



CITY COUNCIL
Regular Meeting

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

Monday, December 16, 2024, 6:00 PM

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

5:00PM Committee of the Whole Meeting

Salute to the Flag

1. **Roll Call of Members**

Rule 34 - Public Comment Pursuant to Chapter 402 of the Acts of 1965

Public Hearings

2. **24-337** Hearing called as ordered on the reallocation of unexpended bond proceeds in the amount of \$2,347,983.
3. **24-339** Hearing called as ordered on a request of the Chief of Planning & Community Development relative to the adoption of a Housing Development Incentive Zone and proposed activities at Suffolk Downs, the adoption of a Housing Development Incentive Zone and proposed activities at Green Street / Shirley Avenue, and the authorization of Mayor Patrick M. Keefe, Jr. to execute and implement Housing Development Tax Exemption Agreements for Housing Development Incentive projects in each respective zone.

Unfinished Business

4. **24-203** An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere.

Committee of the Whole Report

5. **24-338** Communication from the Chief of Planning & Community Development requesting adoption of the City's Housing Production Plan

Communications

6. Communication from the City Auditor requesting an appropriation from the Cable Access Receipt Reserved Fund to pay RevereTV's quarterly invoice.
7. **24-362** Communication from the Mayor relative to the appointment of Dora Hallet (O'Donoghue) to the Conservation Commission
8. **24-363** Communication from the Mayor relative to the reappointment of Hal Abrams to the Planning Board.
9. **24-364** Communication from the Mayor relative to the reappointment of Megan Simmons-Herrling to the Planning Board.

10. **24-365** Communication from the Mayor relative to the reappointment of Dean Harris to the Affordable Housing Trust Fund Board.

Motions

11. **24-366** Motion presented by Councillor McKenna: That the Mayor request MassDOT to repair the street lights on the stretch of Winthrop Parkway (Route 145) at Short Beach in the interest of public safety. The poles were damaged due to motor vehicle accidents and the State has yet to make the repairs.
12. **24-367** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DPW to install trash barrels at the following locations: corner of American Legion Highway and Revere Street, corner of Hutchinson Street and Revere Street (250 Revere Street), and replace the dilapidated barrel at the Paul Revere School.
13. **24-368** Motion presented by Councillor Argenzio: That the City Council award Certificates of Commendation to the Revere Youth Cheerleading U12 team and their coaching staff in recognition of their 2nd Place finish at the Nationals in Florida.

**Public Hearing Notice
City of Revere, MA
Proposed Order to Reallocate Unexpended Bond Proceeds**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, December 16, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the following proposed order:

That \$2,347,983.00 is appropriated to pay costs of the construction of drainage systems for the McMackin Ball Field, construction of a new conference center at the McKinley School and construction of drainage systems with respect to public infrastructure throughout the City of Revere, including all costs incidental or related thereto, pursuant to Section 20 of Chapter 44 of the General Laws; that this appropriation shall be funded from the following sources in the following amounts: (a) unexpended proceeds in the amount of \$1,293,454.00 of the City's outstanding General Obligation Refunding Bonds dated August 20, 2020, which refunded the City's General Obligation State Qualified Municipal Purpose Loan of 2010 Bonds dated August 1, 2010, which amount constitutes the total amount of unexpended proceeds relating to the bonds issued for the Revere High School project pursuant to Order No. 08-367 of the City Council approved by the Mayor on September 29, 2008, which project has been completed and has no remaining costs to be paid; (b) unexpended bond proceeds in the amount of \$698,948.00 of the City's outstanding State Qualified General Obligation Municipal Purpose Loan of 2017 Bonds dated April 13, 2017, which amount constitutes the total amount of unexpended proceeds relating to the bonds issued for the Hill Elementary School project pursuant to Order No. 13-047C of the City Council approved by the Mayor on March 12, 2013, which project has been completed and has no remaining costs to be paid; and (c) unexpended bond proceeds in the amount of \$355,581.00 of the City's outstanding General Obligation Municipal Purpose Loan of 2022 Bonds dated February 24, 2022, which amount constitutes the total amount of unexpended proceeds relating to the bonds issued for the DCR Maintenance Facility project pursuant to Order No. 18-098 of the City Council approved by the Mayor on April 25, 2018, which project has been completed and has no remaining costs to be paid.

A copy of the aforementioned order is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before December 10, 2024. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
November 27, 2024
Tear Sheet
Affidavit of Publication
Send Invoice To: amelnik@revere.org

Attachment: PH.ReallocateUnexpendedBondProceeds12162024 (24-337 : Repurposing of Unexpended Bond Proceeds)

**Public Hearing Notice
City of Revere, MA
Housing Development Incentive Zones**

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, December 16, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 relative to the adoption of a Housing Development Incentive Zone and proposed activities at Suffolk Downs, the adoption of a Housing Development Incentive Zone and proposed activities at Green Street / Shirley Avenue, and the authorization of Mayor Patrick M. Keefe, Jr. to execute and implement Housing Development Tax Exemption Agreements for Housing Development Incentive projects in each respective zone.

A copy of the aforementioned proposal is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before December 10, 2024. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
November 27, 2024
December 4, 2024
Send Invoice To: amelnik@revere.org

Attachment: PH.HousingDevelopmentIncentiveZones (24-339 : Housing Development Zones)

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, October 28, 2024 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

An Ordinance Amending Metered Rates of the Revised Ordinances of the City of Revere

Be it ordained by the City of Revere as follows:

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.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. Proponent/opponent testimony will be accepted in writing on or before October 22, 2024. Testimony can be submitted via email to amelnik@revere.org.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
10/2/24
Bill to: amelnik@revere.org



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

December 11, 2024

Anthony Cogliandro, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

Dear Council President Cogliandro,

As you are aware from previous communications, Chapter 44 of the General Laws of the Commonwealth requires cities and towns to establish either a receipt reserved for appropriation fund or enterprise fund for the cable related purposes consistent with the franchise agreement. The City adopted a receipt reserve for appropriation account for these purposes last fiscal year.

Please find attached invoices totaling \$96,337.95 that will need an appropriation from the fund to RevereTV for the operation of their media center.

I will be available at the next Council meeting to answer any questions.

Best regards,


 Richard Viscay
 CFO/ City Auditor

Cc: Patrick Keefe, Mayor
 Assunta Newton, Assistant Budget Director

Attachment: Revere TV appropriation (6072 : Revere TV Appropriation)



City of Revere Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

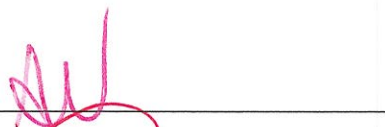

MEMORANDUM

To: Mayor Patrick Keefe
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: December 11, 2024
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Cable Access Receipt Reserved Fund (19301-570003)	\$96,337.95
	<i>Available Balance:</i>	<i>\$ 96,337.95</i>
TO:	Revere TV Invoices	\$96,337.95
	<i>Original Certification:</i>	<i>\$ 0.00</i>

Based on the amount available as of December 11, 2024, there are sufficient funds to support such a transfer.

Account verified by 
Reviewed by 

Attachment: Revere TV appropriation (6072 : Revere TV Appropriation)

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

Revere Community Media Center
 261 Washington Avenue
 Revere, MA 02151
 781 426-9498

Invoice

Invoice # 20240930

Date: November 30, 2024

To: **City of Revere**
 Revere City Hall
 Broadway
 Revere, MA 02151

DESCRIPTION		AMOUNT	BALANCE
QE 9/30/2024			
Comcast	QE 09/30/24	83,294.67	
	Revenue Assessment:	4,164.73	
RCN	QE 09/30/24:	6,658.91	
	Revenue Assessment	2,219.64	
TOTAL		96,337.95	

Make all checks payable to: Revere Community Media Center

Thank you

Attachment: Revere TV appropriation (6072 : Revere TV Appropriation)



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

December 10, 2024

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

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Dora Hallet (O'Donoghue) to the Conservation Commission, in accordance with MGL Title VII, Chapter 40, Section 8C. I am appointing Dora for a three-year term, effective the date of the oath of office.

Dora has extensive professional experience in the field of renewable energy. Dora is eager to become more involved in the City of Revere, and would be a great asset to this board.

Regards,

Patrick M. Keefe Jr.

Dora Hallett (O'Donoghue)

261 Rice Avenue, Revere, MA 02151

Mobile: 857 313 1458

E-mail: doranikeodonoghue@gmail.com

Background

- Detailed oriented M&A, Strategy and Corporate Finance professional with background in renewable energy and infrastructure transactions
- Develop financial and commercial strategy/forecast for multiple sector business involving partnerships, market opportunities and derisking investments
- Provide legal input, investment thesis and financial modelling to facilitate decision making through screening, NBO and BO
- Strong analytical skills: support transactions through analysis of key performance indicators and trends
- Consensus-driven communicator; liaise across organizational platform to submit NBO and BO
- Involved with Legal Documents and Due Diligence process through to closing of transactions
- Teamwork: Ability to work across workstreams with multi different stakeholders in complex structures

Employment

April 2024- Present. RWE, BOSTON, USA

Head/VP of Partnerships and Transactions, Americas

- Head of Partnerships and Transactions overseeing all M&A, transactions, divestments, bids, financing and strategy for Offshore Wind in the Americas
- Currently led three large scale offshore wind investments (<6GW) strategy
- Manage the renewable solicitations bids in relation to Massachusetts, New York and New Jersey
- Led all partnership discussions across the portfolio (6GW, 3 partnerships)

January 2022 – April 2024. SSE RENEWABLES, BOSTON, USA

Head of Corporate Finance, North America

- Head of Corporate Finance North America over seeing all M&A, project financing and tax equity transactions
- Recently built out the capability of an origination function in house building relationships with 20+ investment, lending, and tax equity banks in the US
- Led multiple large scale (<\$1bn) transactions (including potential swaps) simultaneously in multiple US markets and across solar, battery, onshore and offshore wind technologies
- Responsible for all offshore bids across the US, most recently participating in NY Bight BOEM process
- Developed relationships with leading consultants including CCA, VHB and Bracewell along with several; key policy advisors on the east coast of the US
- Led partnership discussions on California and upcoming Mid Atlantic bids
- Managed transactions from origination through legal documentation negotiation

October 2017 – January 2022. SSE, LONDON, UK

Corporate Finance, Manager

- Part of the Corporate Finance team within SSE focused on Renewables, Thermal, Telecoms, Electrical Vehicles, Smart Cities and Distributed Generation & Storage
- Led the transaction for SSE Renewable's first international investment in Japan, into SSE Pacifico, across the entire transaction including NBO, BO, legal document negotiation through to completion statements
- Responsible for identifying strategic partnerships and supporting in all transactions
- Led the sale of SSE Contracting to Aurelius from inception of the transaction through to completion being responsible for all financial aspects as well as legal and HR workstreams
- Responsible for leading the due diligence of the SSE sale of SSE Telecoms to InfraCapital from inception to signing
- Developed Sum of the Parts forecast and method for SSE to value individual business units to support credit rating metrics
- Comprehensive review of analyst reports to challenge assumptions, identify value levers and

January 2016 – October 2017. BROOKFIELD ASSET MANAGEMENT, LONDON, UK

Associate, M&A

- Member of the Infrastructure team with a focus on renewable energy
- Responsible for technical analyses, detailed modelling and valuation as well as supporting transaction processes from initial bids through due diligence to closing

Key responsibility in identifying possible target acquisitions worldwide through relationships and ongoing monitoring of several key companies/developers/yieldcos financials, bonds, market sizing and region regulation/policy

- Involved in Terraform Global deal process, across 6 geographies with technologies including wind and solar
- Involved in transactions including Hydro, Wind (onshore and offshore), Solar, Pumped Hydro, Battery Technologies, Anaerobic Digestion and Gas

May 2015 - January 2016. BROOKFIELD RENEWABLE, CORK, IRELAND

Analyst, Commercial and Power Trading

- Involved in setting up power trading platform for Brookfield Renewable Europe
- M&A financial modelling support
- Developing and presenting financial investment business cases
- Trading across interconnectors between Ireland and UK (EWIC and Moyle)
- Involved in wind farm acquisitions in Ireland and Northern Ireland

Board Positions

Apr 24 – Present. Community Offshore wind

RWE partnered with National Grid Ventures on a Offshore Lease in 2022 - <https://communityoffshorewind.com/>

Oct 23 – Present. RENEWCO POWER

SSE invested ventures business - <https://www.renewcopower.com/>

Oct 23 – Present. BEAUFORT ROSEMARY

RenewCo Power US partnership - <https://www.beaufortrosemary.com/>

Sept 23 – Present. OFFSHORE WIND CALIFORNIA

Promotes policy and builds public support for development in California – <https://www.offshorewindca.org/>

Speaking Panel at Conferences

- May 24 – ACP Offshore Wind
- Sept 23 - BNP Paribas Offshore Investments
- May 23 - BNP Paribas Global markets conference
- May 23 - ACP Onshore Wind and Solar
- Oct 22 - Wind Finance and Investment Summit <https://www.windfinanceusa.com/speaker/dora-odonoghue-2/>
- Sept 22 - Offshore Wind Insurance and Financing

Collaboration Positions

Sept 23 – Present.

Maine Floating Offshore Wind Program OREC/Lease Site information gathering group

July 22- Feb 23.

MassCEC working group regarding employment strategy for Offshore wind in Massachusetts

Jan 22 – Present.

British Consulate offshore and onshore member

Education

2014 - 2015. University College Cork, Cork, Ireland - MSc Corporate Finance

2011 – 2014. University College Cork, Cork, Ireland - BCL in Law



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

December 4, 2024

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Hal Abrams to the Planning Board, in accordance with MGL Chapter 41 Section 81A. I am reappointing Mr. Abrams to a five-year term that is set to expire in January of 2030.

Mr. Abrams has had a meaningful impact to the Planning Board throughout his first term, and has demonstrated an ability to carry out a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

December 4, 2024

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Megan Simmons-Herrling to the Planning Board, in accordance with MGL Chapter 41 Section 81A. I am reappointing Megan to a five-year term that is set to expire in January of 2030.

Megan has responsibly completed her first term as Chair of the Planning Board. I am confident that she has the knowledge and skillset to continue for a second term.

Regards,

Patrick M. Keefe Jr.



CITY OF REVERE
PATRICK M. KEEFE JR.
Mayor

December 4, 2024

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

Dear members of the Honorable Revere City Council,

I write to inform you of my reappointment of Dean Harris to the Affordable Housing Trust Fund Board, in accordance with Revere Ordinance Chapter 2.90 and MGL Chapter 44 Section 55C. I am reappointing Mr. Harris to a two-year term that is set to expire in January of 2027.

Mr. Harris has effectively completed his first term on the AHTFB. Given his experience and position with the Revere Housing Authority, he is fit to serve a second term.

Regards,

Patrick M. Keefe Jr.

Attachment: Dean Harris Reappointment Letter AHTFB (24-365 : Reappointment of Dean Harris to the AHTFB)