



CITY COUNCIL
Regular Meeting

City Councillor Joseph A. DelGrosso
City Council Chamber – Revere City Hall
281 Broadway, Revere, Massachusetts 02151
Calendar
Monday, December 18, 2023, 6:00 PM

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of December 4, 2023

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.
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.
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.
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.

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.
8. **22-341** Communication from City Solicitor Paul Capizzi relative to CO 22-246 (Revere Police Department personnel matters)
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.
10. **23-072** Communication from the Mayor relative to an update regarding the Revere High School Construction Project.
11. **23-073** Communication from the Mayor relative to the re-appointments of certain members of boards and commissions.
12. **23-074** Communication from the Mayor relative to the appointment of Kathleen Savage to the Board of Health.
13. **23-075** Communication from the Mayor relative to the appointment of Elnara Fazio-Eynullayeva to the Board of Health.
14. **23-076** Communication from the Mayor relative to the appointment of Cathy Penn to the License Commission.
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.
16. **23-082** An Ordinance Amending the Zoning Ordinances of the City of Revere Relative to Home Based Child Care Businesses.
17. **23-085** Communication from the Mayor relative to the appointment of Rachel Vincent to the Conservation Commission
18. **23-086** Communication from the Mayor relative to the re-appointment of several members of the Conservation Commission
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.

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.
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.
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.
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.
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).
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).

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.

Communications

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

Legislative Bench

28. **23-286** 2023 Legislative Bench Acknowledgements

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

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



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, December 4, 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 | Present | |
| Joanne McKenna | President Pro Tempore | Present | |

2 Approval of the Journal of the Regular Meeting of November 27, 2023

RESULT: ACCEPTED

- 3 23-261 Motion presented by Councillor Silvestri: That the City Council award Certificates of Merit to Officer Brendon Leslie (Medal of Honor), Officer Christopher Panzini (Medal of Valor), and Sgt. Jackie Dean (Medal of Valor) in recognition of receiving the Trooper George L. Hanna Memorial Award.

Councillor Silvestri awarded Certificates of Merit to Officers Leslie and Panzini. Sgt. Dean was unable to attend, but was recognized as well.

RESULT: PLACED ON FILE

- 4 23-283 Brian Dakin, Senior Project Manager of Leftfield will provide an update to the City Council relative to the ongoing Revere High School project.

Brian Dakin of Leftfield provided an update on the new schematic design options and the culvert. Don Ciaramella, Chief of Infrastructure addressed the City Council on the status of the culvert and the need for repair.

RESULT: PLACED ON FILE

Public Hearings

5 23-250 Hearing called as ordered by the Board of Assessors requesting adoption of the Minimum Residential Factor for Fiscal Year 2024.

Proponents

Dana Brangiforte, City Assessor

Opponents

none

“SHALL THE CITY COUNCIL ADOPT A MINIMUM RESIDENTIAL FACTOR OF .880912 TO ENABLE THE BOARD OF ASSESSORS TO PROCEED WITH THE ESTABLISHMENT OF THE FISCAL YEAR 2024 TAX RATE?”

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

Unfinished Business

6 23-256 AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ASSISTANT CITY CLERK AND ZONING BOARD OF APPEALS CLERK.

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO THE ASSISTANT CITY CLERK AND ZONING BOARD OF APPEALS CLERK.

Be it ordained by the City of Revere as follows:

Section 1. Division 1 of Table III - Officers and Employees Generally, Section H. Schedule A-1 General Administration of the Revised Ordinances of the City of Revere is hereby amended by striking:

| | | | | | | |
|-----------------|-----------|----------|----------|----------|----------|-----------|
| Effective | 6/30/2007 | 7/1/2007 | 7/1/2008 | 7/1/2010 | 1/1/2011 | 6/30/2011 |
| ASST CITY CLERK | 40,284 | 41,090 | 42,322 | 43,169 | 44,032 | 44,473 |

And inserting in place thereof:

| | |
|-----------|----------|
| Effective | 7/1/2024 |
| Assistant | 75,000 |

Minutes Acceptance: Minutes of Dec 4, 2023 6:00 PM (Salute to the Flag)

City Clerk

Section 2. Division 1 of Table III - Officers and Employees Generally, Section I. Schedule A-2-C Boards and Commissions of the Revised Ordinances of the City of Revere is hereby amended by deleting “nonmember appeals board clerk, six thousand dollars.” and inserting in place thereof “nonmember Zoning Board of Appeals Clerk, twelve thousand dollars.”

Section 3. Division 1 of Table III - Officers and Employees Generally, Section I. Schedule A-2-C Boards and Commissions of the Revised Ordinances of the City of Revere is hereby amended by deleting “Annual Rate Effective 7/1/85” and inserting in place thereof “Annual Rate Effective 07/01/2024”.

- November 27, 2023 Ordered to a first reading.
- December 4, 2023 Ordered on a second reading.
- December 4, 2023 Ordered on a third and final reading.
- December 4, 2023 Ordered Engrossed and Ordained on a Roll Call.

| | |
|----------------|--|
| RESULT: | ORDERED ENGROSSED AND ORDAINED [UNANIMOUS] |
| AYES: | Cogliandro, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, McKenna |
| ABSENT: | Morabito |

Zoning Sub-Committee Report

The Zoning Sub-Committee met on Monday evening, December 4, 2023 at 5:00PM in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151. Committee members present were Councillors Novoselsky, Silvestri, Visconti, President McKenna, and Chairman Zambuto:

23-263 Nicholas Giacobbe, 164 Harris Street, Revere, MA requesting a special permit from the Revere City Council to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit in the rear of the property at 164 Harris Street, Revere, MA 02151.

- Attorney Simeone requested that the special permit request be continued so his client can obtain structural drawings and plans for the proposed use.
- Chairman Zambuto approved of the request for a continuance.

23-264 Beachmont Post 6712 Veterans of Foreign Wars, Inc., 150 Bennington Street, Revere, MA 02151 requesting a special permit from the Revere City Council to change the existing nonconforming accessory parking use to a commercial auto storage/parking use, including parking by contract or lease, at 150 Bennington Street, Revere, MA 02151.

- The committee discussed implementing limits on time for the proposed parking use so as not to interfere with parking for events at the VFW. As the proposed parking use will be ideally used for commuter parking, hours of operation will be limited to 6:00AM - 6:00PM daily.
- Additional conditions offered by Frank Stringi were also included in the special permit:
 - 1.) That the 22 parking spaces to be leased be clearly marked on the site and do not

Minutes Acceptance: Minutes of Dec 4, 2023 6:00 PM (Salute to the Flag)

encroach on the parking aisles for access and egress to the site. 2.) That the parking layout plans be reviewed and approved by the Site Plan Review Committee and Fire Department prior to the request for occupancy to the Inspectional Services Dept.

- The special permit received a unanimous favorable recommendation for granting subject to the above conditions.

23-251 Zoning Ordinance Further Amending the Revised Ordinances of the City of Revere by Establishing Green Street and Shirley Avenue Smart Growth Overlay Districts pursuant to Mass. Gen. Laws Chapter 40R.

- Chief of Planning & Community Development, Tom Skierawski addressed the City Council. He indicated that several changes requested by the State would need to be included in the proposed ordinance as follows:
 1. Section 17.29.020(B) Definitions is hereby amended by removing the following language, “and aligns with Title 17 of the Revised Ordinances of the City of Revere.”
 2. Section 17.29.020(C) Definitions is hereby amended by deleting the definition in its entirety.
 3. Section 17.29.020 Definitions is hereby amended by inserting a new definition, “Y. Three Family Dwelling means a building used for, or occupied by, three dwelling units.”
 4. Section 17.29.060(A) Dimensional and Density Requirements General Table is hereby amended by relocating the height requirements to the district specific dimensional requirements within Section 17.29.140.
 5. Section 17.29.060(A) Dimensional and Density Requirements General Table is hereby amended by inserting the following:

| | |
|---|---------------|
| Minimum Allowable Dwelling Units Per Acre, Single-Family Dwelling | 8 units/acre |
| Minimum Allowable Dwelling Units Per Acre, Two -Family Dwellings | 12 units/acre |
| Minimum Allowable Dwelling Units Per Acre, Three-Family Dwellings | 15 units/acre |
| Minimum Allowable Dwelling Units Per Acre, Multi-Family Dwellings | 20 units/acre |

6. The Shirley Avenue Smart Growth Overlay District is hereby amended by creating sub-districts and A and B, and by removing all parcels designated as RB within the underlying zoning district.
7. The Revere Zoning Map is hereby amended to include the The Shirley Avenue Smart Growth Overlay District hereinafter referred to as the “SASGOD”, is an overlay district containing two sub-districts (“A” and “B”) and having a land area of approximately 43.80 acres in size that is superimposed over the underlying zoning districts and is shown on the Zoning Map as set forth on the map entitled Shirley Avenue Smart Growth Overlay District “Exhibit B” dated December 4, 2023, prepared by the City of Revere, MA.” This map is hereby made a part of the Zoning Ordinance and is on file in the Office of the City Clerk.

- The amendments to the proposed ordinance all received a favorable recommendation.
- The ordinance as amended received a favorable recommendation for adoption.

7 23-251 A ZONING ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE BY ESTABLISHING GREEN STREET AND SHIRLEY AVENUE SMART GROWTH OVERLAY DISTRICTS PURSUANT TO MASS. GEN. LAWS CHAPTER 40R.

A ZONING ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE BY ESTABLISHING GREEN STREET AND SHIRLEY AVENUE SMART GROWTH OVERLAY DISTRICTS PURSUANT TO MASS. GEN. LAWS CHAPTER 40R

See attached document.

November 27, 2023 Ordered to a first reading.
 December 4, 2023 Ordered on a second reading, as amended.
 December 4, 2023 Ordered on a third and final reading, as amended.
 December 4, 2023 Ordered Engrossed and Ordained on a Roll Call, as amended.

RESULT: **ORDERED ENGROSSED AND ORDAINED [UNANIMOUS]**
AYES: Cogliandro, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, McKenna
ABSENT: Morabito

8 23-263 Nicholas Giacobbe, 164 Harris Street, Revere, MA requesting a special permit from the Revere City Council to modify a nonconforming use by restoring an abandoned pre-existing dwelling unit in the rear of the property at 164 Harris Street, Revere, MA 02151.

RESULT: **REFERRED TO ZONING**

9 23-264 Beachmont Post 6712 Veterans of Foreign Wars, Inc., 150 Bennington Street, Revere, MA 02151 requesting a special permit from the Revere City Council to change the existing nonconforming accessory parking use to a commercial auto storage/parking use, including parking by contract or lease, at 150 Bennington Street, Revere, MA 02151.

RESULT: **ORDERED - ROLL CALL [9 TO 1]**
AYES: Cogliandro, Novoselsky, Powers, Rizzo, Serino, Silvestri, Visconti, Zambuto, McKenna
NAYS: Morabito

Legislative Affairs Sub-Committee Report

The Legislative Affairs Sub-Committee met on Monday evening December 4, 2023 at 5:45PM.

Committee members present were Councillors Novoselsky, Powers, Silvestri, President McKenna, and Chairman Morabito.

23-243 Motion presented by Councillor Morabito: That the Acting Mayor be requested to establish a Water Main Break Recovery Grant Program that offer grants to affected business and property owners who suffer financial material losses due to water main breaks. This will allow certain eligible businesses and property owners who sustain damage and losses not covered from their insurance to apply for funds of up to \$5,000.

The committee discussed the merits of Chairman Morabito's motion and suggested that the Mayor-Elect investigate the feasibility of such a recovery program due to the potential costs to the taxpayers. The motion was amended to reflect the discussion and received a unanimous favorable recommendation from the committee members for approval, as amended.

Motion presented by Councillor Morabito as amended: That the Acting Mayor be requested to investigate the feasibility of establishing a Water Main Break Recovery Grant Program that offer grants to affected business and property owners who suffer financial material losses due to water main breaks. This will allow certain eligible businesses and property owners who sustain damage and losses not covered from their insurance to apply for funds of up to \$5,000.

10 23-243 Motion presented by Councillor Morabito: That the Acting Mayor be requested to examine the feasibility of establishing a Water Main Break Recovery Grant Program that offer grants to affected business and property owners who suffer financial material losses due to water main breaks. This will allow certain eligible businesses and property owners who sustain damage and losses not covered from their insurance to apply for funds of up to \$5,000.

RESULT: ORDERED AS AMENDED VOICE VOTE

Motions

11 23-277 Motion presented by Councillor Cogliandro: That the Mayor-Elect be requested to conduct an investigation, through an external source, of the City Solicitor relative to recent allegations brought to the attention of the administration and City Council by multiple city employees.

RESULT: ORDERED - VOICE VOTE

12 23-278 Motion presented by Councillor Cogliandro: That the Mayor-Elect and Director of Parks and Recreation appear before the City Council to discuss the classes offered at the new Health and Wellness Center. Further, that they discuss the impact offering these classes at a largely discounted rate which will impact local small businesses and potentially hurt their revenue.

Minutes Acceptance: Minutes of Dec 4, 2023 6:00 PM (Salute to the Flag)

RESULT: PLACED ON FILE

- 13 23-279 Motion presented by Councillor Serino: That the Mayor-Elect request the Traffic Commission to examine the feasibility of extending the left lane split on Washington Avenue at Sherman Street in Linden Square to help to ease traffic backup on Washington Avenue.

RESULT: ORDERED - VOICE VOTE

- 14 23-280 Motion presented by Councillor Zambuto: That the City Clerk be requested to install a perpetual plaque in the City Councillor Joseph A. DelGrosso City Council Chambers in recognition and honor of all women who have served and will serve on the Revere City Council. The plaque will be similar to that of the perpetual plaque honoring all City Council Presidents which is currently installed at the rear of the Chambers.

RESULT: ORDERED - VOICE VOTE

- 15 23-281 Motion presented by Councillor Powers: That the Mayor-Elect be requested to submit an appropriation request to the City Council from the Community Improvement Trust Fund in the amount \$23,000 for three air quality sensors to be installed in Ward 5 and in addition to the City's existing sensor network.

RESULT: ORDERED - VOICE VOTE

- 16 23-282 Motion presented by Councillor Powers: That the Mayor-Elect be requested to submit an appropriation request to the City Council from the Community Improvement Trust Fund for an amount to be determined for the purpose of resurfacing the Oak Island Playground with handicap accessible rubberized surface.

RESULT: ORDERED - VOICE VOTE

Late Motions

- 17 23-284 Motion presented by Councillor Silvestri: That the Mayor-Elect request the Water & Sewer Superintendent to appear before the City Council to advise the residents of Revere of the potential for lead contamination in pipes and water within the City's water distribution system.

Chris Ciaramella, Acting Water & Sewer Superintendent addressed the City Council.

RESULT: ORDERED - VOICE VOTE

City Council – Regular Meeting

December 4, 2023

Ordered adjourned at 7:50 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Dec 4, 2023 6:00 PM (Salute to the Flag)

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* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes |
| Family child care home | yes | yes | yes | yes | yes | yes | yes | yes | yes | yes | yes | yes | yes | yes | no | no | no | no | no |
| Large family child care home | yes | yes | yes | yes | yes | yes | yes | yes | yes | yes | yes | yes | yes | no | 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:

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. All swimming pools located on the premises of a child care center must comply with all applicable requirements and standards established in 17.24.170 - swimming pool enclosures.

(C.O.03-298 § 1; C.O. 97-105 § 7; C.O. 93-30 § 3)

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 day-care home shall be located and operating within the same building of an existing large family day-care home or child day-care center.

- B. All swimming pools located on the premises of a family child care home must comply with all applicable requirements and standards established in 17.24.170 - swimming pool enclosures.

- C. A family child care home shall register as a business with the city clerk's office.

(C.O.03-298 § 4)

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.

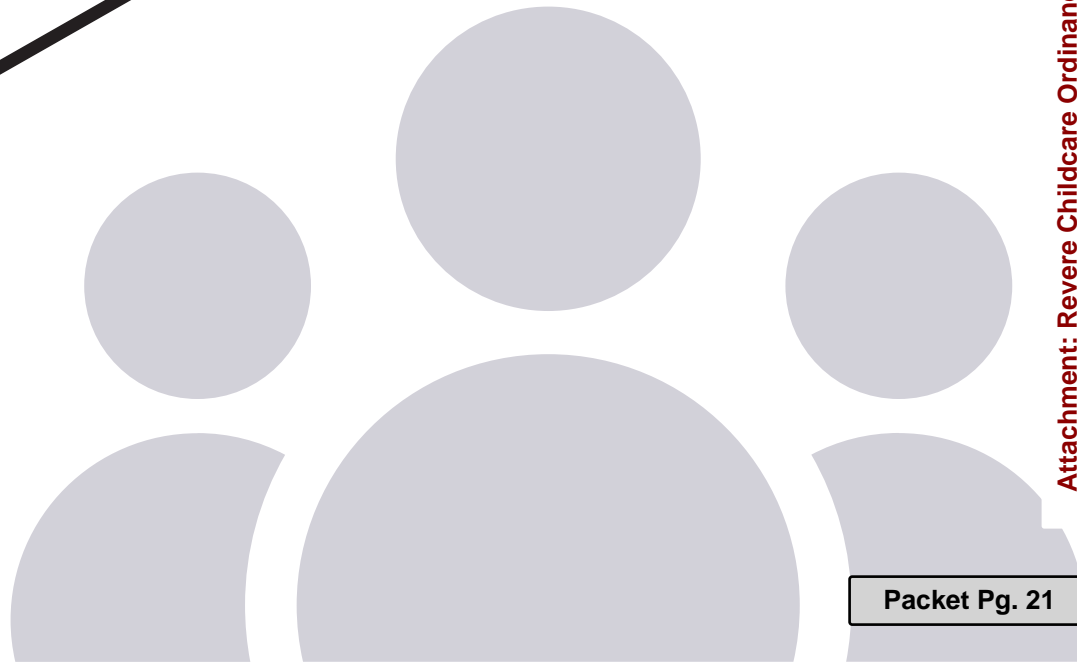
(C.O.83-3 § 17-9(B))



Revere **Childcare Ordinance**



Project Team & Partners



Project Purpose & Goals

Amend Revere’s existing zoning ordinance for home-based family day care businesses

- **Identify barriers** to childcare in the current ordinance
- Provide greater and more equitable **access to childcare**
- **Build support** for the project through thoughtful **community engagement**
- Utilize storytelling to **engage residents** and **stakeholders** that will support changes to the ordinance.

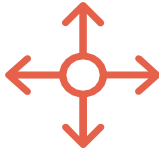
POTENTIAL BENEFITS



Allow more providers to bring home based centers online



Allow more parents and guardians to enter the workforce



Increased access to childcare for Revere residents



Improve development and school readiness for children enrolled in early childhood programming

Project Elements



Data and Document Review - Review of state and local child care regulations, and research of best practices from local jurisdictions.



Virtual Forum & Open House - Hosted a virtual Open House in December 2022 to kick-off the project and gather ideas for the future of childcare regulations.



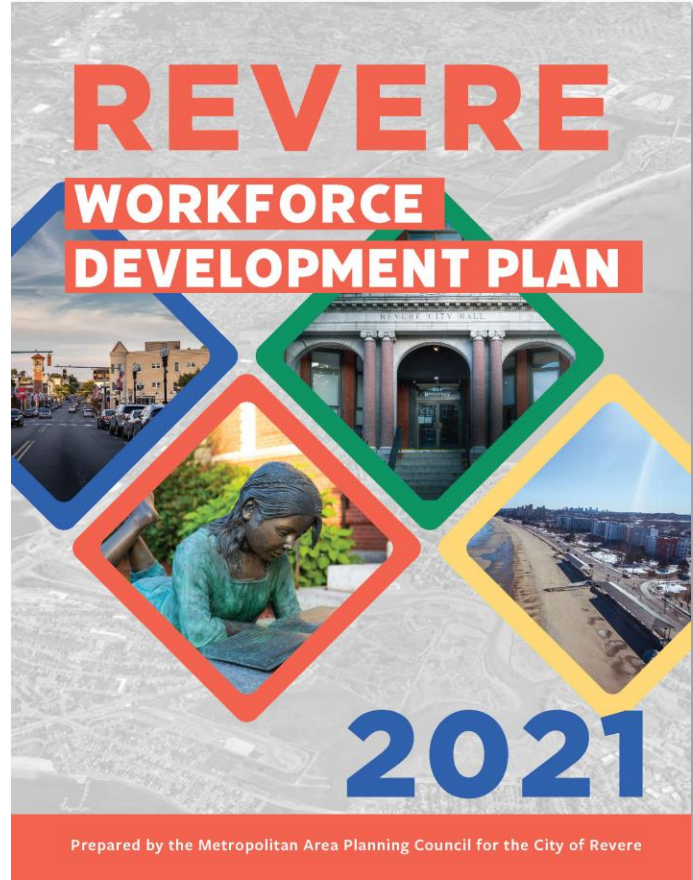
Focus Groups - Conducted focus groups local providers to clarify issues and challenges related to home-based child care.



Draft Zoning Amendments - Draft proposed text amendments for Family Child Care Homes

Building On & Syncing With

REVERE WORKFORCE DEVELOPMENT PLAN



PLAN GOALS



Develop a stronger and more collaborative ecosystem among public, non-profit, and private institutions



Increase connectivity between workforce development service providers and target populations



Foster a social environment that promotes and makes accessible continued opportunities for education and skill building



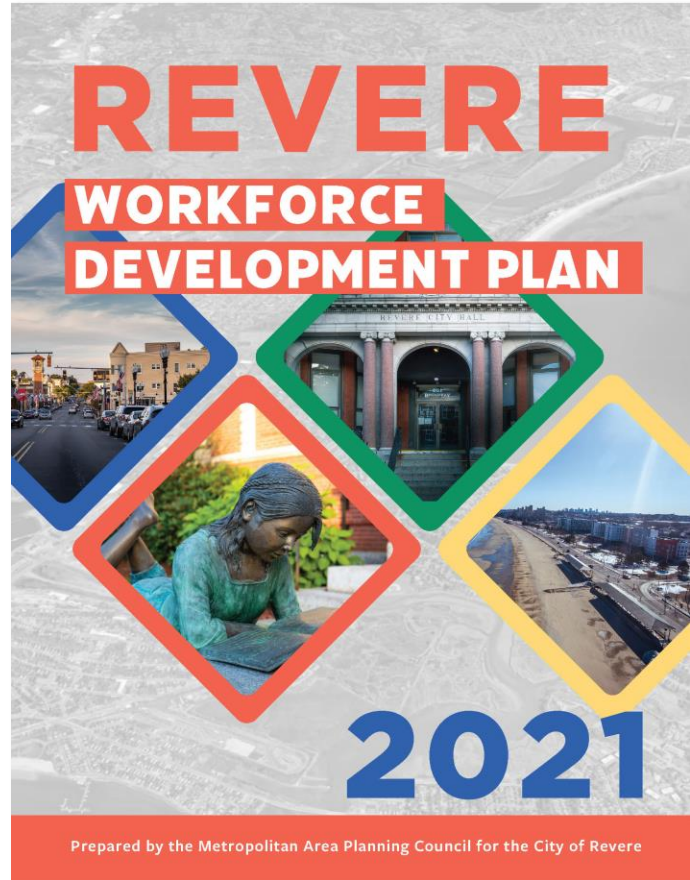
Prioritize and address upstream barriers to workforce development

ACCESS TO CHILDCARE

1. **Revise zoning bylaws** of childcare use group to be in line with state regulations related to child to adult ratio, parking requirements, and square footage.
2. Establish a CDBG Fund to support women who want to start childcare home businesses.

Building On & Syncing With

REVERE WORKFORCE DEVELOPMENT PLAN



PLAN GOALS



Develop a stronger and more collaborative ecosystem among public, non-profit, and private institutions



Increase connectivity between workforce development service providers and target populations



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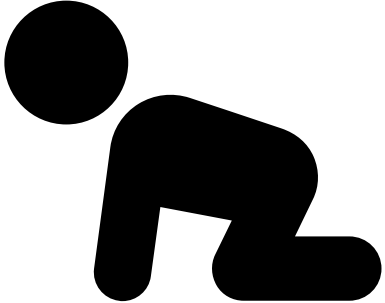


Prioritize and address upstream barriers to workforce development

ACCESS TO CHILDCARE

- 1. Revise zoning bylaws** of childcare use group to be in line with state regulations related to child to adult ratio, parking requirements, and square footage.
2. Establish a CDBG Fund to support women who want to start childcare home businesses.

The Cost of Childcare in Massachusetts



\$20,913

Average annual cost of infant care



2nd

Most expensive state for infant care



\$73,043

Reverse median household income

(Source: 2017-2021 ACS)

Data Source: The Economic Policy Institute
<https://www.epi.org/child-care-costs-in-the-united-states/#/MA>

Attachment: Revere Childcare Ordinance Council PowerPoint Presentation (23-082 :

The Cost of Childcare in Massachusetts

Massachusetts is ranked **2nd out of 50** states for most expensive infant care.

- The average annual cost of infant care in Massachusetts is **\$20,913**—that's **\$1,743** per month.
- Childcare for a **4-year-old** costs **\$15,095**, or **\$1,258** each month.
- Infant care in Massachusetts costs **\$8,134 (63.7%) more** per year than in-state tuition for four-year public college.
- In Massachusetts, infant care costs **31.1% more** than **average rent**.

Data Source: The Economic Policy Institute
<https://www.epi.org/child-care-costs-in-the-united-states/#/MA>

The Cost of Childcare in Revere, Family of 4

- Revere Median Household Income: **\$73,041** (Source: 2017-2021 ACS)
- Median Monthly Income: **\$6,086/month**

The Cost of Childcare in Revere, Family of 4

- Revere Median Household Income: **\$73,041** (Source: 2017-2021 ACS)
- Median Monthly Income: **\$6,086/month**
- Minus **(\$1,742)** Average Cost of Infant Care

The Cost of Childcare in Revere, Family of 4

- Revere Median Household Income: **\$73,041** (Source: 2017-2021 ACS)
- Median Monthly Income: **\$6,086/month**
- Minus **(\$1,742)** Average Cost of Infant Care
- Minus **(\$1,258)** Average Cost of 4-yo Childcare

The Cost of Childcare in Revere, Family of 4

- Revere Median Household Income: **\$73,041** (Source: 2017-2021 ACS)
- Median Monthly Income: **\$6,086/month**
- Minus **(\$1,742)** Average Cost of Infant Care
- Minus **(\$1,258)** Average Cost of 4-yo Childcare
- Minus **(\$3,207)** Fair Market Rent for a 3-BR

(Source: 2023 HUD Fair Market Rents, Suffolk County)

The Cost of Childcare in Revere, Family of 4

- Revere Median Household Income: **\$73,041** (Source: 2017-2021 ACS)
- Median Monthly Income: **\$6,086/month**
- Minus **(\$1,742)** Average Cost of Infant Care
- Minus **(\$1,258)** Average Cost of 4-yo Childcare
- Minus **(\$3,207)** Fair Market Rent for a 3-BR
(Source: 2023 HUD Fair Market Rents, Suffolk County)
- Minus Fed **(102)** and State **(\$264)** Taxes
(Source: 2022 Fed Tax Bracket w/ Standard Deduction & MA Tax Rate & Dependent Credits)

The Cost of Childcare in Revere, Family of 4

- Revere Median Household Income: **\$73,041** (Source: 2017-2021 ACS)
- Median Monthly Income: **\$6,086/month**
- Minus **(\$1,742)** Average Cost of Infant Care
- Minus **(\$1,258)** Average Cost of 4-yo Childcare
- Minus **(\$3,207)** Fair Market Rent for a 3-BR
(Source: 2023 HUD Fair Market Rents, Suffolk County)
- Minus Fed **(102)** and State **(\$264)** Taxes
(Source: 2022 Fed Tax Bracket w/ Standard Deduction & MA Tax Rate & Dependent Credits)
- Minus monthly cost of groceries **(\$972)**
(Source: 2022 Economic Policy Institute)

Attachment: Revere Childcare Ordinance Council PowerPoint Presentation (23-082)

The Cost of Childcare in Revere, Family of 4

- Revere Median Household Income: **\$73,041** (Source: 2017-2021 ACS)
- Median Monthly Income: **\$6,086/month**
- Minus **(\$1,742)** Average Cost of Infant Care
- Minus **(\$1,258)** Average Cost of 4-yo Childcare
- Minus **(\$3,207)** Fair Market Rent for a 3-BR
(Source: 2023 HUD Fair Market Rents, Suffolk County)
- Minus Fed **(102)** and State **(\$264)** Taxes
(Source: 2022 Fed Tax Bracket w/ Standard Deduction & MA Tax Rate, & Dependent Credits)
- Minus monthly cost of groceries **(\$972)**
(Source: 2022 Economic Policy Institute)

Net Monthly Income, Family of 4: -\$1,459

The Cost of Childcare in Revere, Family of 4

- Household Income: **\$100,000**
 - Median Monthly Income: **\$8,333/month**
 - Minus **(\$1,742)** Average Cost of Infant Care
 - Minus **(\$1,258)** Average Cost of 4-yo Childcare
 - Minus **(\$3,207)** Fair Market Rent for a 3-BR
(Source: 2023 HUD Fair Market Rents, Suffolk County)
 - Minus Fed **(404)** and State **(\$376)** Taxes
(Source: 2022 Fed Tax Bracket w/ Standard Deduction & MA Tax Rate, & Dependent Credits)
 - Minus monthly cost of groceries **(\$972)**
(Source: 2022 Economic Policy Institute)
-

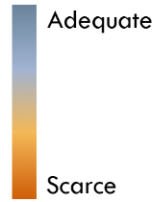
The Cost of Childcare in Revere, Family of 4

- Household Income: **\$100,000**
- Median Monthly Income: **\$8,333/month**
- Minus **(\$1,742)** Average Cost of Infant Care
- Minus **(\$1,258)** Average Cost of 4-yo Childcare
- Minus **(\$3,207)** Fair Market Rent for a 3-BR
(Source: 2023 HUD Fair Market Rents, Suffolk County)
- Minus Fed **(404)** and State **(\$376)** Taxes
(Source: 2022 Fed Tax Bracket w/ Standard Deduction & MA Tax Rate & Dependent Credits)
- Minus monthly cost of groceries **(\$972)**
(Source: 2022 Economic Policy Institute)

Net Monthly Income, Family of 4: \$374

Childcare Deserts

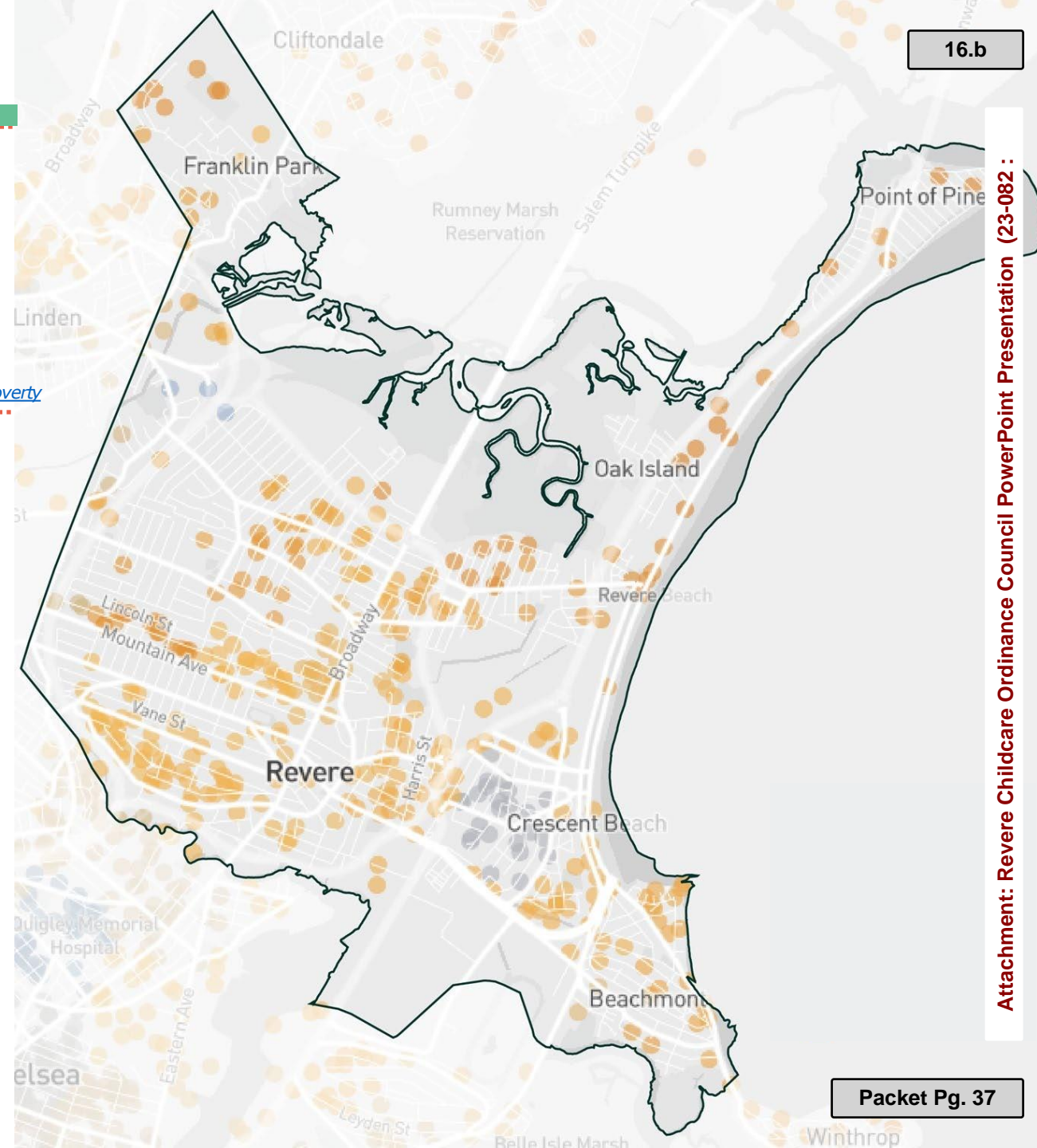
Child Care Supply



Data Source: Center for American Progress
<https://childcaresdeserts.org/?lat=42.4193255643811&lng=-70.99638400000003&zm=12.5&lyr=ccpoverty>

What is a Childcare Desert?

- Childcare Desert is borrowed from the term “food desert” which is an area that has limited access to affordable and nutritious food.
- The term “**Childcare Desert**” is used to describe areas or communities with limited or no access to quality childcare.



Childcare Deserts, 2019

Inner Core Communities with High Full System Gaps for Ages 0-2 and Ages 3-4 (n=25)

| | Ages 0-2 | | | | Ages 3-4 | | | |
|----------------|--------------|------------|--------------|------------|--------------|------------|------------|------------|
| | Need | Capacity | Gap-N | Gap-% | Need | Capacity | Gap-N | Gap-% |
| Statewide | 212,118 | 53,239 | 158,879 | 75% | 150,055 | 105,029 | 45,026 | 30% |
| Chelsea* | 1,953 | 275 | 1,678 | 86% | 1,704 | 538 | 1,166 | 68% |
| Everett* | 1,759 | 256 | 1,503 | 85% | 1,189 | 802 | 387 | 33% |
| Medford | 2,066 | 359 | 1,707 | 83% | 1,194 | 642 | 552 | 46% |
| Revere* | 1,756 | 271 | 1,485 | 85% | 1,329 | 461 | 868 | 65% |
| Winthrop | 664 | 97 | 567 | 85% | 388 | 167 | 221 | 57% |

Source of data: Hardy, B. (2019). *The Geography of Early Education and Care in Massachusetts*. Unpublished Internal Report Prepared for the Massachusetts Department of Early Education and Care. Notes: (1) These municipalities had absolute gaps AND percentages that exceed the statewide averages, demonstrating higher than average need in these communities. (2) 3 out of the 5 Inner Core Communities included above are MA-designated Gateway cities ([M.G. L Chapter 23A Section 3A](#))

[EEC Strategic Action Plan, Appendix B](#)

Current Regulations

State & Local

State Regulations for Childcare



State Regulations ([606 CMR 7.00](#))

- State Licensing and certification required for **Family Child Care** (in-home care) and Center-Based Childcare (a community-based setting outside the home)
- **Capacity standards** are based on the type of license (group, school age, and family childcare) issued to the provider
- Minimum **square footage/ratio** for indoor and outdoor areas
- The Commonwealth of Massachusetts allows **up to ten (10)** children within family child care homes

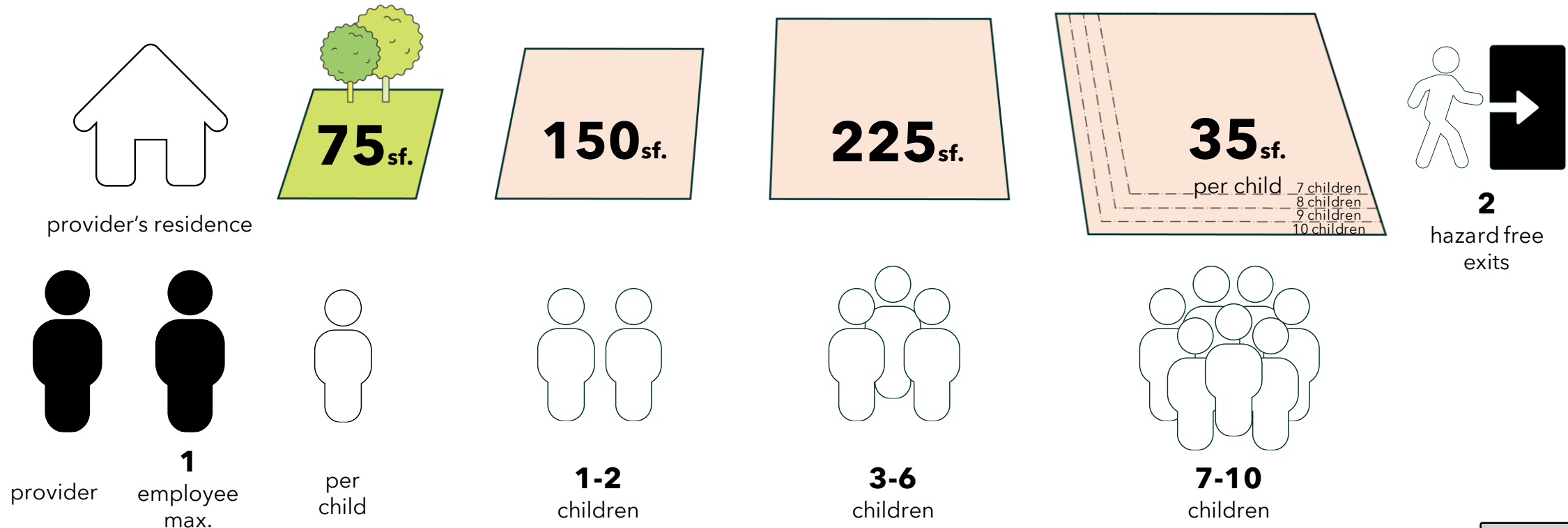
State Regulations for Childcare



State Regulations ([606 CMR 7.00](#))

- The number of children permitted within family child care homes is further limited by specific use standards, and indoor and outside square footage requirements

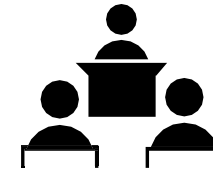
Outdoor & Indoor Space Requirements



Family Childcare Providers

Licensed providers must:

- Be **at least 18** years of age
- Attend EEC educator orientation **training sessions**
- Pass a **physical exam**
- Provide proof of at least **1-year full-time experience** working with children
- Pass a pre-licensing **home inspection**
- Pass a **background check**
- Obtain **CPR certification** annually
- Obtain **First Aid certification** every 3 years
- Complete **10 hours** of professional development annually
- **Register annually** with the Department of Early Education and Care in accordance with EEC policies and procedures.
- Licenses are issued for **3 years**
- All Family Childcare Assistants **must also be approved by EEC** and meet the same requirements



City Regulations for Childcare



Revere Zoning Regulations ([17.16.080](#) & [17.16.085](#))

- **Local zoning** includes use standards that regulate the location (zoning district), size, and type of childcare facilities
- The **zoning ordinance** also regulates the design and operation of a use (e.g., the exterior appearance, hours of operation, number of employees, signage, and access and parking requirements).
- The City of Revere's current Zoning Ordinance allows family child care home providers to care for up to four **(4) children**.
- In addition, providers are required to obtain a **special permit** from City Council and register as a business with the city clerk's office.

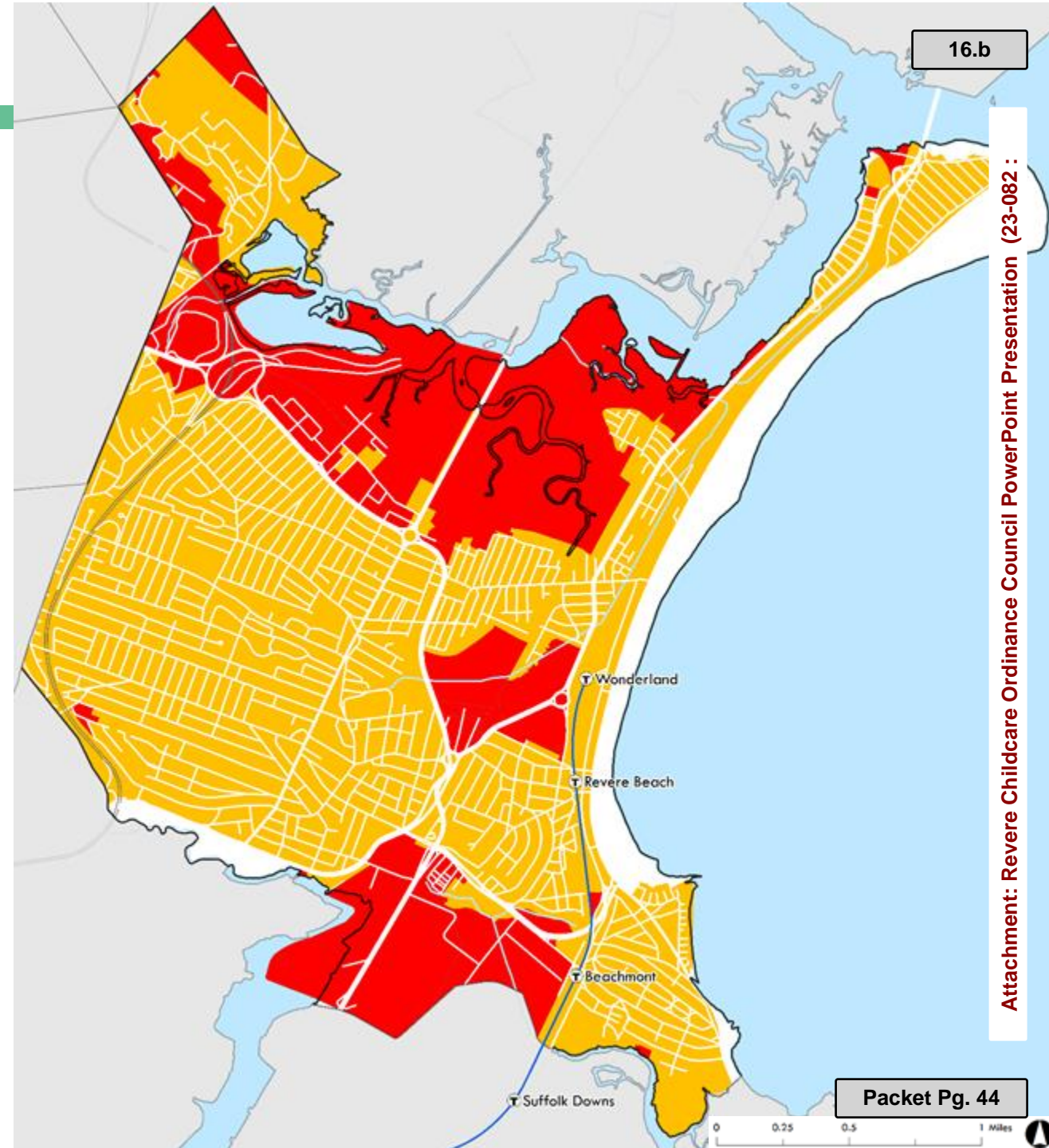
Current Zoning

7.16.040 Generally—Table of Uses

- Only allows **family child care homes** ([17.08.275](#)) by **special permit** in 12 out of 18 of Revere's zoning districts

Where is Home-Based Child Care Allowed?

-  Family Day Care Home (w/Special Permit)
-  Prohibited
-  T Stations
-  Blue Line



Proposed Changes

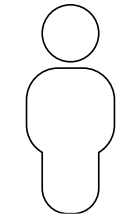
Zoning Ordinance

Maximum Number of Children

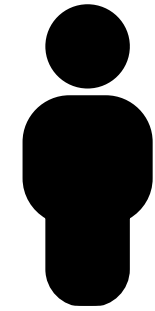
Overall, the proposed amendments are to:

- Increase the maximum number of children from **4 to 10**;
- Allow family child care homes with **6** children or fewer **by right** and remove the special permit requirement;
- Allow family child care homes with **7 or more** children **by right** with an approved Family Child Care assistant;
- 294 seats* will be added, more than doubling local capacity

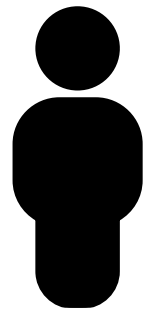
*Number based on increasing seats from 4 to match provider's state license capacity



1-10
children



1
provider



1
certified
assistant

Maximum Number of Children

| Family Child Care Home | | | | | | | | | | |
|---------------------------|----------|----------|----------|----------|----------------|----------------|----------------|----------------|----------------|----------------|
| # of Children | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Current Zoning Ordinance | By Right | By Right | By Right | By Right | Special Permit | Special Permit | Special Permit | Special Permit | Special Permit | Special Permit |
| Proposed Zoning Ordinance | By Right | By Right | By Right | By Right | By Right | By Right | Special Permit | Special Permit | Special Permit | Special Permit |

| Legend | |
|----------------|--------|
| By Right | Green |
| Special Permit | Yellow |
| Prohibited | Red |

**With an approved Family Child Care assistant*

By-Right: Land uses that are permitted under their current zoning and do not require approval by the City Council. Special permits are approved administratively by the City Council, the special permit granting authority (SPGA), and issued by the Building Inspector.

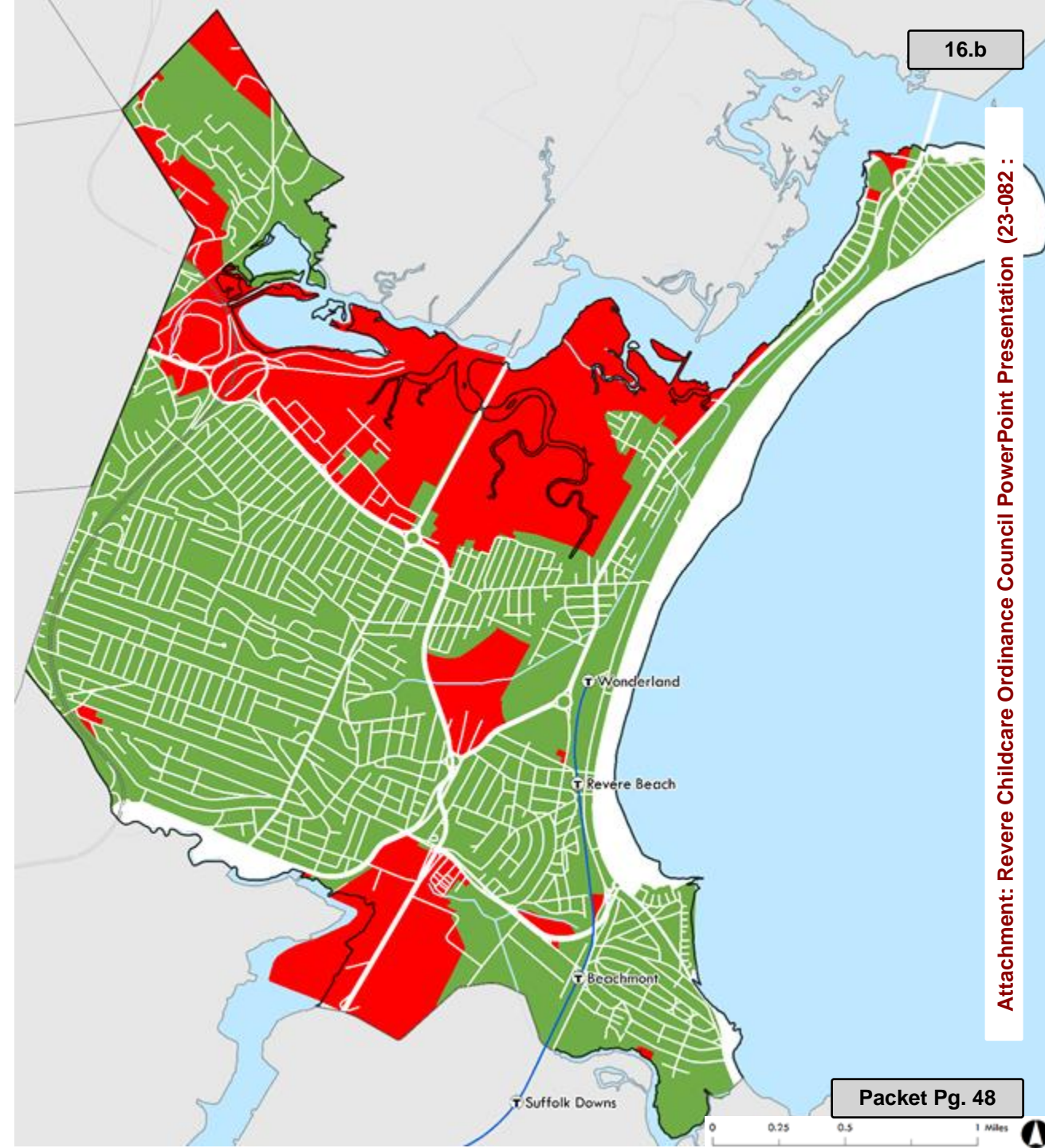
Special Permit: Required for a use other than a use by or as of right within a zoning district. Special permits allow the City to review the use through a public hearing process, and may allow flexibility within a zoning ordinance.

Proposed Zoning

7.16.040 Generally—Table of Uses

- Allow **family child care homes** ([17.16.040](#)) **by right** in the RA, RA1, RB, RB1, RC, RC1, RC2, RC3, PDD1, PDD2, NB, GB, GB1, and CB zoning districts

-  Permitted by Right
-  Prohibited
-  T Stations
-  Blue Line



Other Amendments & Technical Changes

| | Current Zoning Ordinance | Proposed Zoning Ordinance |
|--|---|--|
| Swimming Pools 17.16.085 A | There shall be no swimming pools allowed on the premises where a family day care home is conducted. | All swimming pools located on the premises of a family child care home must comply with all applicable requirements and standards established in 17.24.170 - swimming pool enclosures. |
| Business Certificate 17.16.085 B | A family day care home shall register as a business with the city clerk's office. | No proposed changes. Minor copy edits for consistency throughout the Ordinance |
| Proximity To Other Child Care Programs | N/A | Regulates the proximity of a large family child care home to another large family child care home. Within a residential district, there shall be no more than one large family day-care home located and operating within the same building. |

Definitions & Related Adjustments

| | Current Zoning Ordinance | Proposed Zoning Ordinance |
|--|---|--|
| Family Child Care Home | Includes a definition for family day care homes | Creates a new definition that allows providers to care for up to 6 children and better aligns with M.G.L. c.15D § 1A and Title 606 CMR 7.00 |
| Large Family Child Care Home | N/A | Creates a new definition that allows providers to care for up to 10 children and better aligns with M.G.L. c.15D § 1A and Title 606 CMR 7.00 |
| Family Child Care System | N/A | Creates a definition that better aligns with M.G.L. c.15D § 1A and Title 606 CMR 7.00 |
| Child Care Center | Includes a definition for day nursery | Creates a definition that better aligns with M.G.L. c.15D § 1A and Title 606 CMR 7.00 |
| Small Group and School Age Child Care | N/A | Creates a definition that allows providers in a community-based setting outside the home to care for up to 10 children and better aligns with M.G.L. c.15D § 1A and Title 606 CMR 7.00 |
| Large Group and School Age Child Care | N/A | Creates a definition that allows providers in a community-based setting outside the home to care for 11+ children and better aligns with M.G.L. c.15D § 1A and Title 606 CMR 7.00 |

Questions



17.08.195 -~~Day nursery~~ Child care center.

~~"Day nursery"~~ "Child care center" means any facility operated on a regular basis ~~whether known as 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 daychild~~ nursery, ~~day care center~~, nursery school, kindergarten, child play school, progressive school, child development center, or preschool, or known under any other name, which receives children, not of ~~or~~ common parentage, under ~~seven~~ 7 years of age, or under ~~sixteen~~ 16 years of age if ~~such~~ those children have special needs, for nonresidential custody and care during part or all of the day separate from ~~parent(s); their parents.~~

~~Day nursery~~ 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 ~~such~~ that system are primarily limited to kindergarten, nursery or related preschool services; a Sunday ~~S~~ s 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 daychild care home which does not service more than four children; an informal cooperative arrangement among neighbors or relatives; or the occasional care of children with or without compensation.

(C.O.93-30 § 2)

"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.

Attachment: Revere Childcare Ordinance Council PowerPoint Presentation (23-082)

“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 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.

17.08.275 - Family daychild care home.

~~"Family day"~~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 ~~seven~~7 years of age, or children under ~~sixteen~~16 years of age if ~~such~~those children have special needs; ~~provided, however, in either case, that, 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 ~~sixteen~~16 in a family daychild care home shall not exceed ~~four~~6, including participating children living in the residence. Family-~~daychild~~ 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 ~~therefor~~.

(C.O.03-298 § 3)

~~"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 schoolage 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.~~

~~"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.~~

1. Uses of land, buildings and structures shall be regulated throughout the city as follows:

| ZONING DISTRICT | | | | | | | | | | | | | | | | | | |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------|---------------|---------------|
| USE | RA | RA1 | RB | RB1 | RC | RC1 | RC2 | RC3 | PDD1 | PDD2 | NB | GB | GB1 | CB | HB | TED | LI | IF |
| A. RESIDENTIAL USES: | | | | | | | | | | | | | | | | | | |
| <u>Child care center</u> Day nursery | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* | yes* |
| Family day child care home | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | sp yes | no | no | no |
| Family day care home | sp | sp | sp | sp | sp | sp | sp | sp | sp | sp | sp | sp | sp | sp | sp | no | no | no |
| <u>Large family child care home</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>yes</u> | <u>no</u> | <u>no</u> | <u>no</u> | <u>no</u> |

Attachment: Revere Childcare Ordinance Council PowerPoint Presentation (23-082 :

* refer to Section 17.16.080 for ~~day nursery~~ child care center criteria

17.16.080 ~~Child care center~~Day nursery.

A ~~child care center~~day nursery 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~~day nursery shall comply in all respects with the standards for licensure and approval in accordance with Regulation 102 CMF 7.00 the Office for Children.

B. A ~~child care center~~day nursery 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~~day nursery 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~~nursery 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~~day nursery 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. There shall be no swimming pools allowed on the premises where a day nursery is conducted. All swimming pools located on the premises of a child care center must comply with all applicable requirements and standards established in 17.24.170 - swimming pool enclosures.~~

(C.O.03-298 § 1; C.O. 97-105 § 7; C.O. 93-30 § 3)

17.16.085 Family day child care home.

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

A. Separation between family child care homes. Within a residential district, no other large family day-care home shall be located and operating within the same building of an existing large family day-care home or child day-care center.

~~B. There shall be no swimming pools allowed on the premises where a family day care home is conducted. All swimming pools located on the premises a family child care home must comply with all applicable requirements and standards established in 17.24.170 - swimming pool enclosures.~~

~~BC.~~ A family day child care home shall register as a business with the city clerk's office.

(C.O.03-298 § 4)

17.26.040-Allowed uses.

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

7.28.020 Table of parking and loading requirements.

| Use | Minimum Parking Spaces | Minimum Loading Bay | Minimum Loading Space |
|--|---|---------------------|-----------------------|
| Institutional and utility uses: | | | |
| Day nursery-child care center | 1 per 200 GSF of nursery-area-child care center area | 0 | 0 |

Notes:

(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.

Key:
 GSF = gross square feet
 NA = not applicable
 SF = square feet

(C.O.06-41 §§ 4—6; C.O. 04-14 § 4; C.O. 01-76 § 43, 44, 45, 46; C.O. 97-105 § 42; C.O. 93-30 § 6; C.O. 91-23 § 3; C.O. 88-49 §§ 8, 17(c), 1988; C.O. 87-340 § 1; C.O. 87-136B § 2; C.O. 83-508A § 4; C.O. 85-4A § 16(M); C.O. 83-3 § 17-7(B); C.O. 10-37, § 3, 3-22-2010; C.O. 13-279/CZ-13-06, § 9, 12-9-2013)

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 ~~day child~~ care home or babysitting for not more than ~~four~~ six (6) children at a time;
- E. Large family child care home or babysitting for not more than ten (10) children at a time;
- ~~E~~F. Telephone soliciting and mailing services;
- ~~F~~G. Home crafts such as model making, rug weaving, jewelry making and woodworking;
- ~~G~~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;
- ~~H~~I. Office facility of an architect, broker, dentist, physician, engineer, insurance agent, land surveyor, lawyer, musician or real estate agent;
- ~~I~~J. School of special education or tutored whose class size does not exceed four pupils at any given time.

(C.O.83-3 § 17-9(B))

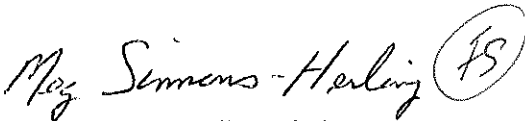
May 3, 2023

Honorable City Council
Revere City Hall
Revere, MA 02150

RE: Zoning Ordinance Amendment for Family Home-Based Childcare and Childcare Centers

Dear Members:

Pursuant to Section 17.56.040 of the Revised Revere Zoning Ordinance, the Planning Board at a regular meeting held on April 25, 2023, subsequent to a public hearing held on April 25, 2023, voted to favorably recommend to the City Council the adoption of Sections 1 thru 9 with respect to the proposed zoning ordinance amendments for the creation of Family Home-Based Childcare and Childcare Centers.


Meg Simmons-Herling, Chairperson

FORM A

APPLICATION NO. *CZ-23-03*
DATE: *July 5, 2023*

**City of Revere, Massachusetts
Revere City Council
Application For
Change of Zoning Ordinance
or Zoning Map**

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

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

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

- A. Application for change of zoning (Revised Ordinances of the City of Revere, Title 17, Chapter 17.56, Sections 17.56.010 – 17.56-030)

1. Applicant submitting this application is:

Name: Overlook Ridge, LLC
Address: c/o Veris Residential
Harborside 3
210 Hudson Street
Jersey City, NJ 07311

Tel. #: (973) 218-2300

- 2. Applicant is: City Council
- Company Owning Land Affected by Change
- Request by Registered Voters
- Planning Board
- Regional Planning Agency

FILED
2023 JUL -5 9:56
OFFICE CITY CLERK
REVERE MASS

FILED
2023 JUN 30 AM 9:22
OFFICE CITY CLERK
REVERE MASS

Attachment: CZ2303 AN ORDINANCE RELATIVE TO CASUAL RESTAURANT USE IN THE OVERLOOK RIDGE OVERLAY DISTRICT (23-169 : CZ-

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

Name: Jeffrey Turkanis _____

Title: Chief Investment Officer

Company: Veris Residential _____

Address: Harborside 3, 210 Hudson Street, jersey City, NJ 07311 _____

Tel. #: (973) 218.2300 _____

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

Name: Overlook Ridge, LLC _____

Address: c/o Veris Residential, Harborside 3, 210 Hudson Street, Jersey City, NJ 07311

Tel. #: (973) 218.2300 _____

2. The land described in this application is recorded in Suffolk County Registry of _____,

N/A

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

N/A

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

N/A

5. A locus map (8¹/₂" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

N/A

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

N/A


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

N/A

Attachment: CZ2303 AN ORDINANCE RELATIVE TO CASUAL RESTAURANT USE IN THE OVERLOOK RIDGE OVERLAY DISTRICT (23-169 : CZ-

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

OVERLOOK RIDGE, LLC

By: 
Name: Jeffrey Turkánis
Title: CIO
Signature of Applicant/Owner

6/29/23
Date


Signature of Designated Representative

6/29/23
Date

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

Date Submitted to the Revere Planning Board: _____

Attachment: CZ2303 AN ORDINANCE RELATIVE TO CASUAL RESTAURANT USE IN THE OVERLOOK RIDGE OVERLAY DISTRICT (23-169 : CZ-

ATTACHMENT A

Text of Proposed Zoning Amendment

Title 17 of the Code of Ordinances of the City of Revere, Massachusetts is hereby amended as follows:

1. Chapter 17.08 – Definitions is amended by adding the following definition immediately following Section 17.08.145:

“17.08.146 – Casual Restaurant with Counter Service.

“Casual Restaurant with Counter Service” means an establishment of not less than 2,000 square feet where the primary business is the sale of food or beverages for consumption on or off the premises, where the food is generally prepared to order, and where customers place orders at a counter or through electronic means.”

2. Chapter 17.23.040 – Allowed uses is amended as follows:

- a. Sections 17.23.040 C.2, 3 and 4 are amended by deleting, in each, the words “accessory to hotel (limited to the first floor and not to exceed five thousand square feet)” therein and inserting the following in their place, in each: “one story and not to exceed six thousand square feet per establishment”

- b. Section 17.23.040 C is amended by adding the following new sections 6 and 7 immediately following Section 17.23.040.C.5 thereof:

“6. Casual Restaurant with Counter Space, one story and not to exceed six thousand square feet per establishment; provided that drive-through shall only be permitted by special permit from the city council.

7. Coffee shop, one story and not to exceed six thousand square feet per establishment; provided that drive-through shall only be permitted by special permit from the city council.”

3. Chapter 17.23.070 – Parking is amended as follows:

- a. Section 17.23.070 A is amended by deleting the word “two” in the first sentence thereof and inserting the number “1.75” in its place.

- b. Section 17.23.070 C is amended by deleting the final words “or retail service use” therein and inserting the following in their place: “, retail service, Casual Restaurant with Counter Service, or coffee shop use.”

- c. Section 17.23.070 D is amended by inserting, immediately following the final word "uses" therein, the following: ", other than Casual Restaurant with Counter Service"
- d. Section 17.23.070 E is amended by inserting, immediately following the final word "title" therein, the following: ", except that no loading space shall be required for any use permitted under Section 17.23.040 C. 2, 3, 4, 6, or 7."



June 30, 2023

VIA FEDERAL EXPRESS

City Clerk
City of Revere
281 Broadway
Revere MA 02151
Attn: Ashley Melnik

Dear Ashley:

Re: Overlook Ridge LLC Zoning Amendment Application

In connection with the above-referenced matter, enclosed please find the following:

1. Check payable to The City of Revere in the amount of \$180.00; and
2. Check payable to The Revere Journal in the amount of \$140.00.

As discussed, I am enclosing a PDF of the signed application. The wet ink hard copy will come directly from Veris.

Please call me at (617) 338-2479 if you have any questions regarding the enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Adam N. Weisenberg".

Adam N. Weisenberg
aweisenberg@sullivanlaw.com

PMC/klm
Enclosure

City of Revere, Massachusetts

Tom Skwierawski

Chief of Planning and Community Development
Department of Planning and Community Development
281 Broadway, Revere, MA 02151 781. 286. 8181



Patrick M. Keefe Jr.
Acting Mayor

August 2, 2023

Honorable City Council
Revere City Hall
Revere, MA 02151

RE: Zoning Ordinance Amendments: Lodging and Rooming House and Overlook Ridge Overlay District

Dear Members:

Pursuant to Section 17.56.040 of the Revised Revere Zoning Ordinance, the Planning Board at a regular meeting held on August 1, 2023, subsequent to a public hearing held on August 1, 2023, voted to recommend the following with respect to the above referenced Zoning Ordinance amendments:

1. Lodging House and Rooming House amendment: The Planning Board voted unanimously to favorably recommend to the City Council the proposed amendments to further regulate Lodging and Rooming houses by special permit only within the Highway Business District including the adoption of the new proposed definition for Rooming and Lodging Houses as outlined in Sections 1 through 6.
2. Overlook Ridge Overlay District (OROD) amendments: The Planning Board voted unanimously to favorably recommend to the City Council the proposed amendment to allow casual restaurant and coffee shop not to exceed 6,000 s.f. as of right within the OROD as outlined in Sections 1, 2, and 3.
3. Overlook Ridge Overlay District (OROD) amendments: The Planning Board voted unanimously to favorably recommend to the City Council that the parking ratio for apartment use within the OROD remain at 2 spaces/unit and that .25 spaces per unit out of the required per unit parking ratio be designated for visitor parking.

Meg Simmons-Herling
Meg Simmons-Herling
Planning Board Chair

(FS)



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
 Chief Financial Officer/City Auditor

MEMORANDUM

To: Joanne McKenna, President Pro-Tempore, City Council
 From: Richard Viscay
 Date: December 13, 2023
 Cc: Patrick Keefe, Mayor - Elect
 Re: Balance of C.I.T. Funds per Ward

As requested, please find attached a memo that shows fund balances per ward on C.I.T. Funds as of June 30, 2023's audited financial statements.

We will update this information on a quarterly basis for the benefit of the Council.

Please let me know if you have any further questions on this matter.

Attachment: CIT Balances (23-285 : Balances of CIT Funds per Ward)



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Joanne McKenna, City Council President Pro Tempore
 From: Richard Viscay
 Cc: Assunta Newton, Assistant Budget Director
 Date: December 13, 2023
 RE: CIT Balances by ward

The CIT balance as of 6/30/23 was \$891,497.95. The breakdown by ward is as follows:

| | |
|---------|--------------|
| WARD 1: | \$362,358.70 |
| WARD 2: | \$247,867.85 |
| WARD 3: | \$307.50 |
| WARD 4: | \$46,620.00 |
| WARD 5: | \$180,862.30 |
| WARD 6: | \$53,481.60 |

Attachment: CIT Balances (23-285 : Balances of CIT Funds per Ward)