.G.L. CH 40, Sec. 5B (stabilization fund) two-thirds vote required.

M.G.L. CH 150E Sec 7 (Collective Bargaining Agreements Majority Vote). M.G.L. CH 40, Sec 14 Appropriation of money by loan or otherwise for the purpose of purchase or taking of land for municipal purpose by two-thirds vote of City Council.

All final votes of the City Council on questions involving the expenditures of **\$1,000.00** or more, or upon the request of any Councillor on any vote of the City Council, shall be by roll call and shall be entered into the records.

Prior to the announcement by the President of the result of a roll call vote, any Councillor may ask to have his or her name called again in order to be recorded differently.

It shall not be in order for Councillors to explain their votes during the call of the roll.

RULE 15 - PERSONAL PRIVILEGE

The right of a Councillor to address the Council on a question of personal privilege shall be limited to cases in which the integrity, character of motives of a Councillor have been assailed, questioned or impugned.

RULE 16 - RECONSIDERATION

A question having been taken, it shall not be in order to move a reconsideration thereof at the same meeting, but a motion to reconsider may be made at the next regular meeting provided written or electronic notice of such motion shall be filed with the City Clerk prior to **4:00 P.M.**, of the day following; but no more than one motion for reconsideration of any vote shall be entertained. In case more than one written or electronic notice of intent to move for reconsideration on any question is filed with the City Clerk, the Council shall accept a motion for reconsideration by the Councillor whose notice shows the earliest date and hour of filing. There shall be no debate on a motion for reconsideration. A motion to reconsider may be made by any member of the Council present and voting. **An affirmative vote of a majority of all of the members of the City Council shall be necessary to approve a motion of reconsideration.**

RULE 17 - ORDER OF BUSINESS

Section 1. At every regular meeting of the City Council held on the **first, second, or third** Mondays of each month, the order of business shall be as follows:

- (a) Salute to the Flag
- (b) Roll Call of Councillors
- (c) Approval of the Journal of the previous meeting
- (d) Unfinished Business of the previous meeting
- (e) Citizens Petitions and/or Letters

- (f) Reports of the Sub-Committees
- (g) Communication from the Mayor
- (h) Communications, Petitions and Reports from City Offices
- (i) Motions, Orders or Resolutions
- (j) Late Communications

Section 2. At every Public Hearing meeting of the City Council held on the **fourth** Monday of each month, the order of business shall be as follows:

- (a) Salute to the Flag
- (b) Roll Call of Members
- (c) Approval of the Journal of the previous meeting
- (d) Public presentation of Certificates of Award, Appreciation, Merit, Commemoration, Memorium, Resolutions and Honorary Citizenship
- (e) Hearings

Notwithstanding the foregoing, if the City Council is not in session on the third Monday of the month the order of business on the fourth Monday of the month shall be the same order of business as a regular meeting of the city Council as described in **Rule 17, Section 1.**

The order of business shall not be departed from except by a majority vote of those Councillors present. All questions pertaining to a change in the Rules of Order shall be voted upon without debate. Notwithstanding the foregoing order of business, whenever, the Mayor, members of the General Court, Department Heads, City, State or Federal Officials, are requested to appear before the city Council, the aforementioned shall be scheduled in the order of business, immediately following the approval of the Journal of the previous meeting.

RULE 18 - COMMUNICATIONS, PETITIONS, ETC.

All memorials and other papers addressed to the City Council shall be presented by the President, and read by the Clerk of the Council and they shall be disposed of in the order in which they are presented. All petitions submitted by residents of the City of Revere will be read in accordance with **Rule 17** and the **petitioners will be allowed three minutes in which to address the Council. In cases of a petition signed and presented by a group; only three of the group shall address the council.**

All Memorials, Petitions and other communications shall, if they relate to a matter which may be properly considered and reported on by a sub-committee of the council shall be referred thereto by the President, unless the Council otherwise directs.

No matter, upon which a public hearing has been held, shall be acted upon by the Council without first laying the matter on the table or referring such matter to an appropriate sub-committee.

The reading of any paper may be waived by a majority vote of the Council.

Late Communications shall not be introduced to the City Council unless **two-thirds** of the members of the City Council so rule; Late Communications are defined as any communications received in the City Clerk's Office after **5:00 P.M.**, on the Thursday preceding the City Council meeting of the following Monday.

Late Motions may be submitted to the Clerk's Office by Councillors no later than **5:00 P.M.** the night of the Council meeting and copies of said motions shall be distributed to members of the City Council by the Clerk's staff.

All Communications received by the City Clerk, addressed to the City Council, submitted prior to **11:00 A.M.** on **Friday** preceding the Monday City Council meeting shall be forwarded to the members of the City Council.

Any communication received by the City Council requesting the opportunity to address City Council must state the topics or issues to be presented. (Also see **Rule 34**)

RULE 19 - ANONYMOUS COMMUNICATIONS

Unsigned communication shall not be introduced to the Council.

RULE 20 - PRESENTATION OF AWARDS

Every order, resolution, certificate of appreciation, award, certificate of merit, or honorary citizenship conferred by the City Council in recognition of achievement commemoration or memorial shall be first presented to the City Council in the form of a motion and shall be voted upon and then entered into the Journal of the City Council. Unless otherwise specified upon the approval of the aforementioned order, resolution, certificates or honorary citizenship, the Clerk of the Council shall transmit a certified copy of the order to the recipient or to his or her family at the address provided by the maker of the motion.

The maker of the motion offering the certificate(s) shall be responsible for the cost of materials for the certificate(s) at \$5.00 per certificate. The cost includes 1 presentation folder, 1 certificate, and 1 gold seal. Total cost shall be paid in full prior to the presentation and shall be paid to the Office of the City Clerk Office Materials Account.

Where the maker of the motion stipulates a public presentation of the order resolution in the City Council, the Clerk of the Council shall schedule the presentation of the

aforementioned order, resolution, certificates of honorary citizenship at the public hearing meeting of the City Council described in **Section 2 of Rule 17** of the Rules of Order of the Revere City Council at **6:00 P.M.**, the maker of the motion shall be require to provide the Clerk of the Council with the names and address of all recipients described herein.

RULE 21 - MEETING OF THE COUNCIL

Regular meetings, special meetings and various committee meetings of the City Council shall be held on the date and at the time and location designated by the Council or the chairperson of the respective sub-committees of the Council, which shall be given in notice of the call of the meeting.

Regular meetings, special meetings and various sub-committee meetings of the City Council shall be called to order at the designated time and shall not be adjourned until at least fifteen minutes after the convening.

RULE 22 - SUB-COMMITTEES

The President may from time to time create special sub-committees of the Council as may be necessary to deal with special issues or administrative matters. Sub-committees of the Council may consist of as many members of the Council as the President deems necessary.

RULE 23 - REPORTS OF VARIOUS COUNCIL SUB-COMMITTEES

Any sub-committee of the Council when a subject is referred to it shall report thereon within **ninety (90) days** from the time such subject has been referred to it. If any sub-committee of the Council fails to report as required as above, the Clerk of the Council shall place the subject matter on the Calendar with a recommendation which shall read "**That pursuant to Rule 23 of the Rules of Order the subject matter be placed on file**", and the subject matter shall be scheduled on the council calendar for the next meeting of the Council and shall be taken up and acted upon in the same manner as if a report of any sub-committee has been made.

"Any matter which has been referred back to committee by the City Council, upon the expiration of the time period enumerated herein, shall be thereafter reported from committee within thirty (30) days and the matter shall be once again placed upon the City Council Calendar at the conclusion of thirty days pursuant to this rule, to be placed on file and said matter shall not thereafter be referred back to committee without the unanimous consent of the City Council."

The number of signatures necessary for a report of any sub-committee of the Council shall be a majority of the sub-committee.

RULE 24 - HEARINGS, CONDUCT OF

In all hearings before the Council or a committee thereof, the case of the petitioner shall be heard first, except in matters affecting the acceptance of highways or taking by eminent domain.

There shall be no speaking by any Councillor for or against any proposition which requires a public hearing during the testimony of a proponent or opponent, except that any Councillor may direct questions to a proponent or opponent at the conclusion of said proponent's or opponent's testimony. **Proponents or opponents may speak for a maximum of five minutes.** An **additional five minutes** may be granted by a **majority vote** of the Council. **Questions by Councillors to witnesses shall be limited to two (2) minutes in duration,** or at the discretion of the chair.

RULE 25 - LEGISLATION

Any ordinance, order, or resolution of a legislative nature may be passed through all its states of legislation at one session, provided that no member of the Council objects thereto; but if any Councillor objects, the measure shall be postponed for the meeting. Such objection shall take the form of any objection to the second reading and shall be in order only when final passage is postponed at the meeting at which the measure received its first reading and when the measure is not an emergency ordinance as defined in Massachusetts Laws, **Chapter 43, Section 20** and declared by the City Council thereunder. **M.G.L. Chapter 43, Section 22.**

RULE 26 - RESUBMISSION OF ORDINANCES, ORDERS OR RESOLUTIONS

When any ordinance, order, or resolution has been finally rejected by the Council, no ordinance, order or resolution embodying substantially the same subject shall be presented to the Council within **three months** of its previous rejection, unless a majority of the membership of the Council approve, in writing, its resubmission immediately.

RULE 27 - ENACTING STYLE

All ordinances passed by the City Council shall be entitled ordinances and the enacting style shall be **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REVERE.** In all votes wherein the City Council expresses anything by order or command, the enacting style shall be **ORDERED** and in all votes by which the City Council expresses opinion, principles, facts or purposes, the enacting style shall be **RESOLVED.**

RULE 28 - CALENDAR

All communication, petitions, memorials, and motions to be considered, by the Council at a regular meeting shall be filed in the Office of the City Clerk no later than **5:00 P.M.**, of the **Thursday** preceding such regular meeting, except late motions introduced in writing by members of the City Council on the night of the meeting and approved for consideration by a **two-thirds vote** of the City Council. The Clerk of the Council shall prepare a brief synopsis of matters to be considered by the Council and send a copy of the calendar to the residence of each Councillor **forty-eight hours** prior to City Council meetings.

The Clerk shall be required to prepare a calendar for Special Meetings of the Council. The notice of a Special Meeting of the Council shall state the purpose for which said meeting is called, and no business other than that specified in the notice shall be in order.

A City Councillor may withdraw his or her motion from consideration by the City Council by withdrawing his or her motion from the City Council docket no later than **5:00 P.M.**, of the **Thursday** preceding such regular meeting.

The calendar of the City Council shall contain a section entitled Motions, each motion shall be printed in the City Council Calendar and assigned a separate docket number. At the point in the Order of Business of the City Council, when the City Council considers Motions, Orders or Resolutions, the President of the City Council shall propound the following questions:

"In accordance with the provisions of Rule 28 if there are no objections all of the motions, orders or resolutions printed in the City Council Calendar of the meeting of _____ shall be approved as printed."

If a member of the City Council wishes to have a motion, order or resolution considered separately, the Council member shall seek the recognition of the President and request that the President **"Hold"** the particular item, identifying the item by its docket number, for separate consideration. All motions, orders or resolutions which are not held for separate consideration shall be approved on an affirmative vote of the City Council. Thereupon the City Council shall then consider the items held for separate consideration in numerical order by docket number.

No new Council calendar item may be undertaken after **11:00 P.M.** unless by majority vote of the Council. All remaining Calendar items will be placed on the Calendar for the next meeting.

The Clerk of the City Council shall provide the news media with a copy of the City Council Calendar on Friday, preceding regular City Council meetings and request the media to publish by print or electronic means a synopsis of the City Council meeting.

The Clerk of the City Council shall electronically post on the City of Revere website the Calendar and approved Journals of the City Council.

Any motion introduced by a member of the City Council which does not comply with the provisions of Rule 37 shall be placed upon the City Council Calendar with the notation: "Rule 37 Motion" and shall not be commented upon and shall be automatically referred to the Committee on Public Works until such time as the councillor who has introduced the motion complies with the provisions of Rule 37.

Members of the City Council shall restrict their remarks on motions which they introduce to not more than **three** motions. The three motions shall include those motions submitted as late or late-late motions.

RULE 29 - PRIVILEGE OF FLOOR

Persons other than members of the Council, city officers and news reporters shall not be permitted upon the floor of the Council.

At regular meetings of the City Council, held on the **first, second** or **third** Mondays of the month, when there is no matter being considered by the Council, no person shall be allowed to address the Council without the unanimous consent of the Councillors **present**.

At public hearing meetings of the Council held on the **fourth** Monday of the month, when there is no matter being considered by the Council, upon introduction by a member of the Council, with the consent of a majority of the Council present, any person shall be permitted to address the Council. The President shall limit the time for the remarks of such persons, and such remarks shall be confined to the subject matter for which such person(s) were introduced.

If anyone, other than a city official, desires to speak to a member of the Council while the Council is in session, the Councillor, if agreeable to the request, shall leave his or her seat and retire to the rear of the Council Chamber or elsewhere until the conversation is finished.

RULE 30 - MOTIONS

No motion of any Councillor need be seconded.

Any motion may be withdrawn before the question is put and such motion shall then be out of order unless upon inquiry from the President. Any motion may be renewed by another Councillor. **An affirmative vote of a majority of all of the members of the City Council shall be necessary to adopt a motion. (M.G.L. CH 43, Sec 18.)** Members of the City Council shall introduce not more than five (5) motions at any meeting of the City

Council. The five motion limitation shall include those motions submitted as late motions.”

Any Motion relative to requesting Home Rule Legislation to the General Court of the Commonwealth of Massachusetts on behalf of the City of Revere must immediately be referred to the Sub-Committee on Legislative Affairs where subsequently a committee meeting in compliance with the “Open Meeting Law” be held for the purpose of discussing the Home Rule Petition. Motions relative to Home Rule Legislation must be filed with the City Clerk no later than 4:00 P.M., on the Thursday preceding a regular meeting of the Revere City Council. Motions relative to Home Rule Legislation submitted after this deadline will be placed on the agenda for the next regular meeting of the Revere City Council.

RULE 31 - RULES, AMENDMENT OR SUSPENSION

The City Council shall from time to time establish rules of its proceedings. (M.G.L. CH 43, Sec. 18.) No rules shall be suspended except by a **two-thirds** vote of all of the members of the Council, nor shall any rules of order be repealed or amended without giving a least **one week's notice** thereof, nor unless **two-thirds** of all of the members of the Council concur thereto.

RULE 32 - PARLIAMENTARY AUTHORITY

The City Council shall be the sole judge of its rules and proceedings.

RULE 33 - PARLIAMENTARY PRACTICE

The rules contained in "**Demeter's Manual of Parliamentary Law**" (latest edition) shall govern in all cases to which they are applicable and in which they are no inconsistent with the rules of the City Council.

RULE 34 - CHAPTER 402, ACT OF 1965, IMPLEMENTATION

When a matter is being considered by the Council at any meeting open to the public, and the Council declares that the provisions of **Chapter 402, Massachusetts Act of 1965** be carried out in the following manner: **Also See (M.G.L. CH 39, Sec. 23A-23D.)**

(1) No citizens or employee of the City shall be allowed to speak on any matter, other than a public hearing, until debate by the Council has been closed. After debate by the Council has been closed any citizen or employee who wishes to express any opinion on a matter under consideration shall rise and respectfully address the President and wait until he is recognized; shall confine himself or herself to the question under consideration and avoid personalities.

(2) The time allowed for each person and employee to express his or her opinion on any matter shall be limited by the President.

(3) No citizen or employee shall address any Councillor by name or engage in debate with any member or members of the Council.

(4) Rule 7 "**Speaking Decorum**" shall apply to all persons speaking under authority of this section.

(5) If a person behaves in a disorderly manner during any meeting of the City Council, and after notice from the President persists therein, the President may order the constable or any other persons to take the person from the meeting.

(6) The person so refusing to withdraw when requested as provided by the preceding section shall for such offense be punished as provided in **Chapter 1, Section 6** of the Revised Ordinances.

RULE 35 - PROCEDURE TO VOTE ON VETO MESSAGE

Every order, Ordinance, Resolution and vote relative to the affairs of the City, adopted or passed by the City Council shall be presented to the Mayor for approval. If the Mayor, approves it, the Mayor shall sign it. If the Mayor disapproves it, the Mayor shall return it, with a written objection to the City Council, which shall enter the objections at large on its records and again consider it. If the City Council notwithstanding such disapproval of the Mayor shall again pass such order, ordinance, resolution or vote by a **two-thirds vote** of all its members, it shall then be in force, but such vote shall not be taken for seven days after its return to the City Council. At the time of the vote, the question shall be propounded to the City Council as follows: "**Shall this matter be passed over the Mayor's objections?**" A **YES** vote is to **override** the Mayor's veto. A **NO** vote is to **sustain** the Mayor's veto. This rule does not apply to budgets submitted under section thirty-two of chapter forty-four or to appropriations by the City Council, under section thirty-three of said chapter.

RULE 36 - ADVERTISEMENTS

No advertisement for Committee meetings shall be placed in the local newspaper without the majority vote of the Council, and when approval is granted said advertisement shall be signed by the Council President.

RULE 37 - WORK REQUESTS

Any minor public works request shall not be accepted as a motion by the City Council unless the motion is accompanied by a work order which has not been responded to for a period of not less than two weeks.

Any motion or resolution requesting a department to provide certain information or to undertake a specific work assignment shall not be accepted as a motion by the City Council where a work request or direct communication with a department head will provide the Councillor with the necessary information, action or response.

RULE 38 - ORIGINAL COMMUNICATIONS

All original copies of communications shall be made available to all City Councillors on the original date that they are received and shall not be reproduced by the Clerk of Council.

RULE 39 - FRIDAY WORK ASSIGNMENTS

The Members of the City Council shall refrain from submitting work and research assignments to the City Council staff on Fridays, due to the heavy workload on that day preparing the Calendar and Journals for the City Council meetings.

RULE 40 - RESTRICTION ON MATTERS BEFORE THE CITY COUNCIL WHEN A MEMBER IS ABSENT

Any Council Order or Communication involving a member of the Council, which comes before the Council when a Councillor concerned is not present, shall be tabled until the next regular meeting, on the Councillor's request (oral or written) as a courtesy to allow the Councillor involved the opportunity to speak on the subject matter.

RULE 41 - APPEARANCE BEFORE THE CITY COUNCIL BY DEPARTMENT HEADS

When any department head requests the City Council to take a particular action or makes a recommendation to the City Council effecting a matter under consideration by the City Council the Department Head shall be required to appear before the City Council to explain the request or recommendation, except requests or recommendations for transfers under **one thousand dollars (\$1,000.00)**.

When the Mayor, Members of the General Court, Department Heads or other officials are requested to appear before the City Council, the aforementioned shall appear first on the order of business on the City Council Calendar.

RULE 42 - CORRECTIONS TO JOURNALS

Any Councillor wishing to make corrections to any journal presented to the Council for approval shall submit said corrections in writing to the Clerk of the Council and all members of the Council prior to the commencement of each Council meeting.

RULE 43 - SPECIAL RULE RELATIVE TO ZONING AMENDMENTS

When the City Council is considering, debating and adopting amendments to the Zoning Ordinances of the City, the required vote for the adoption of all amendments, including parliamentary amendments leading to the final ordaining, shall be by a vote of not less than **two-thirds** of all of the members of the City Council or **eight** votes, and when an objection is filed with the City Clerk, as provided for by Section 5 of Chapter 40A M.G.L., the required vote for the adoption of all amendments including parliamentary amendments leading to the final ordaining shall be by vote of not less than **three-fourths** of all of the members of the City Council or **nine** votes.

RULE 44 - OPERATION OF CELL PHONES AND/OR PAGERS

Operation of Cell Phones and/or pagers shall not be actively operated within the City Councillor Joseph A. DelGrosso City Council Chamber during any and all meetings of the Revere City Council. The City Clerk shall announce at the beginning of any and all Revere City Council meetings that all cell phones and pagers must be placed on silent mode during City Council proceedings. Appropriate signs shall be posted at the entrance of all access points to the City Councillor Joseph A. DelGrosso City Council Chamber relative to the foregoing rule.

RULE 45 – EXECUTIVE SESSIONS

Executive Sessions of the City Council shall be held only after the City Council has first convened in an open session for which proper notice has been given, a majority of the members of the City Council have voted to go into executive session and the vote of each member of the City Council is recorded on a roll call vote and entered into the journal of the City Council. The Councillor requesting the executive session shall state the specific purpose of requesting the executive session and said executive session may only be held for one of the purposes stipulated by Massachusetts General Laws, Chapter 39, Section 23B sub-sections 1 through 9.

January 3, 2024

To:
Revere City Council
c/o City Clerk Ashley Melnik

Revere School Committee
c/o Robin Panzini

Re:
Revere High School Project Update Communication from January 3, 2024 School Building Committee Meeting

At the January 3, 2024 meeting of the High School Building Committee, a motion was made to send an update communication regarding the Project status for review at the January 8, 2024 City Council and January 16, 2024 School Committee meetings. Below is a link to the slides the Project Team plans to present to the Council and School Committee, for distribution to those groups. Please feel free to reach out if there are any problems downloading the file.

Download link (no password):
<https://leftfieldpm.egnyte.com/dl/mZsN6Ji9d2>

Sincerely,



Brian Dakin
Senior Project Manager, LeftField

Cc:
Dr. Dianne Kelly, Superintendent of Schools
Patrick Keefe, Mayor

Attachment: RHSBuildingProjectPresentation01082024 (24-005 : Revere High School Building Project)



REVERE HIGH SCHOOL

Attachment: RHSBuildingProjectPresentation01082024 (24-005 : Revere High School

CITY COUNCIL JANUARY 8, 2024- PREFERREL
SCHEMATIC REPORT #2 SUMMARY PRESENTATION

MEETING OVERVIEW & LOOK-AHEAD

Tonight: Building Committee Communication Update to City Council:

- Review final option selection for the existing site – 4 Story Courtyard option
- Compare/contrast 4 Story Courtyard option to Wonderland

January 16, 2024

- School Committee Update

January 17, 2024

- Building Committee meeting to select the Preferred Option

January TBD

- School Committee Update

January 29, 2024

- **City Council meeting to approve Preferred Option selection**

February 28, 2024

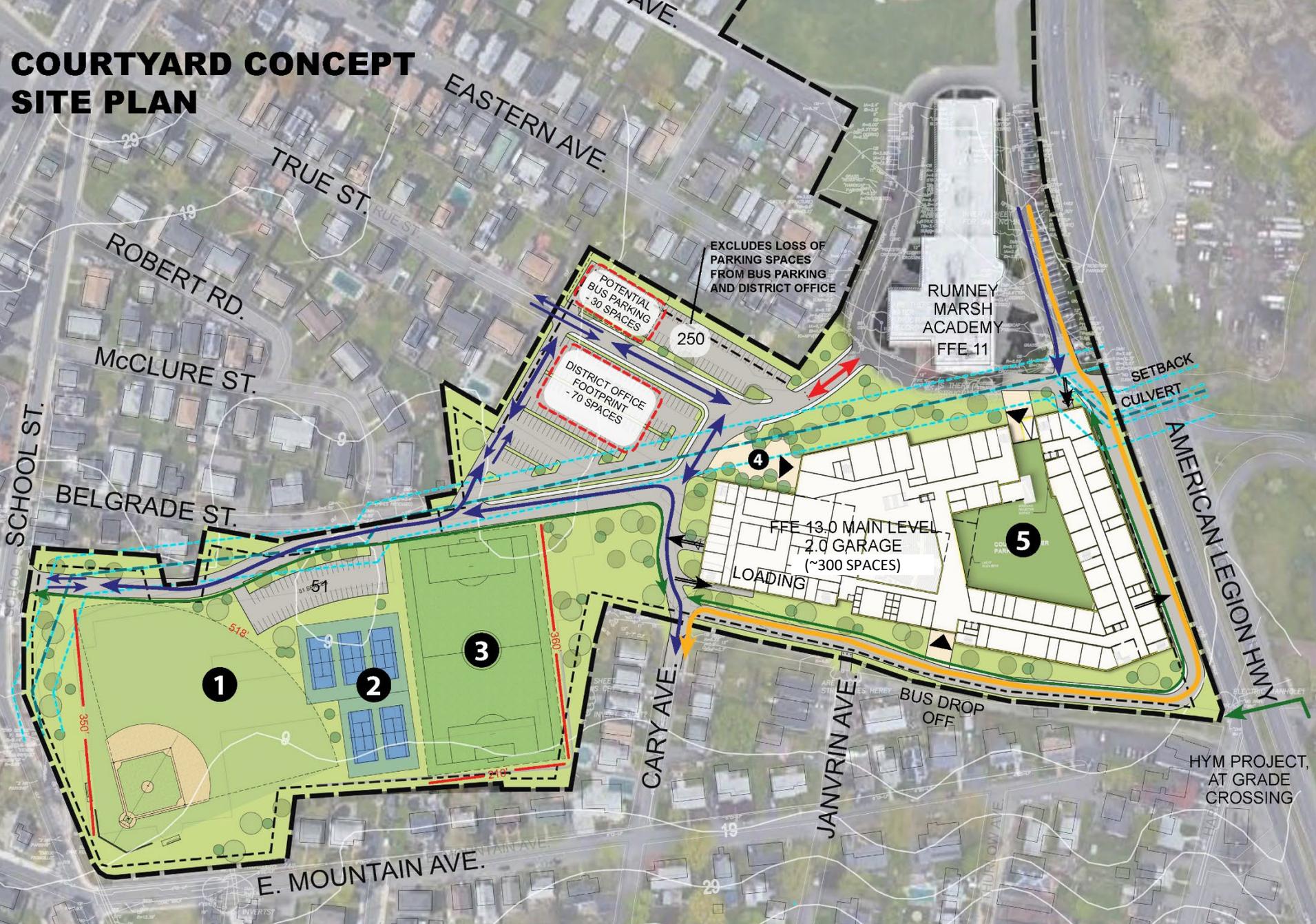
- Deadline to submit report to MSBA

April 24, 2024

- MSBA Board of Directors Meeting to approve submission

COURTYARD 4-STORY

COURTYARD CONCEPT SITE PLAN



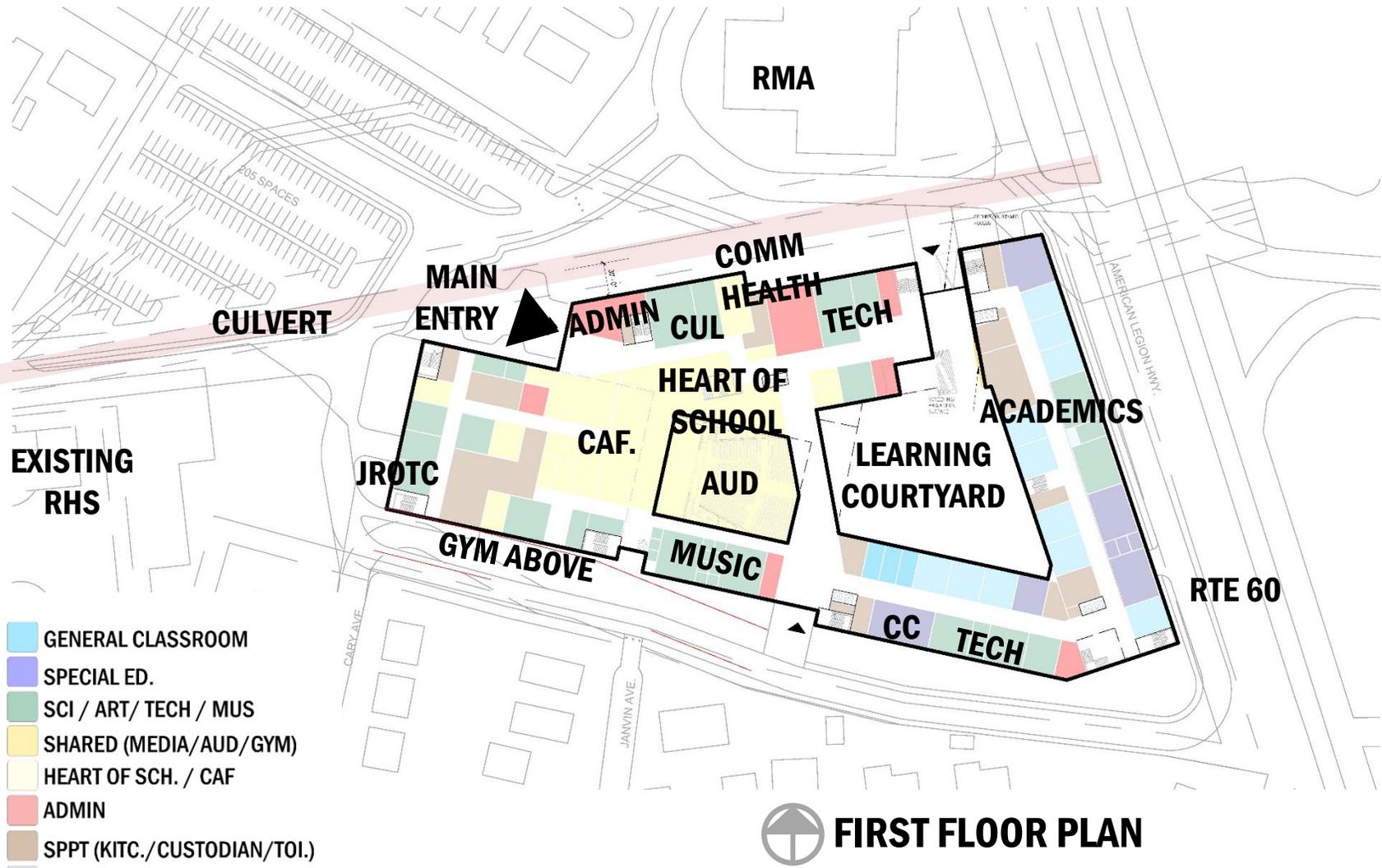
LEGEND

- 1** BASEBALL FIELD
- 2** TENNIS COURTS
- 3** MULTI-USE FIELD
- 4** ENTRANCE PLAZA
- 5** OUTDOOR LEARNING
- PROPERTY BOUNDRY
- - -** PROPERTY SETBACK
- - -** INTERNAL BOUNDARY
- ←** CAR CIRCULATION
- ←** BUS CIRCULATION
- ←** PEDESTRIAN / BIKE LANE
- ←** EMERGENCY ACCESS
- ←** GARAGE AND LOAD DOCK ACCESS
- ▼** BUILDING ENTRY

Attachment: RHSSchoolBuildingPresentation01082024 (24-005 : Revere High School



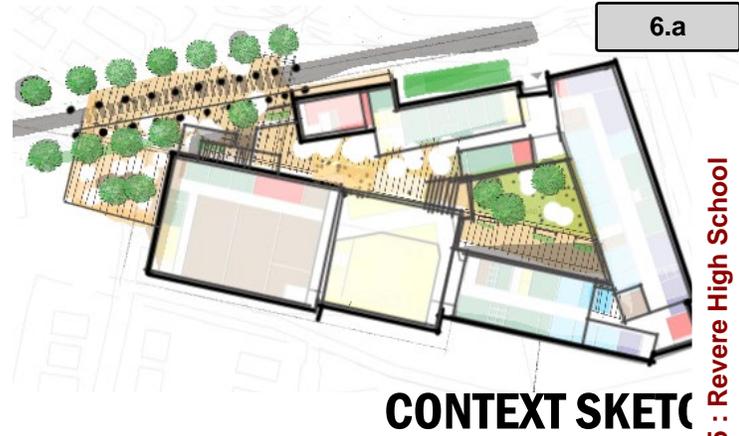
DESIGN OPTIONS- "COURTYARD 4-STORY"



FIRST FLOOR PLAN

- GENERAL CLASSROOM
- SPECIAL ED.
- SCI / ART/ TECH / MUS
- SHARED (MEDIA/AUD/GYM)
- HEART OF SCH. / CAF
- ADMIN
- SPPT (KITC./CUSTODIAN/TOI.)
- STAIRS

F.A. FRESHMAN ACADEMY

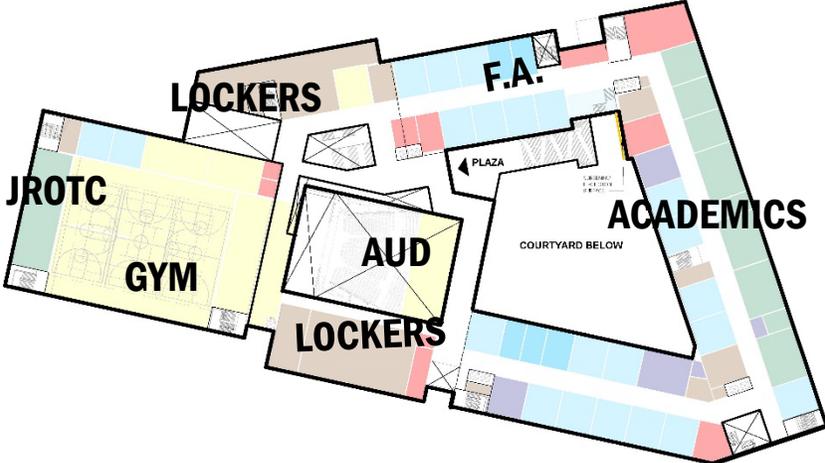


CONTEXT SKETCH

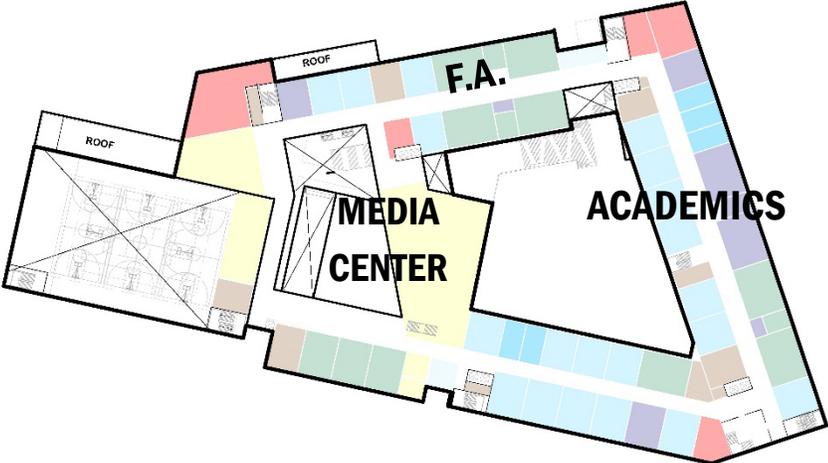
BUILDING DESIGN CONSIDERATIONS

- 3- STORY HEART OF SCHOOL
- 4- STORY FRESHMAN ACADEMY + GRADE 10-12 ACADEMIC WINGS
- GYM NEAR FIELDS
- GYM AND LOCKERS TOGETHER AT SECOND FLOOR
- GOOD SOLAR @ FRESHMAN ACADEMY
- SUB-OPTIMAL E/W FACING ACADEMIC WING
- COMMUNITY ACCESS VIA COURTYARD ENTRY
- MOST ADVENTAGEOUS FROM A SECURITY PERSPECTIVE
- PROXIMITY TO RMA ALLOWS FOR EDUCATIONAL OPPORTUNITIES
- SECURE OUTDOOR LEARNING COURTYARD
- MAIN ENTRY CLOSE PROXIMITY TO

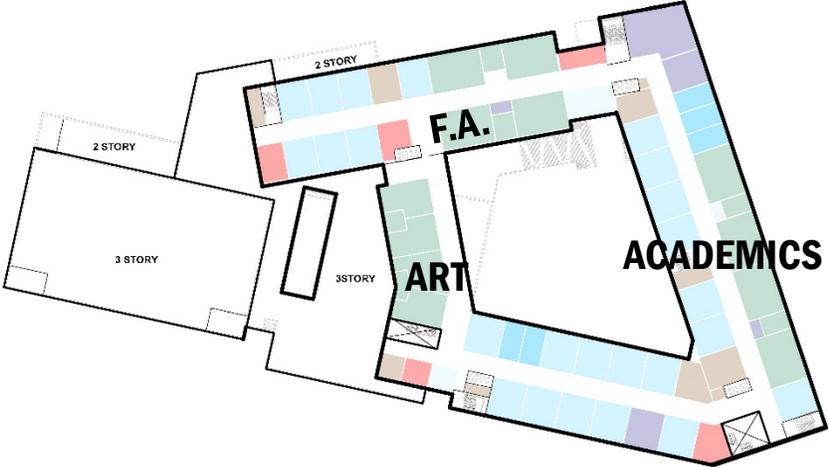
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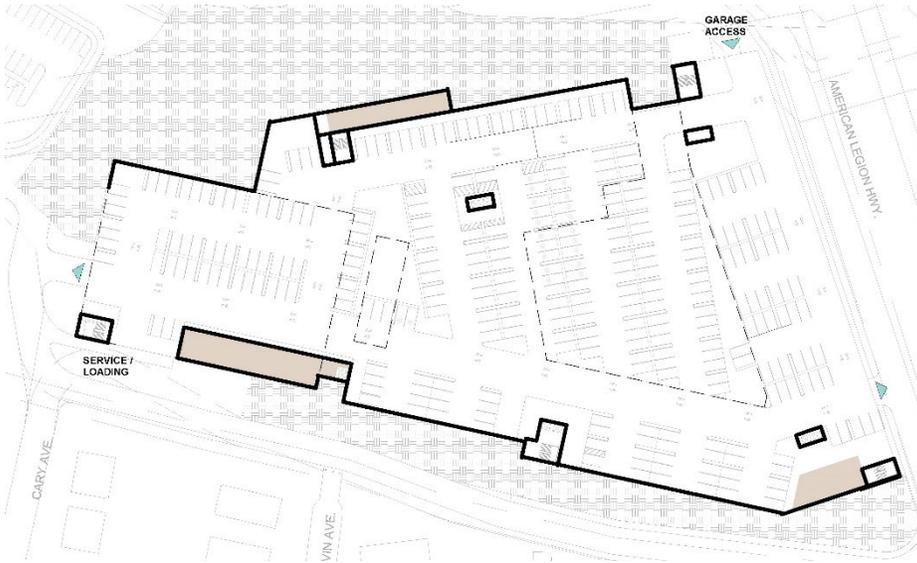
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



UNDER-BUILDING

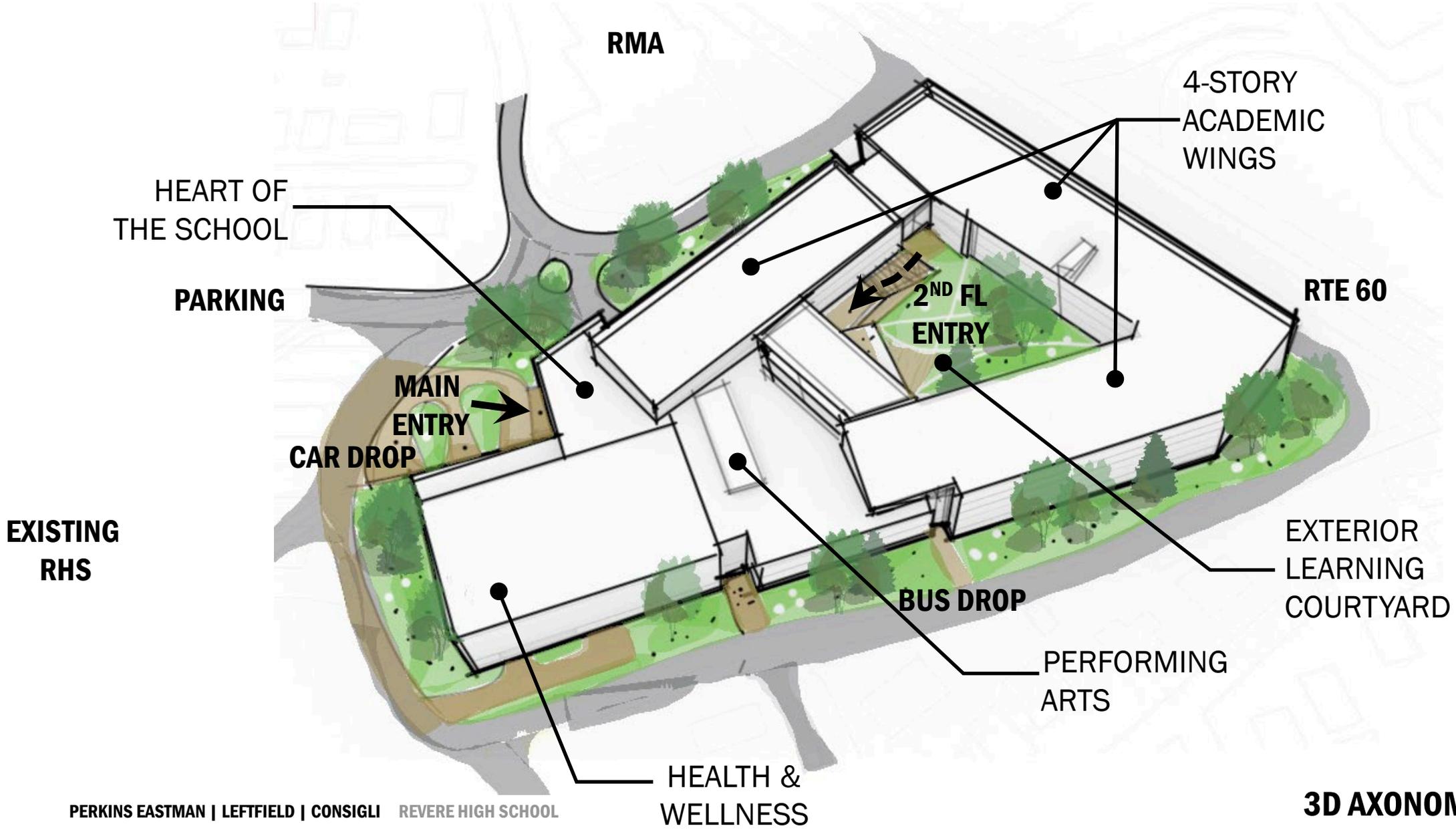


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- STAIRS

F.A. FRESHMAN ACADEMY

Attachment: RHSBuildingProjectPresentation01082024 (24-005 : Revere High School

DESIGN OPTIONS- "COURTYARD 4-STORY"



Attachment: RHSBuildingProjectPresentation01082024 (24-005 : Revere High School



WONDERLAND 4 STORY

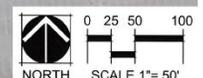
WONDERLAND CONCEPT SITE PLAN

LEGEND

- 1** BASEBALL FIELD
- 2** TENNIS COURTS
- 3** MULTI-USE FIELD
- 4** ENTRANCE PLAZA
- 5** OUTDOOR LEARNING
- PROPERTY BOUNDRY
- PROPERTY SETBACK
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- GARAGE AND LOAD DOCK ACCESS
- UNDERGROUND PARKING
- STORMWATER DITCH
- RETAINING WALL
- BUILDING ENTRY



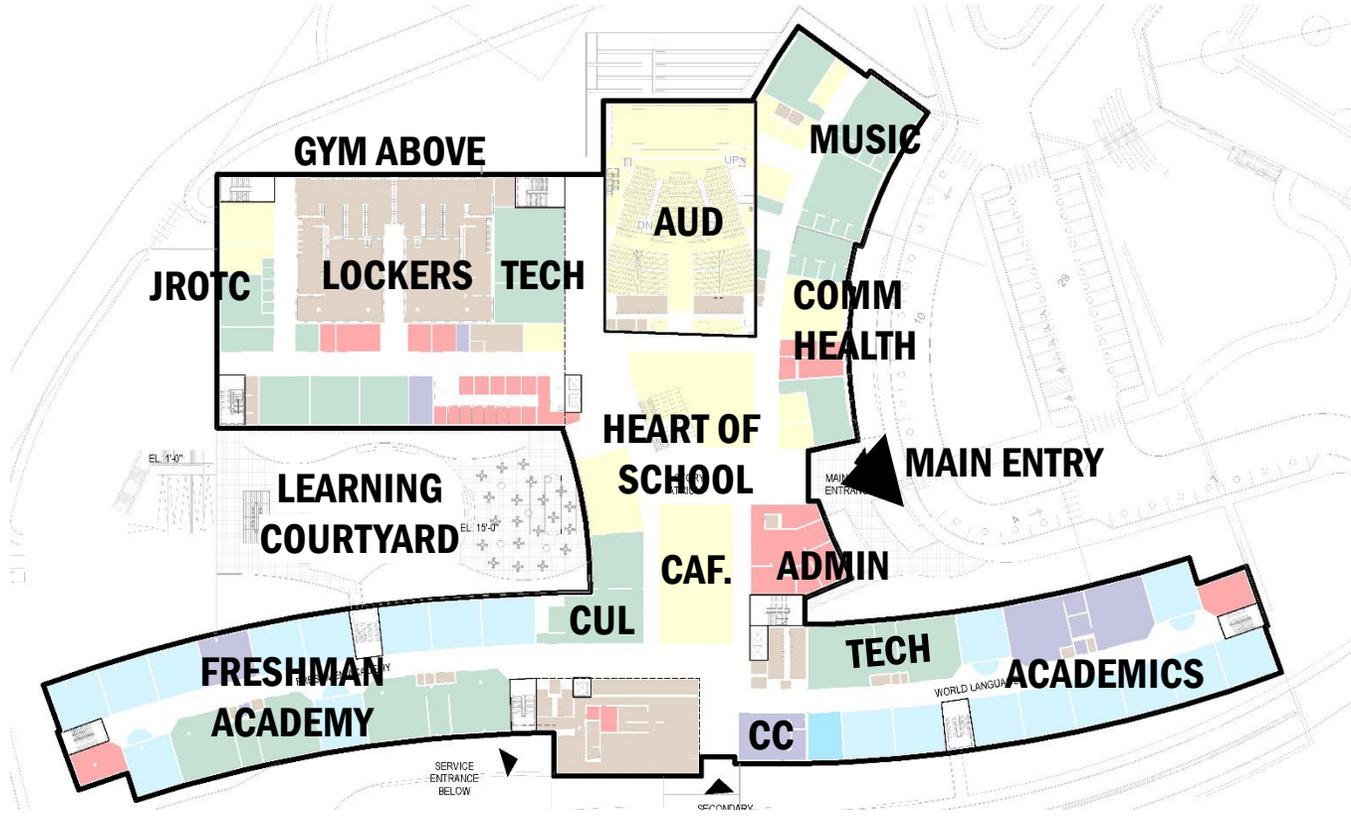
Attachment: RHSBuildingProjectPresentation01082024 (24-005 : Revere High School



DESIGN OPTIONS- "WONDERLAND 4-STORY"



CONTEXT SKETCH



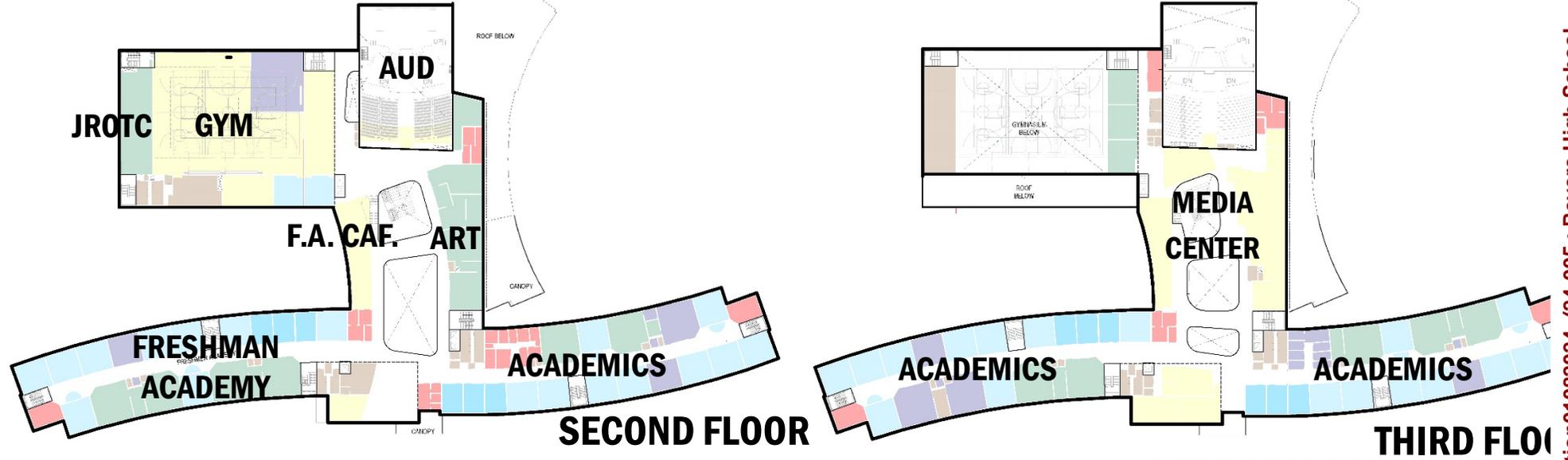
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BUILDING DESIGN CONSIDERATIONS

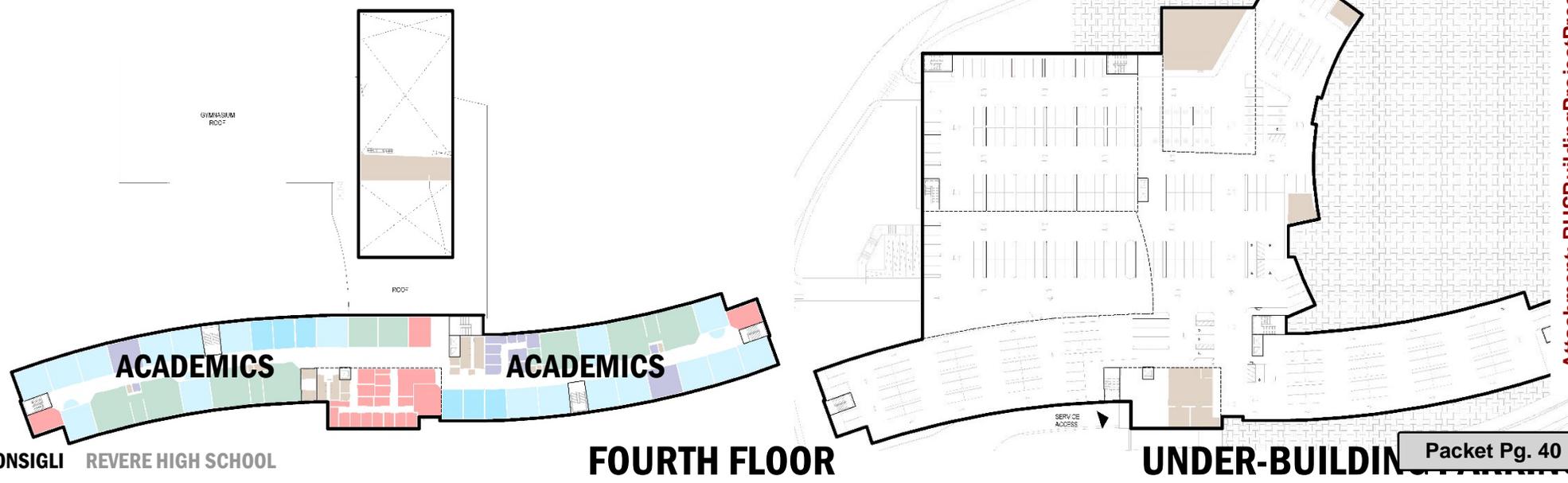
- HEART OF SCHOOL HAS IDEAL EDUCATIONAL PROGRAM CONNECTIC
- IDEAL N/S SOLAR ORIENTATION FOR ACADEMIC WINGS
- OPPORTUNITY TO UPDATE PLAN TO GET GYM & LOCKER ROOMS ON SAME FLOOR
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- NATURAL SITE BOUNDARIES PROVIDE LAYERS OF PROTECTION
- SITE AND BUILDING ALLOW COMPARTMENTALIZATION IN THE EVENT OF EMERGENCY
- NATURALLY BUILT OUTDOOR LEARNING SPACES AND OPPORTUNITIE
- ADDS OUTDOOR ATHLETIC FACILITIES TO THE CITY
- CLARITY OF PROGRAMMATIC ORGANIZATION/ EDUCATIONAL NEIGHBORHOODS

DESIGN OPTIONS- "WONDERLAND 4-STORY"



- GENERAL CLASSROOM
- SPECIAL ED.
- SCI / ART/ TECH / MUS
- SHARED (MEDIA/AUD/GYM)
- HEART OF SCH. / CAF
- ADMIN
- SPPT (KITC./CUSTODIAN/TOI.)
- STAIRS

F.A. FRESHMAN ACADEMY



Attachment: RHSBuildingProjectPresentation01082024 (24-005 : Revere High School

DESIGN OPTIONS- "WONDERLAND 4-STORY"

HEART OF THE SCHOOL

BUS DROP

4-STORY ACADEMIC WINGS

HEALTH & WELLNESS

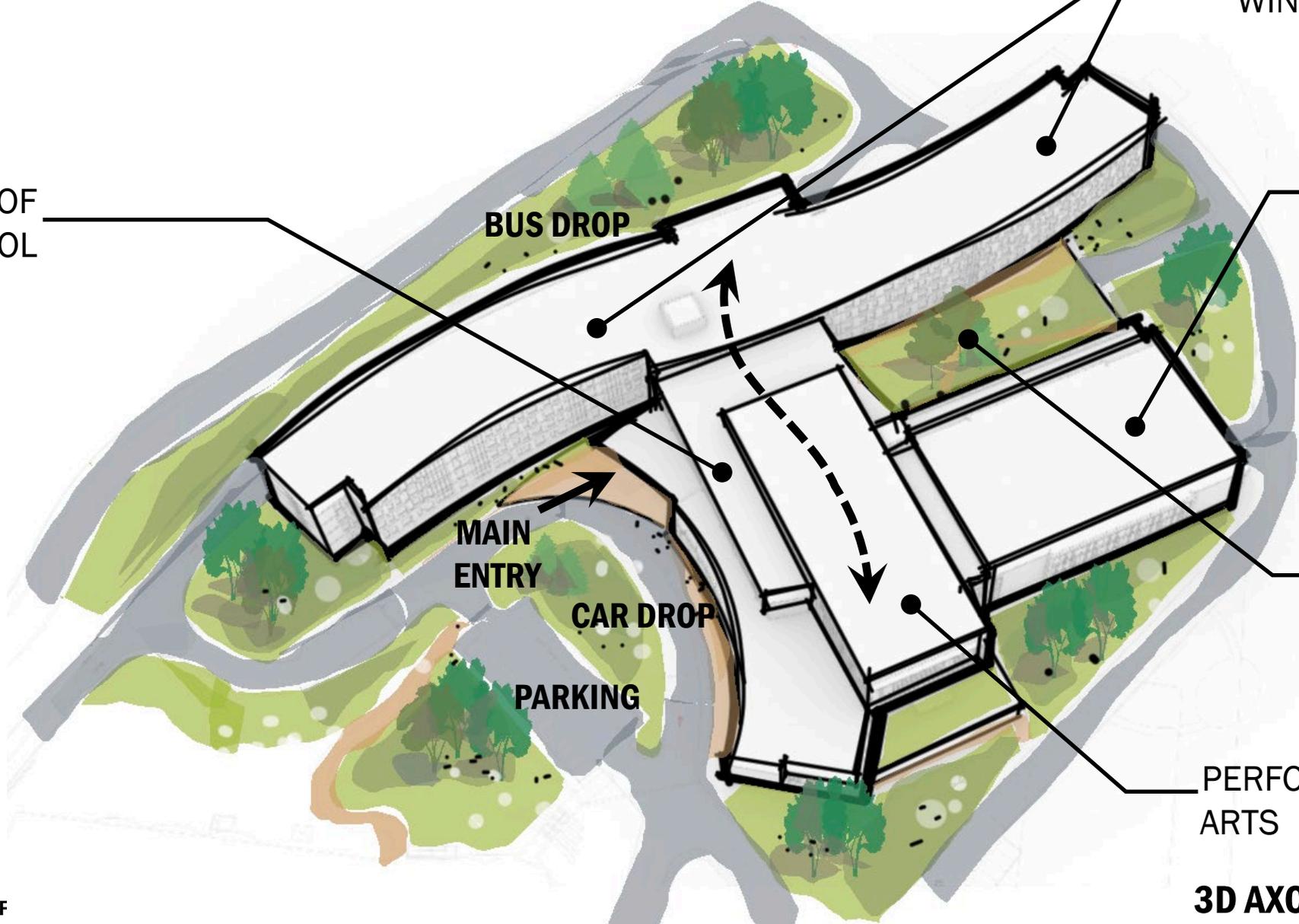
MAIN ENTRY

CAR DROP

PARKING

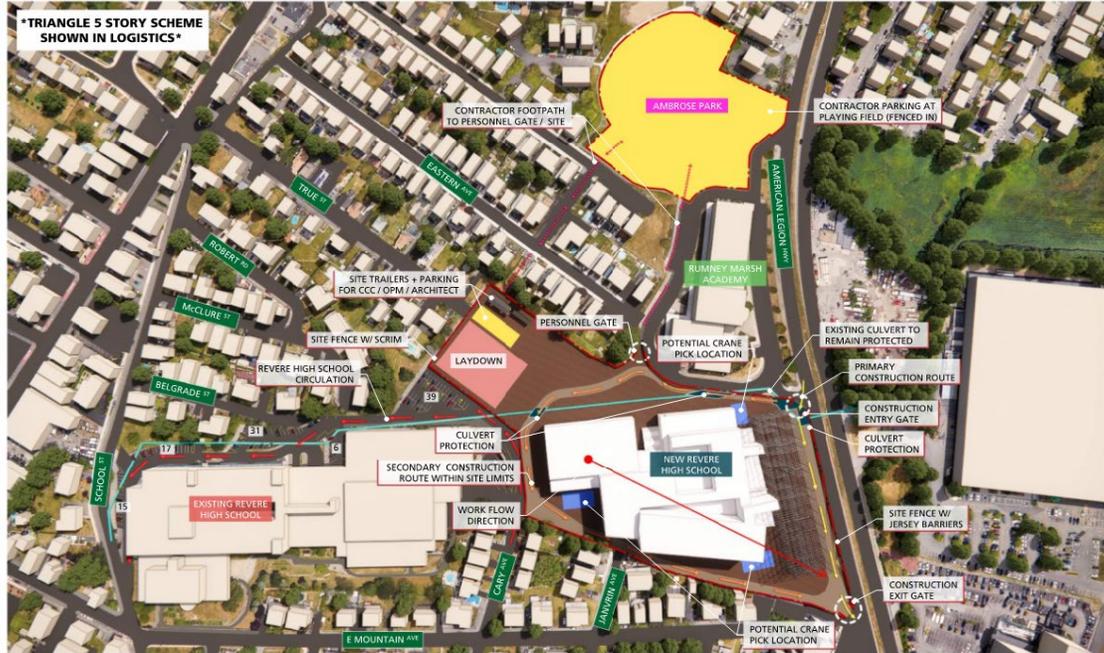
EXTERIOR LEARNING COURTYARD

PERFORMING ARTS



LOGISTICS COMPARISON

EXISTING HS:



PROs:

none

CONs:

- major impact to onsite parking
- difficult site access
- potential culvert impacts
- increased General Requirements
- 1 additional year of construction

WONDERLAND:



PROs:

- better site access
- minimal residential impacts
- onsite contractor parking and laydown
- project is completed sooner (no demolition)
- no impact to existing sports fields
- better utility coordination

CONs:

- higher water table

EXISTING SITE VS. WONDERLAND COST COMPARISON

	COURTYARD 4 SCHEME		WONDERLAND	
<u>Base Project:</u>				
Construction Costs Only	\$ 419,953,527	<i>Cost/SqFt:</i>	\$ 412,006,854	<i>Cost/SqFt:</i>
Total High School Cost	\$ 501,086,907	\$968	\$ 493,217,901	\$950
Land Acquisition	\$ -		\$ 29,500,000	
Ambrose Field	\$ 4,208,961		\$ -	
Culvert Project (On-site)	\$ 40,000,000		\$ -	
Administration Building (Off-Site)	\$ 5,000,000		\$ -	
Total Project Costs	\$ 550,295,868		\$ 522,717,901	
Maximum MSBA Grant	\$ 239,461,932	<i>Effective Reimb:</i>	\$ 234,117,356	<i>Effective Reimb:</i>
Cost to Revere	\$ 310,833,936	47.8%	\$ 288,600,545	47.5%
<i>Delta from Courtyard 4 Scheme</i>	\$ -		\$ (22,233,391)	

Notes:

1. Ambrose Field temporary parking is required to build on the existing site.
2. An allowance for potential permanent and/or temporary culvert work is required to be authorized in tandem with a Project on the existing site. A determination on whether these funds will be expended for protection, temporary fixes (in the event of a failure during construction) or a permanent fix will be determined in a future phase of the Project.
3. The \$5m value for replacement administrative offices represents an order-of-magnitude cost to replace that facility off-site at an existing to-be-determined location. The estimated value to build a new free-standing administrative office building in the existing site parking lot is \$9m.
4. All values here represent new budget authorizations associated with either project. The already-expended value for Wonderland land acquisition is not included.

EXISTING SITE VS. WONDERLAND SCHEDULE SUMMARY

	EXISTING SITE	WONDERLAND
Phase	Timeframe	Timeframe
Culvert Replacement / Site Prep	December 2024 – March 2025	N/A
New Building Construction	March 2025 – August 2028	March 2025 – August 2028
New Building Occupancy	August 2028	August 2028
Phase 2 Demolition & Sitework	September 2028 – June 2029	N/A
Project Completion	December 2029	February 2029
MSBA Audit Closeout	Spring 2030	Spring 2029
Ambrose Field Offline	December 2024 – July 2029	N/A
Erricola Fields Offline	December 2024 – July 2029	N/A
New Admin. Office Deadline	August 2028	N/A

DESIGN OPTIONS COMPARISON

NEW AT EXISTING / NEW AT WONDERLAND

COURTYARD

4- STORY

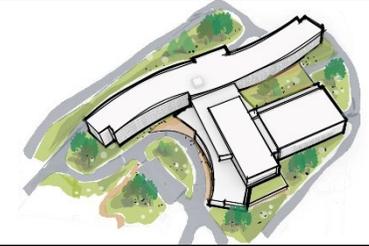
~300 SURFACE + ~300 UNDER
 2 FIELDS + 5 TENNIS
 18.9 ACRES
 CAR QUEUE: 954' /47 CARS
 BUS QUEUE: 1256' /28 BUSES



WONDERLAND

4-STORY

~300 SURFACE + ~300 UNDER
 2 FIELDS + 5 TENNIS
 27.3 ACRES
 CAR QUEUE: 1235' /61 CARS
 BUS QUEUE: 880' /19 BUSES



- 3- STORY HEART OF SCHOOL
- **4- STORY FRESHMAN ACADEMY + GRADE 10-12 ACADEMIC WINGS**
- GYM NEAR FIELDS
- **GYM AND LOCKERS TOGETHER AT SECOND FLOOR**
- GOOD SOLAR @ FRESHMAN ACADEMY
- SUB-OPTIMAL E/W FACING ACADEMIC WING
- **COMMUNITY ACCESS VIA COURTYARD ENTRY**
- **MOST ADVENTAGEOUS FROM A SECURITY PERSPECTIVE**
- PROXIMITY TO RMA ALLOWS FOR EDUCATIONAL OPPORTUNITIES
- **SECURE OUTDOOR LEARNING COURTYARD**
- **MAIN ENTRY CLOSE PROXIMITY TO PARKING**

- **HEART OF SCHOOL HAS IDEAL EDUCATIONAL PROGRAM CONNECTIONS**
- **IDEAL N/S SOLAR ORIENTATION FOR ACADEMIC WINGS**
- OPPORTUNITY TO UPDATE PLAN TO GET GYM & LOCKER ROOMS ON SAME FLOOR
- GYM/LOCKER ROOMS ADJACENT TO PLAYING FIELDS
- LONG TRAVEL DISTANCES
- **SITE PROVIDES A MORE SECURE ENVIRONMENT**
- NATURAL SITE BOUNDARIES PROVIDE LAYERS OF PROTECTION
- **SITE AND BUILDING ALLOW COMPARTMENTALIZATION IN THE EVENT OF EMERGENCY**
- NATURALLY BUILT OUTDOOR LEARNING SPACES AND OPPORTUNITIES
- **ADDS OUTDOOR ATHLETIC FACILITIES TO THE CITY**
- CLARITY OF PROGRAMMATIC ORGANIZATION/ EDUCATIONAL NEIGHBORHOODS

TOTAL PROJECT COST:
\$550,295,868

TOTAL PROJECT COST:
\$522,717,901

Attachment: RHSBuildingProjectPresentation01082024 (24-005 : Revere High School

SITE COMPARISONS

NEW AT EXISTING HIGH SCHOOL/ERRICOLA PARK

COURTYARD

4- STORY

~300 SURFACE + ~300 UNDER
 2 FIELDS + 5 TENNIS
 18.9 ACRES
 CAR QUEUE: 954' /47 CARS
 BUS QUEUE: 1256' /28 BUSES



EXISTING SCHOOL SITE CONSIDERATIONS

GENERAL SITE CONSIDERATIONS

- CENTRALLY LOCATED IN CITY & HIGHLY WALKABLE- NO NEED FOR PARENTS/STUDENTS TO CHANGE HOW THEY CURRENTLY TRAVEL TO/FROM SCHOOL
- ANY IMPROVEMENTS TO ROUTE 60 WILL BE HIGHLY REGULATED BY MASS DOT
- FLOOD ZONE REQUIRES BLDG RAISED +/- 2' OVER FLOOD PLAIN
- REQUIRES -ARTICLE 97 - LEGISLATION REQ'D FOR TWO PARKS (AMBROSE & ERRICOLA) AT PROJECT COMPLETION TWO PARKS REMAIN LIMITING/PRECLUDING ANY FUTURE DEVELOPMENT ON-SITE
- RESTRICTED SITE ACCESS – DURING CONST. & IN FINAL DESIGN
- CULVERT SPLITS SITE & REQUIRES REPLACEMENT AT SIGNIFICANT COST
- EDUCATIONAL DISRUPTION DURING CONSTRUCTION
- ATHLETIC/FIELD DISRUPTION DURING CONSTRUCTION
- LIMITED CONTRACTOR AREA/LAY-DOWN/PARKING- NEED REAL ESTATE FOR ~12 CONSTRUCTION TRAILERS
- GEOTHERMAL LIMIT (100 WELLS/ACRE)
- REMOTE PARKING REQUIRED DURING CONSTRUCTION
- DISLOCATION OF DISTRICT ADMINISTRATION

GENERAL TRAFFIC CONSIDERATIONS

- TRAFFIC CONFLICTS WITH RMA
- LACKS SPACE FOR BUS PARKING
- ANY TRAFFIC RELIEVING MEASURES MAY CAUSE UNDESIREABLE CAMPUS CUT-THROUGHS
- CONSTRUCTION WILL CAUSE MODIFICATIONS TO CURRENT CIRCULATION TO ACCOMMODATE CONSTRUCTION STAGING

COUTYARD SITE CONSIDERATIONS

- CONSTRICTED LOADING & SERVICE ACCESS
- BUS, LOADING AND PEDESTRIAN CONFLICTS AT CARY AVE.
- SIZEABLE ENTRY PLAZA AND LANDSCAPE SPACES
- ADEQUATE ATHLETIC PROGRAM
- GOOD ORIENTATION FOR BASEBALL FIELD

COUTYARD TRAFFIC CONSIDERATIONS

- RELATIVELY BETTER THAN BOTH TRIANGLE CONCEPTS FROM A TRAFFIC AND CIRCULATION PERSPECTIVE

NEW AT WONDERLAND

WONDERLAND

4-STORY

~300 SURFACE + ~300 UNDER
 2 FIELDS + 5 TENNIS
 27.3 ACRES
 CAR QUEUE: 1235' /61 CARS
 BUS QUEUE: 880' /19 BUSES



WONDERLAND SITE CONSIDERATIONS

GENERAL SITE CONSIDERATIONS

- FLOOD ZONE REQUIRES BLDG RAISED +/- 5' OVER FLOOD PLAIN
- POTENTIAL FUTURE LOSS OF TAX-INCOME FOR THE CITY
- CLOSE PROXIMITY TO HIGHWAY & TRAIN
- LOW WALKABILITY (CUT OFF/ISOLATED) HIGHWAY AND OPERATIONAL RAILROAD TRACK
- ALLOWS REPURPOSING OF OLD HIGH SCHOOL
- LARGE AREAS REQUIRED FOR FLOOD MITIGATION
- EASE OF ACCESS AND CIRCULATION
- SEPARATE CAR + BUS DROPOFF ROUTES
- OPPORTUNITIES FOR USE OF FLOOD MITIGATION AREAS FOR HABITAT, EDUCATION AND RECREATION
- GENEROUS COURTYARD LANDSCAPE SPACES
- SPACE FOR VEGETATED BUFFERS BETWEEN ROADS, RAILROAD TRACKS AND SCHOOL
- OPPORTUNITY FOR BUS PARKING AT RHS SITE

GENERAL TRAFFIC CONSIDERATIONS

- MORNING TRAFFIC IMPACTED; AFTERNOON TRAFFIC NOT IMPACTED
- LIKELY TO PRODUCE HIGHER BUS + CAR USE THAN EXISTING SITE
- MAY INCREASE TRAFFIC IN THE SAGAMORE STREET NEIGHBORHOOD
- SUBSTANTIALLY MORE ROADWAY IMPROVEMENTS REQUIRED COMPARED TO EXISTING SITE

SITE COMPARISONS

NEW AT EXISTING HIGH SCHOOL/ERRICOLA PARK

COURTYARD

4- STORY

~300 SURFACE + ~300 UNDER
 2 FIELDS + 5 TENNIS
 18.9 ACRES
 CAR QUEUE: 954' /47 CARS
 BUS QUEUE: 1256' /28 BUSES



EXISTING SCHOOL SITE CONSIDERATIONS

FLOODING/WETLANDS IMPACTS

- PORTIONS OF THE SITE ARE WITHIN A 100-YEAR FLOOD ZONE, AREAS BELOW ELEVATION 11 CANNOT BE FILLED WITHOUT PROVIDING COMPENSATORY STORAGE.
- MAY EXPERIENCE FUTURE INLAND FLOODING IF UPSTREAM AND DOWNSTREAM CAPACITY ISSUES ARE NOT RESOLVED.
- WETLANDS PROTECTION ACT PERMITTING IS LIMITED PROVIDING COMPENSATORY STORAGE ASSOCIATED WITH THE 100-YEAR FLOOD ZONE; NO OTHER WETLAND RESOURCES LOCATED ON THE SITE.

UTILITIES

- UTILITY RELOCATION REQUIRED:
 - CULVERT SPLITS SITE – AT END OF USEFUL LIFE AND WILL REQUIRE REPLACEMENT AT SOME POINT
 - EXISTING ELECTRIC DUCTBANK WILL NEED TO BE RELOCATED AS NECESSARY TO ALLOW FOR NEW SCHOOL BUILDING.
- UTILITIES SERVICE CONNECTION POINTS LOCATED ON SITE OR IN NEARBY ROADWAYS.

PERMITTING

ENVIRONMENTAL PERMITS REQUIRED -

- EENF - EXPANDED ENVIRONMENTAL NOTIFICATION FORM /SEIR – SINGLE ENVIRONMENTAL IMPACT REPORT (12-14 MONTHS)
- ARTICLE 97 – (10-12 MONTHS)
- NOI – LOCAL

MORE RISKY FROM A PERMITTING STANDPOINT – ARTICLE 97 MUST GO THRU A PROCESS WITH THE STATE LEGISLATURE AND HOW THEY ULTIMATELY RULE ON THIS IS UNKNOWN

NEW AT WONDERLAND

WONDERLAND

4-STORY

~300 SURFACE + ~300 UNDER
 2 FIELDS + 5 TENNIS
 27.3 ACRES
 CAR QUEUE: 1235' /61 CARS
 BUS QUEUE: 880' /19 BUSES



WONDERLAND SITE CONSIDERATIONS

FLOODING/WETLANDS IMPACTS

- WETLAND RESOURCE AREAS REQUIRING PERMITTING: BORDERING VEGETATED WETLAND, NON-BORDERING FRESHWATER WETLANDS, BANK/MEAN ANNUAL WATER LINE, RIVERFRONT AREA, BORDERING LAND SUBJECT TO FLOODING/LAND SUBJECT TO COASTAL STORM FLOWAGE;
- ELEVATION OF 100-YEAR BORDERING LAND SUBJECT TO FLOODING TO BE FINALIZED/CONFIRMED. COMPENSATORY STORAGE (NO FILLING) IS REQUIRED IN AREAS BELOW THAT ELEVATION.
- - FLOODING ASSOCIATED WITH COASTAL STORM FLOWAGE PROJECTED TO BECOME MORE FREQUENT AND SEVERE IN THE FUTURE DUE TO THE EFFECTS OF SEA LEVEL RISE AND GLOBAL WARMING.
- WETLAND REPLICATION MAY BE REQUIRED.

UTILITIES

- UTILITY RELOCATION REQUIRED INCLUDING SOME DRAIN AND SEWER LINES SERVING ADJACENT ROADS AND SITES CURRENTLY RUNNING THROUGH THE PARCEL.
 - RELOCATION OF EXISTING 24" RCP SEWER LINE
 - RELOCATION OF EXISTING 36" RCP DRAIN LINE
- UTILITIES SERVICE CONNECTION POINTS ON SITE OR IN NEARBY ROAD

PERMITTING

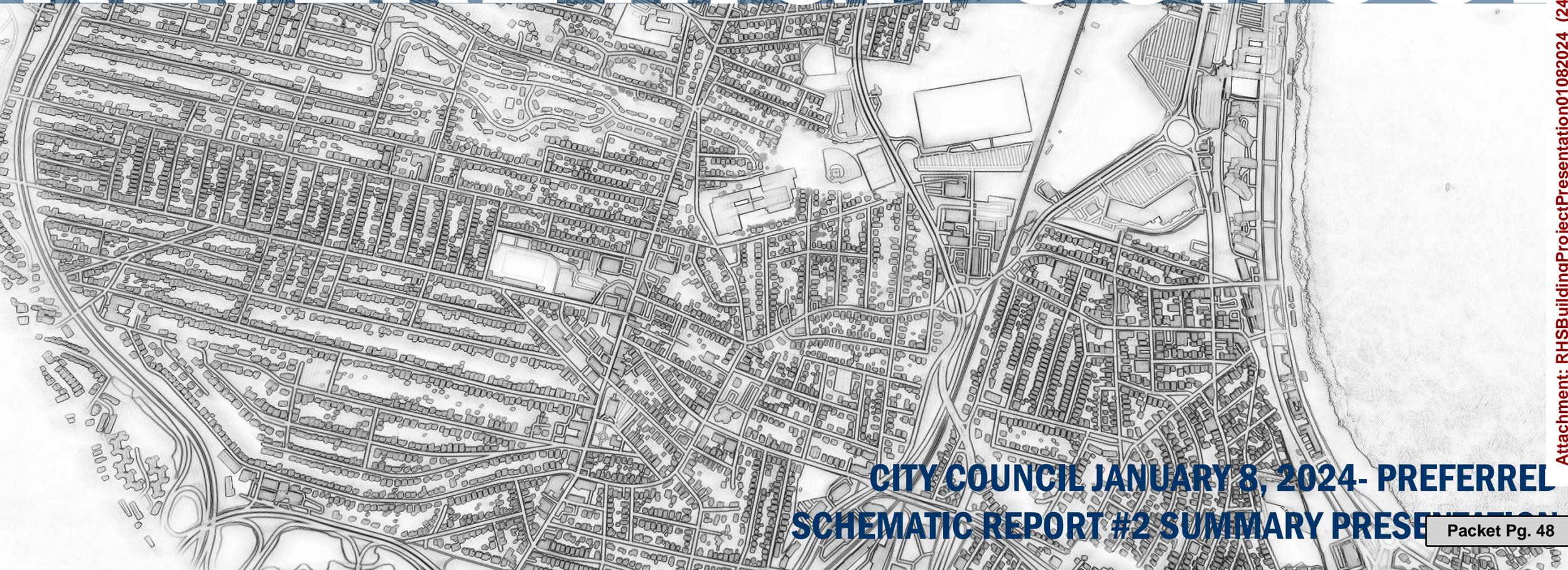
ENVIRONMENTAL PERMITS REQUIRED -

- EENF - EXPANDED ENVIRONMENTAL NOTIFICATION FORM /SEIR – SINGLE ENVIRONMENTAL IMPACT REPORT (12-14 MONTHS)
- ANRAD – LOCAL
- NOI – LOCAL
- CHAPTER 91 LICENSE – (10-12 MONTHS)
- ARMY CORP – SELF VERIFICATION NOTICE ONLY

CHAPTER 91 WATERWAYS PERMITTING DUE TO THE ECD AND THE HISTORIC HIGH TIDE LINES AND TIDAL INFLUENCE ON THE ECD MAY HAVE AN EFFECT ON THE NORTHEASTERN PORTION OF THE SITE



REVERE HIGH SCHOOL



**CITY COUNCIL JANUARY 8, 2024- PREFERREL
SCHEMATIC REPORT #2 SUMMARY PRESENTATION**



City of Revere

CFO/City Auditor

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

Richard Viscay
 CFO/City Auditor

January 3, 2024

City Council President Visconti
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Community Investment Trust Appropriation – Ward 5 – Air Quality Monitoring

Dear Council President Cogliandro,

The city, through the Planning and Community Development Department, is seeking funding to install air quality monitors in the Ward 5 neighborhood. The total cost is proposed to be \$25,000 and would include the purchase of air quality sensors, installation, and data storage costs.

Any further information on the details of this funding request will be provided by Elle Baker of the Planning and Community Development department.

I will be present at Monday's meeting to discuss and answer any questions on the appropriation request and funding source. Please find attached a cer

Best regards,

Richard Viscay
 CFO/City Auditor

Cc: Patrick Keefe, Mayor
 Tom Skwierawski, Chief of Planning and Community Development
 Elle Baker, Open Space and Environmental Planner
 Assunta Newton, Assistant Budget Director



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

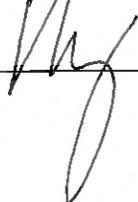
To: Mayor Patrick Keefe
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: January 3, 2024
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

<p>FROM: Community Improvement Trust (84051-596000) <i>Available Balance: \$ 893,265.45</i></p>	<p>\$ 25,000</p>
<p>TO: Ward 5 Air Quality Monitoring (43981-587300) <i>Original Certification: \$ 0.00</i></p>	<p>25,000</p>

Based on the amount available as of January 3, 2024, there are sufficient funds to support such a transfer.

Account verified by 

Reviewed by 

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

RE: CIT Funding Request: Leach Park

Dear Councilors:

In accordance with Revere Revised Ordinances 17.47.020, I hereby request your approval for the expenditure of \$30,000 from the Community Improvement Trust Fund to support the renovation of Leach Park at the corner of Broadsound and Leverett Aves. This funding will supplement approximately \$185,000 of the Community Development Block Grant allocated to support this project.

This appropriation would help fund updating the existing outer wood fence, adding ADA accessible entrances, redoing approximately 5,000sq ft of gravel walkway with stone dust and resetting cobblestone, updating mulch beds, removing tree stumps, adding an area for engraved pavers, and other aesthetic features. The Revere DPW and DPCD will manage the project oversight.

This request conforms to the appropriation purpose of Revere Revised Ordinance 17.47.030. Thank you for your consideration.

Regards,

Patrick M. Keefe Jr.

Cc:

Richard Viscay, Director of Finance
Tom Skwierawski, Chief of Planning and Community Development



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council,

I write to inform you of my reappointment of multiple members of the City of Revere's public boards and commissions. Each of these members has served admirably in their various roles, and I have full confidence in their commitments to our community and contributions to their boards and commissions. For further information on any of these members and their boards or commissions, please reach out to my office and the office of the City Clerk.

Find below the table of members being re-submitted for confirmation by the City Council.

Board and Commission Reappointments		
<i>Name</i>	<i>Board or Commission</i>	<i>Expiration of New Term</i>
Anayo Osueke	Affordable Housing Board of Trustees	9/13/25
Laila Pietri	Affordable Housing Board of Trustees	2/7/26
Dana Brangiforte	Board of Assessors	1/22/27
Matthew McGrath	Board of Assessors	1/22/27
Drew Bunker	Board of Health	2/1/25
Toby Cassidy	Conservation Commission	4/3/26
Sam Woodman	Conservation Commission	5/6/26
Nicholas Rudolph	Conservation Commission	7/12/26
Brian Averback	Conservation Commission	7/12/26
Joseph LaValle	Conservation Commission	9/24/26
Savanah Carlson	Cultural Council	1/1/27
Joseph Heafitz	Cultural Council	1/1/27
Farah Shikh	Cultural Council	12/7/26
Qin Li	Cultural Council	12/7/26
Ralph DeCicco	Disability Commission	11/14/25
Robert Brown	Disability Commission	11/1/26
Mario Grimanis	Disability Commission	12/7/26
Jason Barone-Cichocki	Disability Commission	12/7/26
Asmaa Abou-Fouda	Disability Commission	12/7/26
John Cammarata	Election Commission	4/1/24
Elizabeth Dixon	Election Commission	4/1/26
Paul Fahey	Election Commission	4/1/27

Fatou Drammeh	Housing Authority Board of Commissioners	3/13/27
Kourou Pich	Human Rights Commission	9/14/25
David Callahan	Human Rights Commission	9/14/26
Lourenco Garcia	Human Rights Commission	9/14/26
Chris Bright	Human Rights Commission	9/14/26
Robert Zierten	Public Art Commission	3/22/24
Joanne McKenna	Public Art Commission	3/22/25
Brian Harkins	Public Art Commission	3/22/25
Kristen Green	Public Art Commission	3/22/25
John Lopes	Zoning Board of Appeals	6/1/27
Aklog Limeneh	Zoning Board of Appeals	6/30/28

Regards,



Patrick M. Keefe, Jr.
Mayor

Attachment: Reappointment_batch_Jan2024 (24-008 : Reappointment Batch 2024)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Don Martelli to the Library Board of Trustees. In accordance with Chapter 2.81 of the Revised Ordinances of the City of Revere, I am appointing Don to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Don not only has a passion for serving the City, but is knowledgeable in marketing, business growth, and content creation. I believe his innovative outlook will bring vitality to the Public Library.

Regards,

Patrick M. Keefe, Jr.
Mayor

Don Martelli

Don@thebelfortgroup.com

6174136773

linkedin.com/in/donmartelli

Summary

As the President and Partner of Belfort Group, I lead the growth and strategy of an integrated digital marketing and PR firm in Boston, MA. With over 25 years of experience in communications across various industries, I bring innovative and effective solutions to complex business challenges for our clients and our firm.

My passion for content with purpose stems from my journalism background, as I was a reporter for the Boston Globe and part of the team that launched Boston.com in the early stages of online news. I also leverage my expertise in PR, marketing, and social media to create impactful campaigns and narratives that resonate with diverse audiences. In addition, I serve on the executive board of the Cole Strange Foundation and the board of directors of BearMoose Brewing Co., where I support their missions and visions through strategic communications and community engagement.

Experience



Board Member

Revere Chamber of Commerce

Jan 2024 - Present (1 month)



President & Partner

Belfort Group

Nov 2020 - Present (3 years 3 months)

As the President of the Belfort Group, I oversee growth strategies for our firm as well as our clients. With 25 years of experience in communications, PR and marketing across a variety of industries, I'm often asked to bring integrated solutions to complex business problems.

Executive Board Member

Cole Strange Foundation

May 2023 - Present (9 months)

Executive Board Member of the Patriot's 2021 First-Round Draft Pick and starting Offensive Lineman Cole Strange

Member Board of Directors

BearMoose Brewing Co.

Jan 2023 - Present (1 year 1 month)

BearMoose Brewing is craft beer company located in the hub of brew innovation in Everett, MA. My role includes supporting marketing and communications, sales distribution and brand awareness.

Member Board of Directors

Day Dreaming Organization

May 2022 - Present (1 year 9 months)

Day Dreaming's vision is to create strategic partnerships with corporations, service providers, civic community groups, school systems, political decision makers and other professionals to identify the ever-changing needs of those in the community and create actionable and tangible solutions.

Chief Operating Officer

Belfort Group

Jun 2019 - Nov 2020 (1 year 6 months)

COO focusing on Client Strategy, New Business Development and Agency Operations

Senior Vice President, New Business Development & Client Strategy

Belfort Group

Dec 2018 - Jun 2019 (7 months)

As Senior Vice President, I'm responsible for new business development, agency growth and client strategy. I work across each of our practice areas and am the lead architect, developing integrated campaigns that are measurable and move business forward.

Vice President

Belfort Group

Dec 2013 - Nov 2018 (5 years)

As Senior Vice President, I'm responsible for client strategy. I work across each of our practice areas and am the lead architect, developing integrated campaigns that are measurable and move business forward.

Director of Digital Integration

Belfort Group

Sep 2012 - Nov 2013 (1 year 3 months)

Responsible for integration digital strategies into all client campaigns across each practice areas.

Senior Manager of Integrated Communications and Social Business

D50 Media

Jan 2012 - Sep 2012 (9 months)

As the Senior Manager of Integrated Communications, I oversaw the strategic creative development of sales-driven marketing. I was responsible for developing multi-faceted communication strategies and deliverables, in partnership with other departments, which addressed key customer contacts with relevant messaging and moves them effectively through the customer journey.

Director, Social Media Strategy

May 2011 - Dec 2011 (8 months)

As one of the first next generation digital marketing agencies, One to One Interactive builds informed and creative customer strategies on the belief that digital media and its ability to provide targeted, permission based, one-to-one dialogues represent the cornerstone of marketing in the future. As the Director, Social Media Strategy, I work across the agency and our client base to develop social media strategies that build brand awareness and impact business objectives.

 **VP and Dir. of Digital Communications**

MSL (Global)

Apr 2007 - May 2011 (4 years 2 months)

MSL Boston is a 20-person, full service public relations and marketing agency with one goal: To be our clients' most trusted advisor and the source of unbound creativity and value in the always-on conversation locally, nationally and globally.

Headquartered in the Digitas building at 33 Arch Street, MSL Boston offers a special expertise in the fields of life sciences and medical devices, cause marketing and corporate social responsibility, healthcare delivery, and public affairs and reputation management. Social media and digital applications are core to all of our client programs. Our passion, intelligence and creativity consistently earn the loyalty and support of leading businesses, brands and institutions in the consumer, corporate and healthcare fields in New England and across the United States.

 **Director for Marketing and Communications**

Malden Catholic

May 2004 - Apr 2007 (3 years)

Responsible for devising and implementing strategic marketing initiatives to attract potential students and engage alumni. Also responsible for overall management of the Malden Catholic High School brand.

 **Account Executive**

Morrissey & Company

Feb 1999 - Apr 2004 (5 years 3 months)

PR agency Account Executive

 **Account Executive**

Mason

1998 - 1999 (1 year)

Developed and executed public relations programs for consumer, healthcare and technology clients.

 **Public Affairs Assistant**

Suffolk University

1997 - 1998 (1 year)

Helped with media relations activities, web development, editorial writing and marketing initiatives.

 **General Assignment Reporter**

Boston Globe Media

Sep 1993 - Dec 1997 (4 years 4 months)

Covered a variety of news stories, including city news, business and politics.

Education

 **Northeastern University**

Bachelor of Arts, Journalism

1991 - 1996

Journalism major.

Skills

Social Media • Digital Marketing • Media Relations • Public Relations • Integrated Marketing • Writing
• Business Strategy • Business Development • Strategic Communications • Community Outreach



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Ms. Somaya Laroussi to the Human Rights Commission. In accordance with Chapter 9.28 of the Revised Ordinances of the City of Revere, I am appointing Somaya to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Somaya took part in campaigning for the establishment of the Revere Human Rights Commission and has extensive experience in community organizing and advocacy work. Her vision and passion make her an uniquely qualified candidate for this commission.

Regards,

Patrick M. Keefe, Jr.
Mayor



SOMAYA LAROUCSI

ABOLITIONIST & HUMAN RIGHTS ACTIVIST

CONTACT

-  781-558-7363
-  somayaclaroussi@gmail.com
-  Address can be provided upon request
Revere resident

SKILLS

- Public speaking, emceeding events
- Media Justice Fellowship 2020
- Familiarity with local-level political campaigning
- Canvassing and organizing fundraisers
- Coding: HTML, CSS, Javascript, R
- Graphic Design: Adobe Photoshop, Adobe Illustrator, Sketchup, Canva
- Website design, social media branding
- Media: op-eds, press releases, etc.

EDUCATION

High School Diploma

Revere High School

2015-2019

Bachelors of Arts and Science

Boston University

2019-2023

- Double major in Environmental Science (ecosystems track) and International Relations (International Systems and the region of Latin America)
- Graduated with honors in Environmental Science

LANGUAGES

English 

Arabic 

Spanish 

LOCAL EXPERIENCE

Revere Youth in Action (RYiA)

Grassroots Organizer based on Shirley Ave 2019-2022

Revere Intersectional Support for Education (RISE)

Youth Organizer based at Revere High School 2015-2019

US Census Bureau

Local Census Enumerator for hard-to-count communities in Revere 2020

Revere Education Justice Alliance (REJA)

Revere Youth representative through RYiA 2019-2020

Massachusetts Education Justice Alliance

Revere Youth representative through RYiA 2019-2022

Boston Climate Cohort

Revere representative through RYiA 2022-2023

I Have A Future (IHAF) Coalition

Revere Youth Organizer for Boston-based youth justice coalition 2019-2022

Senator Joseph Boncore Internship

Summer Intern, 3rd Suffolk District Summer 2021

Media Justice Fellowship

Fellow at RYiA 2020-2021

OUTSIDE REVERE

- Youth20 Task Force at G20 (Japan 2019)
 - 1 of 20 youth representatives chosen from around the world
 - Sustainability/Environmental advisor for the Model G20 Task Force Position Paper
 - Position Paper was recognized by UN General Assembly, G20, and other international organizations)
- Chair of Revere Model United Nations Conference (REVMUN) 2019
- Honorary guest at "What's Wrong With Democracy?" Harvard Symposium (2019)
- Young Professionals In Foreign Policy member
- UNA-USA Youth member
 - attended Youth Leadership Summit 2022
- Women Of Color Advancing Peace and Security (WCAPS) member
- The World Is Watching
 - an international coalition of young professionals and organizers committed to globally advancing BLM
 - Media and Communications Director

Attachment: Appointment_S.Laroussi_HRC (24-010 : Appointment of S. Laroussi)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Hector Rivera to the Planning Board. In accordance with M.G.L. c. 41 § 81A, I am appointing Hector to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Hector is a Union member of over twenty years and has experience in carpentry and general contracting. This practical experience shall serve as an asset as the Board oversees development in the City of Revere.

Regards,

Patrick M. Keefe, Jr.
Mayor

HECTOR RIVERA

Business Representative

Revere MA 02151

(781)484-6701

Hrivera@nasrcc.org

Business Representative North Atlantic States Regional Council of Carpenters.

Union Member 20 years.

Experience

2019-2023- present Business Representative

- . Building relationships with Developers, General Contractors
- . Representing Union Contractors
- . Representing all Carpenters

2017-2023-present

- . E board member
- Currently Treasure Local Union 2168

2009-2019 Journeyman/Steward

- . working with Companies and union members on any issues and concerns at the job site.
- . providing information for members about union benefits when asked.
- . Getting members engaged in union programs.

Education

- . Apprentice Program
- . Journeyman Program
- . Steward Training
- . Delegate Training

Skills

- . Bilingual
- . International Standards & Training Alliance
- . Install Certified in different types of flooring.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Hal Abrams to the Planning Board. In accordance with M.G.L. c. 41 § 81A, I am appointing Hal to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Hal has extensive experience in construction management, structural engineering, and planning. He has served the City proudly in the past, and I look forward to his contributions to the Planning Board and the future development of Revere.

Regards,

Patrick M. Keefe, Jr.
Mayor

Hal F. Abrams

| Revere, MA 02151

P: 617-594-3040 | E: halfordabrams@gmail.com

EDUCATION

University of Massachusetts, Boston, MA, *Bachelor of Arts, History*, 1975, Brandeis University, Waltham, MA, *Teacher's Certificate*, 1976, Harvard University Extension School, Cambridge, MA, *Masters Courses*, 1977, Massachusetts Institute of Technology (Lowell Institute Draper Laboratory), *Architectural Design, CAD Design Courses*, 1983.

RELEVANT WORK EXPERIENCE

J.J.Welch Construction Managers and Builders, Salem, MA **Supervisor of Construction** 2022-Present

- Manage the planning and execution of construction projects, ensuring adherence to timelines, budgetary constraints, and quality standards.
- Conduct on-site supervision of construction activities, overseeing daily operations to ensure compliance with safety regulations, quality control, and project specifications.
- Interacting with clients to provide project updates, address any concerns and ensure project goals.
- Lead and motivate construction teams, fostering a collaborative and goal-oriented work environment.

Weston Associates, Boston, MA **Supervisor of Construction** 2020-2022

- Managed and supervised subcontractors daily, ensuring efficient progress in the renovation of (400) high-rise units.
- Coordinated closely with the owner's representative and subcontractors to address project schedule and budget concerns.
- Contributed as a key member of the design team, actively participating in collaborative efforts to drive project completion.

Design Group Incorporated, Peoria, IL **Supervisor of Construction** 2000– 2020

- Oversaw contract and schedule management of subcontractors, tailored to project requirements and client needs.
- Implemented the development of structural designs and floor plans in accordance with architectural plans.
- Ensured adherence to zoning regulations, local and state permitting, and site safety.

Trinity Tech Structural Engineering, Charlestown, MA **Supervisor of Construction** 2000– 2020

- Worked closely with project clients to incorporate custom design requests..
- Proactively identified and addressed challenges during construction phases.
- Supervised and directed construction tasks to ensure efficient and effective project execution.

BOARD EXPERIENCE

- **City of Revere School Committee Member**, Revere, MA, 1984-1986
- **City of Revere Retirement Board Member**, Revere, MA, 1980-1984

REFERENCES

Architect Timothy Sheehan, p: 617-241-9653
 Architect John Matz, p: 617-286-2730
 Project Manager Jody Ledoux, p: 207-229-5148



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Herby Jean-Baptise to the Human Rights Commission. In accordance with Chapter 9.28 of the Revised Ordinances of the City of Revere, I am appointing Herby to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

A union member, Herby has experience in worker advocacy and community organizing. I am confident that his background will add to the important work being done by the Human Rights Commission.

Regards,

Patrick M. Keefe, Jr.
Mayor

Herby Jean-Baptiste

Worcester, MA 02151

617-455-2450

Email : baptisteherb25@gmail.com

OBJECTIVE

To utilize my experiences as a labor and workforce senior leader to lead teams, negotiate contracts and agreements, and engage all stakeholders with clear and effective communication.

PROFESSIONAL EXPERIENCE**1199SEIU Vice President, Long Term Care****06/2012 – 11/2021**

- Supported the Massachusetts Division senior planning process and led a team of four (4) organizers to plan and execute the Division's plan of work.
- Led contract negotiations for Collective Bargaining Agreements for numerous nursing home facilities.
- Planned and executed on the priority and strategic cross-team campaigns by helping to develop, support, and monitor chapter plans, membership engagement, and contract campaigns.
- Assisted in building protocols to develop stronger internal staff and member structures to grow engagement; provided clear communication and feedback; promoted and fostered overall development and ownership of the Union in its staff and members.

1199SEIU Administrative Organizer**06/1999 - 06/2012**

- Lobbied Legislators at the State House on relevant labor issues in long-term care, conducted workshops.
- Bargained over fifty (50) contracts including first contracts and successorship contracts and planned numerous picket and strike actions as needed to facilitate the bargaining process.
- Prepared and represented members at 3rd step grievance hearings and conducted general investigations.
- Led and facilitated numerous chapter meetings and helped establish and build multiple Labor Management Committees.

- Led and facilitated numerous member and staff trainings in effective labor-management skills.
- Trained in the basics of negotiations.
- Member Organizer Special recognition for Outstanding Job in a Campaign from SEIU Local 285 in May of 1997.

1199SEIU Staff/Member Organizer Internship 06/1999-12/1999

- Learned the skills to lobby for the labor interest at the State House.
- Develop member and recruitment for various stakeholder meetings.

ACCOMPLISHMENTS

Labor and Workforce

- Thirty-one (31) years of organizing and leadership experience in the area of representing members, conducting investigation on workers' cases, providing legal advice to bargaining units in jeopardy of losing jobs, training and leading teams of members and influencing law makers to change their policies on Labor Unions for the State of Massachusetts.
- Trained and worked at East Village Nursing Home Steward for ten (10) years.
- Played a Leadership role in settling East Village Nurses Strike.

Industry Game-Changer

- Led the Union's legislative efforts at the State House for wage increases for all nursing home workers in the State of Massachusetts, won 45 million dollars in wage pass through money for pay increases for nursing home workers.

Haitian Caucus

- Created Haitian Caucus 1199SEIU which engages thousands of Haitian and Haitian-diaspora staff and workers.
- Identified and developed member leaders in the Union and the Haitian community overall.
- Created Haiti Task force after 2010 Haiti Earthquake:
 - Developed the Crisis Center which established large phone banking efforts enabling Haitians to reach out to families and loved ones.
 - Engaged different community groups and volunteers.
 - Provided technical and administrative assistance for Skype and other media.

- Engaged multiple legislative senators and representatives, including accompanying them on an international trip to Haiti.
- Represented the Haitian Caucus/1199SEIU in the Dominican Republic to create a multinational roadmap for the Haitian government.

Negotiation Experience as a Union Member

- Member of bargaining negotiations team 1989-1999.
- For more than eleven (11) years, managed groups of fellow workers/Union members, organized Union pickets, rallies, and strikes to settled contracts.

LANGUAGE SKILLS

- Fluent in Haitian Creole and French

EDUCATION

Cornell University, New York – Labor Relations Management Concepts Training Center, Washington DC	2006-2007
Bunker Hill Community College, MA	2000-2001
Inspector School General, Dept. Nippes, Haiti	1995-1998
Principal of a School, Petite Riviere, Nippes, Haiti	1984-1987
Primary School Teacher, Petite Riviere, Nippes, Haiti	1983-1984
	1981-1983

Attachment: Appointment_H.JeanBaptise_HRC (24-013 : Appointment of H. Jean-Baptise)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Wilson Correa to the Conservation Commission. In accordance with M.G.L. c. 40 § 8C, I am appointing Wilson to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

Wilson has a background in network engineering and technology, and while his experience is not in environmental conservation specifically, I am fully confident in his abilities to provide a technical perspective on the Conservation Commission.

Regards,

Patrick M. Keefe, Jr.
Mayor

Wilson Correa

(617) 407-4312 | w.correa@live.com | <https://www.linkedin.com/in/wilson-correa>

Work Experience

MASS GENERAL BRIGHAM | MASTER NETWORK ENGINEER | APRIL 2011 - PRESENT

- Responsible for designing, implementing, monitoring, and managing local and wide area networks to ensure maximum uptime for users
- Configured and maintained Cisco hardware including routers, switches, wireless access points, WLCs, and UPSs (Vertiv, Tripp-lite)
- Troubleshoot tickets as they were escalated to the engineer queue and part of 24x7 on call rotation
- Work with different industry vendors i.e., ISPs, Cisco TAC, Panduit, Vertiv/Liebert, Infoblox, NetBrain
- Assist management with the hiring process of new engineers
- Trained junior engineers in different business role
- Carefully planned hardware refresh projects to lower operating cost, maintain maximum uptime while planning for growth needs

MASS GENERAL BRIGHAM | DESKTOP TECHNICIAN | JULY 2003 – APRIL 2011 (PROMOTED TO NETWORK ENGINEER)

- Support computers running different versions of Windows OS and troubleshoot network connectivity issues
- Work with different IS groups and vendors to troubleshoot and test applications and devices
- Install, troubleshoot a wide variety of HP printers, HP scanners and Fujitsu Scanners
- Maintains high productivity without sacrificing quality of service and meets deadlines
- Volunteer to participate in 24x7 on-call rotation to provide fast and efficient technical support in critical areas with different IS groups
- Work during off hours in different projects when required by business needs

MASS TABERNA DE HARO | SUPERVISOR/WAITER | April 2003 – Summer 2012 - Summer 2011

- Manage restaurant operations during owner absence
- Selected to train several new employees in job duties and restaurant procedures

Certifications, Skills, and Proficiencies

CERTIFICATIONS

- Cisco Certified Specialist - Enterprise Advanced Infrastructure Implementation | Active
- Certified Specialist - Enterprise Advanced Infrastructure Implementation | Active
- Ekahau ECSE Design Valid Until 04/28/2026



TECHNICAL PROFICIENCIES

Cisco Routing and Switching, Infoblox (DNS/DHCP) NetBrain, OSPF, BGP, STP, FHRPs (HSRP), Ekahau

References

Tim Sevigny | Network Architect | Mass General Brigham

Email: tsevigny@mgb.org Phone: 617-967-7794

Rob Roche | Master Network Engineer | Mass General Brigham

Email: rocheb2016@gmail.com Phone: 617-763-6733

Paul Tucceri | Senior Manager | MGH IS Management & Planning

Email: ptucceri@mgb.org Phone: 617-640-1960

Volunteering

- Volunteer as a coach in different sport run by the town
- Involved in different environment programs to clean up and protect the environment



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. Matt Wolfer to the Affordable Housing Trust Fund Board of Trustees. In accordance with M.G.L. c. 44 § 55C, I am appointing Matt to a two-year term beginning on January 22, 2024, and expiring on January 22, 2026.

Matt has extensive experience in real estate and finance, and I am fully confident in his abilities to bring valuable insight and facilitate meaningful dialogue on the Affordable Housing Trust Fund Board of Trustees.

Regards,



Patrick M. Keefe, Jr.
Mayor

Matthew T. Wolfer

Revere, MA 02151

508.933.5601 | matthewwolfer20@gmail.com

Education

University of Massachusetts Amherst Isenberg School of Management <i>Bachelor of Business Administration in Finance – Alternative Investments Track, Economics minor</i> Cumulative GPA 3.95 – <i>Summa Cum Laude</i>	Amherst, MA Graduate, May 2017
Harvard University <i>Graduate Certificate - Commercial Real Estate Investment</i> Current Student, Expected Graduation May 2023	Cambridge, MA September 2023 - Present

Experience

Avenue One (Private Equity Real Estate Fund, SFR/MF Equity and Debt Placement) <i>Head of Syndication, Institutional Capital</i>	New York, NY March 2023 – Present
<ul style="list-style-type: none"> • Management of national Acquisition and Development Pipeline with focus on identifying equity placement opportunities to allocate and deploy capital for our institutional investors • Client coverage of all fiduciaries including presentation of all investment opportunities to internal and external investment committees; significant experience evaluating and presenting acquisition and development deals • Management of one direct report associate and cross-team coordination with Trading and Capital Markets 	
VineBrook Homes (Fully vertically integrated, privately traded workforce SFR REIT) <i>Director, Portfolio Acquisitions (Analyst 2019-2020, Associate 2020-2022)</i>	Boston, MA July 2019 – February 2023
<ul style="list-style-type: none"> • Responsibility for underwriting, investment committee presentation, contract negotiation, diligence and closing of all portfolios over \$1mm in purchase price ranging from smaller deeded transactions (dozens to hundreds of units) to entire fund takeouts (debt/entity assumption, employee merger, multi-thousand units) • Management of VineBrook's one-off acquisitions in several markets including hiring and launching of new expansion markets (<i>while Analyst/Associate</i>), coverage included: Milwaukee, Indianapolis, Atlanta, Jackson, Huntsville, Birmingham, Montgomery, and purview into additional markets • Management of up to 13 direct reports at one time (2 analysts, 2 junior analysts, 9 acquisition agents/brokers) • \$2.5bn+ in Gross Asset Value deployed / 20,000+ SFR homes purchased / 600+ headcount growth during tenure 	
Scudder Bay Capital (Family office trading notes, SFR, 2-4 family) <i>Analyst, Acquisitions/Asset Management</i>	Boston, MA August 2017 – June 2019
<ul style="list-style-type: none"> • Conducted comprehensive portfolio wide property level P/L analysis and identified under-performing properties which were divested and capital recycled into accretive new acquisitions • Developed asset management model that tracked broad property performance and gathered actionable data • Participated in large debt facility re-fi, application for Freddie Mac debt and contributed to drafting investor letters sent quarterly to accompany distribution payments 	
Minutemen Fixed Income Fund <i>President, Credit Research</i>	Amherst, MA January 2016 – May 2017
Babson Capital Management <i>Structured Credit Intern, CLO Portfolio Management</i>	Springfield, MA Summer 2016
Brookhurst Capital Management <i>Equity Research Summer Analyst</i>	Boston, MA Summer 2015
State Street Corporation <i>Operations Processing Analyst</i>	Hadley, MA February – June 2015
Activities	
First Congregational Church Food Pantry, Revere MA – Volunteer	August 2023 – Present
Black Diamond Real Estate Investor Group – Member	March 2017 – Present
UMass Investment Club – President	Jan 2014 – May 2016
UMass Finance Society – Member	Fall 2014 – May 2017

Technical skills: Bloomberg API, Advanced in Excel, Real Estate Financial Modeling (Acquisition & Development), AI Research
Interests: ultimate Frisbee, improv comedy, cooking, fantasy novels, home-brewing beer, indie music/concerts, politics, fitness

Chapter 3.07 DRAINAGE, STORMWATER, AND CULVERT STABILIZATION FUND

3.07.010 The drainage, stormwater, and culvert stabilization fund.

There is hereby created, pursuant to M.G.L. c. 40, § 5B, a drainage, stormwater, and culvert 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.

3.07.020 Transfers to the drainage, stormwater, and culvert 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 capital improvement stabilization fund of a sum equal to not less than twenty percent of the total free cash amount certified by the department of revenue.

AN ORDINANCE FURTHER AMENDING TITLE 17, ZONING: REVERE FAMILY HOME-BASED
CHILDCARE ZONING ORDINANCE

SECTION 1. Title 17, Chapter 17.08, Section 17.08.150 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety.

SECTION 2. Title 17, Chapter 17.08.146 of the revised ordinances of the City of Revere is hereby created by inserting the following new section:

17.08.146 - Cellar

“Cellar” means a story, partly or entirely underground, having more than one-half of its clear height below the average level of the finished outside grade of the lot.

(C.O.83-3 § 17-2(B)(12))

SECTION 3. Title 17, Chapter 17.08, Section 17.08.195 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety.

SECTION 4. Title 17, Chapter 17.08, Section 17.08.150 of the revised ordinances of the City of Revere is hereby created by inserting the following new section:

17.08.150 - Child care center.

"Child care center" means any facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care under M.G.L c. 15D, § 1A, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children not of common parentage under 7 years of age, or under 16 years of age if those children have special needs, for nonresidential custody and care during part or all of the day separate from their parents.

Child care center shall not include: any part of a public school system; any part of a private, organized educational system, unless the services of that system are primarily limited to kindergarten, nursery or related preschool services; a Sunday school conducted by a religious institution; a facility operated by a religious organization in which children are cared for during short periods of time while persons responsible for the children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation.

(C.O.93-30 § 2)

SECTION 5. Title 17, Chapter 17.08, Section 17.08.151 of the revised ordinances of the City of Revere is hereby created by inserting the following new section:

17.08.151- Child care center, Large Group and School Age Child Care

“Large Group and School Age Child Care” means any program that receives on a regular basis more than ten children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes. Such programs shall include, but not be limited to, those commonly

known as child care centers, day care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs, regardless of their location. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system are primarily limited to kindergarten, nursery or related pre-school services; any part of a program operated by an organized educational system for the children enrolled in that particular system, unless the services of such system are primarily limited to a school age child care program; Sunday schools or classes for religious instruction conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

SECTION 6. Title 17, Chapter 17.08, Section 17.08.152 of the revised ordinances of the City of Revere is hereby created by inserting the following new section:

17.08.152 - Child care center, Small Group and School Age Child Care

“Small Group and School Age Child Care” means any program that receives on a regular basis ten or fewer children who are unrelated to their caregivers and are younger than 14 years old, or 16 years, if such children have special needs, during all or part of the day for non-residential care and education outside their own homes, when such services are not provided in a private residence. Such programs shall include, but not be limited to, those commonly known as child care centers, preschools, nursery schools, child development programs, school age child care programs and before and after school programs. Such programs shall not include any part of a public school system; any part of a private organized educational system, unless the services of such a system are primarily limited to kindergarten, nursery or related pre-school services; a Sunday school conducted by a religious institution; a facility operated by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services; a family child care home; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation therefore.

SECTION 7. Title 17, Chapter 17.08, Section 17.08.275 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety and inserting the following new section:

17.08.275 - Family child care home.

"Family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part or all of the day, children under 7 years of age, or children under 16 years of age if those children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations adopted by the board. The total number of children under 16 in a family child care home shall not exceed 6, including participating children living in the residence. Family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

(C.O.03-298 § 3)

SECTION 8. Title 17, Chapter 17.08, Section 17.08.276 of the revised ordinances of the City of Revere is

ZONING DISTRICT																			
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP	
A. RESIDENTIAL USES:																			
Child care center	yes*	yes																	
Family child care home	yes	no	no	no	no	no													
Large family child care home	yes	no	no	no	no	no													

hereby created;

17.08.276 - Family child care home, Large

"Large family child care home" means any private residence which is licensed by the Massachusetts Department of Early Childhood Education and Care and which, on a regular basis, receives for temporary custody and care during part, or all of the day, children under 7 years of age, or children under 16 years of age if such children have special needs, and receives for temporary custody and care for a limited number of hours children of school age under regulations promulgated by the board, but the number of children under the age of 16 in a large family child care home shall not exceed 10, including participating children living in the residence. A large family child care home shall have at least 1 approved assistant when the total number of children participating in child care exceeds 6. Large family child care home shall not mean a private residence used for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children with or without compensation.

SECTION 9. Title 17, Chapter 17.08, Section 17.08.277 of the revised ordinances of the City of Revere is hereby created;

17.08.277 - Family child care system.

"Family child care system" means a person who, through contractual arrangement, provides to family child care homes, which have been approved as members of that system, central administrative functions including, but not limited to: training of operators of family child care homes; technical assistance and consultation to operators of family child care homes; inspection, supervision, monitoring and evaluation of family child care homes; referral of children to available family child care homes; and referral of children to available health and social services. Family child care system shall not mean a placement agency or a child care center.

SECTION 10. Title 17, Chapter 17.16, Section 17.16.040 of the revised ordinances of the City of Revere is hereby amended by removing the rows between "A. RESIDENTIAL USES" and "B. INSTITUTIONAL (EXCEPTING PRISONS AND UTILITY USES)" in their entirety and inserting the following new rows:

Attachment: Home-Based Childcare Amendments (24-022 : Home-Based Childcare Zoning Ordinance)

SECTION 11.4 Title 17, Chapter 17.16, Section 17.16.080 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety and inserting the following new section:

17.16.080 - Child Care Center.

A child care center may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GBI, HB, TED, CB, LI, IP, PDD1 and PDD2 districts in conformance with the following criteria:

- A. A child care center shall comply in all respects with the standards for licensure and approval in accordance with Regulation 102 CMF 7.00 of the Office for Children.
- B. A child care center located in a residential district shall have outdoor play areas which are fenced on all sides and include screening where such areas abut a residential use. Minimum screening for outdoor play areas which abut a residential use shall include an appropriate landscaping screen and/or stockade fencing.

A child care center located in commercial or industrial districts which have outdoor play areas, shall provide fencing and screening on all sides. Screening areas shall include a five foot landscaped buffer zone where such play areas abut a commercial or industrial district or use.
- C. If the child care center is located within a residential district, there shall be no parking allowed within the front yard. If the day nursery is located in a residential structure and/or district, the facility must provide one off-street parking space per two hundred gross square feet of nursery space in addition to the residential requirements.
- D. If the child care center is located in a commercial structure and/or district, the facility will be required to provide one off-street parking space per two hundred gross square feet of nursery space in addition to the commercial parking requirements.
- E. No swimming pools located on the premises of a family child care home will be allowed unless they comply with all applicable requirements and standards established in 17.24.170 - swimming pool enclosures and 606 CMR 7.00

SECTION 12. Title 17, Chapter 17.16, Section 17.16.085 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety and inserting the following new section:

17.16.085 - Family child care home.

A family child care home may be allowed in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, NB, GB, GB1, CB, PDD1 and PDD2 districts in conformance with the following minimum criteria:

- A. Separation between family child care homes. Within a residential district, no other large family child care home shall be located and operating within the same building of an existing large family child-care home or child care center.
- B. No swimming pools located on the premises of a family child care home will be allowed unless they comply with all applicable requirements and standards established in 17.24.170 - swimming pool enclosures and 606 CMR 7.00
- C. A family child care home shall register as a business with the city clerk's office.

SECTION 13. Title 17, Chapter 17.26, Section 17.26.040(T) of the revised ordinances of the City of Revere is hereby amended by removing this subsection in its entirety and inserting the following new subsection:

- T. Religious facility; public or private lodge or club; child care center or elderly care center; family child care home; nursing or convalescent home; public, private or nonprofit school; community or adult education center; and other similar uses and facilities.

SECTION 14. Title 17, Chapter 17.28, Section 17.28.020 of the revised ordinances of the City of Revere is hereby amended by removing the row “Day nursery” in its entirety and inserting the following new row in its place:

Use	Minimum Parking Spaces ^(A)	Minimum Loading Bay	Minimum Loading Space
Institutional and utility uses:			
child care center	1 per 200 GSF of child care center area	0	0

SECTION 15. Title 17, Chapter 17.28, Section 17.28.020(Notes)(A) of the revised ordinances of the City of Revere is hereby amended by removing subsection (A) of Notes and inserting in place thereof the following new note:

- (A) In the CB district, commercial parking requirements established by this table shall not apply. In the CB district, parking requirements shall be one space for every one thousand two hundred square feet of commercial space. This requirement shall apply to new construction only. Parking requirements associated with developments in the RC, RC1, RC2, NB, CB, GB, HB, IP, LI and TED districts shall be in accordance with the provisions set forth in this title. However, parking lots separate from the lot accommodating the principal use in the RC, RC1, GB, NB, CB, HB, IP and TED districts, but in common ownership, shall be allowed, provided that the lots are within one hundred feet of the building's principal entrance which fronts on a public right-of-way. Parking lots separate from the lot accommodating the principal use in the RC2 district, shall be allowed, provided that the lots are within three hundred feet of the building's principal entrance which fronts on a public right-of-way. The determination of the distance from the principal entrance of the building to the potential parking lot shall be the responsibility of the building inspector, who shall apply the distance criteria in a straight-line method. An agreement shall be recorded dedicating the parcel to parking use for the reasonable life of the building.

SECTION 16. Title 17, Chapter 17.44, Section 17.44.020 of the revised ordinances of the City of Revere is hereby amended by removing this section in its entirety and inserting the following new section:

17.44.020 - Permitted occupations.

Home occupations shall be limited to the following and similar uses:

- A. Artists, sculptors and photographers;
- B. Authors and composers;
- C. Dressmakers, seamstresses and tailors;
- D. Family child care home or babysitting for not more than six (6) children at a time;
- E. Large family child care home or babysitting for not more than ten (10) children at a time;
- F. Telephone soliciting and mailing services;
- G. Home crafts such as model making, rug weaving, jewelry making and woodworking;

- H. Office facility of a salesperson, sales representative or manufacturer's representative, provided that no retail or wholesale transactions are made on the premises, other than by telephone;
- I. Office facility of an architect, broker, dentist, physician, engineer, insurance agent, land surveyor, lawyer, musician or real estate agent;
- J. School of special education or tutored whose class size does not exceed four pupils at any given time.



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

January 3, 2024

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

Dear Members of the Honorable City Council:

I write to inform you of my appointment of Mr. John Stamatopoulos to the Planning Board. In accordance with M.G.L. c. 41 § 81A, I am appointing John to a three-year term beginning on January 22, 2024, and expiring on January 22, 2027.

John is a solutions-oriented businessman with experience in strategic planning and budgeting. I am fully confident that his entrepreneurial mindset and dedication to the City will reflect in the efficiency of the Planning Board.

Regards,

Patrick M. Keefe, Jr.
Mayor

JOHN J. STAMATOPOULOS

Boston, MA • 617-694-1027

jjstama@gmail.com • johnstama.com • www.linkedin.com/in/stama

Chief Business Officer / Sales Strategy & Commercial Revenue Growth Executive

- Develop and grow the US market for international healthcare & technology companies
- Lead companies in bringing solutions from concept to commercialization (2 IPOs, 3 Exits)
- Player/coach who builds and leads teams to drive sales to achieve short and long-term goals
- Strategically structure agreements (\$50K - \$130M) of recurring and transaction-based revenue
- Combine P&L management \$50M+ and sales expertise with technical and clinical knowledge
- Building new lines of business and revenue for companies servicing payers, providers, and pharma

ADDITIONAL AREAS OF EXPERTISE & INTEREST

Strategic Vision & Planning

Legal & Regulatory

Communication & PR

Critical Thinking & Analysis

Budgeting & Forecasting

Population Health Management

Professional experience as a veteran of agile early-stage startups and fortune 500 companies

Chief Business Officer

ChatOwl – Zurich, Switzerland

2023 – Present

Leading the \$20M financing within the US and developing an artificial intelligence technology.

Chief Revenue Officer

BetterNight – San Diego, CA

2022 – 2023

Led the sales and marketing teams (25+), added new VBC LOB. with an end-to-end virtual care management solution. Launched alternative payment models with payers and risk-bearing entities.

- Closed financing round of \$35M to fuel growth 107% at ~50M annual revenue.

Senior Vice President of Growth Strategies

Twill/Happify Health – Tel Aviv-Yafo, Israel

2020 – 2022

Developed the health plan LOB. Craft revenue model for mental health, chronic condition, pregnancy and SDOH platform (DTx, AI, coaching, telemedicine, wearables). Built and led the sales and customer success team (5 FTE) and partners. Advance the reimbursement, HEOR, and RCT efforts.

- Managed international business development for a solution available across 190 countries.

Vice President Sales & Head of US Commercial Operations

VOLUNTIS (Publicly traded IPO 2018, acquired by Aptar) – Paris, France

2017 – 2020

Joined pre-IPO (\$45M) to establish product-market fit in the US for a European company with FDA cleared solution for diabetes/oncology remote monitoring and on medication optimization. Provided leadership to US sales team to drive revenue. Deployed RPM and go-to-market strategy.

- 100% growth in direct new logo clients and 500% pipeline increase: \$14M annual revenue increase.

President & Chief Operating Officer (CEO Equivalent)

EMPATHETICS (Founded within MGH, Acquired) – Boston, MA

2016 – 2018

Recruited by the BOD to lead the turnaround with full P&L responsibility (~\$10M) 400% YOY growth. Commercialized enterprise, raised financing, identified acquirers and guided change of control.

- Featured Harvard Business Case, INC Magazine, Boston Business Journal 40 under 40 nominee.

CAREER PROGRESSION

National Director of Business Development - Clinical Quality Outcomes

INOVALON (Publicly traded INOV - IPO 2015) – Bowie, MD 2015 – 2016
 Sold HEDIS and Risk Adjustment solutions to payors nationally with revenue responsibility of the CQO and predictive analytics platforms and Avalere Health's advisory line. \$300M IPO and managed \$30M P&L.

Senior Director of Patient Safety Initiatives

ADVANCED PRACTICE STRATEGIES (Acquired by Relias) – Boston, MA 2011 – 2014
 Helped the founders create a market for an obstetrical risk management assessment and education platform. Structured multi-year enterprise-wide agreements. Drove revenue through direct sales and partnership. Raised a \$7.5M investment, enabling rapid growth, and a \$100M exit.

Vice President of Sales & Marketing - North America

TOBII DYNAVOX (Publicly traded TOBII, Merged) – Stockholm, Sweden 2009 – 2011
 Joined the leadership to execute a turnaround after European VC (\$8M) investment. Increased footprint within school districts, pediatric hospitals, and rehabs across N. America serving people with autism, cerebral palsy, ALS, and traumatic brain injuries.

EDUCATION AND CONTINUOUS POST GRADUATE EXECUTIVE TRAINING

BSBA Marketing & MIS D'Amore-Mckim, **NORTHEASTERN UNIVERSITY**, Boston, MA
Entrepreneurship Accelerator Program Wharton School, U of **PENNSYLVANIA**, Philadelphia, PA
Medical Device Management **WORCESTER POLYTECHNIC INSTITUTE**, Worcester, MA
Mergers & Acquisition Quinlan Graduate Business School, **LOYOLA UNIVERSITY**, Chicago, IL
Managing Digital Therapeutics **COLUMBIA BUSINESS SCHOOL**, New York, NY

AFFILIATIONS

Entrepreneur-in-Residence (EIR) **NORTHEASTERN UNIVERSITY**
Digital Technologies Payment Workgroup **ADVAMED**
Reimbursement Committee **DIGITAL THERAPEUTICS ALLIANCE**
City Council Candidate, Financial Impact Subcommittee **CITY OF REVERE**
Board of Governors **PAUL REVERE INNOVATION SCHOOL**
Spokesperson, Advocate **PREVENT BLINDNESS/CHILDREN'S VISION NETWORK**
Advisor/Consultant **SMARTYPILL, SMILEYSCOPE, FEEL, ELEKTRA, ROCHE, CECA, GEM**
