



CITY COUNCIL
Regular Meeting

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

Monday, November 10, 2025, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org. La interpretación en español puede solicitarse al menos 48 horas hábiles antes de la reunión pública enviando un correo electrónico translation@revere.org.

5:00PM Economic Development Sub-Committee Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of October 27, 2025
3. **25-284** Mr. Vamshi Paili of revere.city to conduct a presentation on his AI-powered public data accessibility platform.

Unfinished Business

4. **25-232** An Ordinance Repealing Section 9.12.030 Posting Political Signs of the Revised Ordinances of the City of Revere. - 3rd Reading

Economic Development Sub-Committee Report

5. **24-130** Motion presented by Councillor McKenna, Councillor Argenzio: That the Mayor request the Traffic Commission to assess the activation of the 15 minute grace period button on parking meters in the Broadway Central Business District. The activation of this feature will provide customers with free parking for 15 minutes to run quick errands without being penalized.
6. **24-256** A presentation by the Chief of Planning and Community Development and Jason Shreiber of Stantec on the Broadway Corridor Parking Study.
7. **25-032** Motion presented by Councillor Novoselsky: That the Mayor request the City Solicitor to draft an ordinance regulating the placement, installation, and removal of satellite dishes.
8. **25-271** Communication from the Chief of Planning & Community Development relative to ongoing economic development initiatives throughout the City.

Communications

9. **25-296** Communication from the City Assessor requesting a public hearing for the purpose of establishing the Minimum Residential Factor for Fiscal Year 2026.

Motions

10. **25-297** Motion presented by Councillor McKenna: That the City Council request AFC Urgent Care located at 339 Squire Road to appear before the City Council to conduct a presentation on the healthcare needs and services provided.

11. **25-298** Motion presented by Councillor Cogliandro: That the City administration and School administration provide the City Council with a comprehensive written report detailing the jurisdictional responsibilities over school property, including the areas and matters under the control of the City, the areas and matters under the control of the School Department, and any other departments or entities that hold jurisdiction or authority over school property.
12. **25-299** Motion presented by Councillor Haas: That the City Council award the Revere Jr. Patriots Flag Football team for its undefeated season, which concluded with a championship at the NCYFC 2025 Flag Football tournament on November 1st.
13. **25-300** Motion presented by Councillor Jaramillo: That the City Council award a Certificate of Commendation to Sebastian Agudelo Gomez for his exemplary contribution to educating and informing the residents of Revere and representing the Colombian-American community with integrity and distinction here in the largest Colombian-American community in the Commonwealth of Massachusetts.

Late Communication

14. **25-301** Communication from the Parking Director requesting approval of the annual Toys for Tickets Amnesty Program and the Stay and Shop Local Saturdays Program.



CITY COUNCIL

Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, October 27, 2025

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of October 6, 2025

RESULT: ACCEPTED

Public Hearings

- 3 25-257 Hearing called as ordered on, An Ordinance Further Amending Title 12 of the Revere Revised Ordinances Relative to Construction Procedures for Street and Sidewalk Openings. (attached)

Proponents

none

Opponents

none

Minutes Acceptance: Minutes of Oct 27, 2025 6:00 PM (Salute to the Flag)

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
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- 4 25-265 **Hearing called as ordered on, An Ordinance Further Amending the Revere Revised Ordinances Relative to the Affordable Housing Trust Fund. (attached)**

Proponents

none

Opponents

none

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
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- 5 25-266 **Hearing called as ordered on, An Ordinance Further Amending Title 12 and Title 17 of the Revere Revised Ordinances Relative to Overhanging Signs and Storefront Sign Maintenance. (attached)**

Proponents

none

Opponents

none

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
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- 6 25-275 **Hearing called as ordered on the application of Revere Beach Waterfront JV, LLC, c/o Mill Creek Residential, 84 State Street, Boston, MA 02109 requesting a Chapter 148 License for the storage of flammables to be exercised at 560 Revere Beach Boulevard, Revere, MA 02151 for the following uses: 589 space parking garage and 1,200 gallon diesel fuel AST.**

Proponents

James Cipoletta, Attorney for the Applicant

Opponents

none

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

Public Comment Pursuant to Chapter 402 of the Acts of 1965

James Mercurio, 193 Crescent Ave., Revere, MA addressed the City Council and spoke in favor of Council Order 25-286.

Legislative Affairs Sub-Committee Report

7 25-114 **An Ordinance Further Amending Wage Theft Policies in the City of Revere.**

The City Council discussed a proposed ordinance relative to wage theft prevention modeled after Salem’s ordinance. The ordinance aims to protect workers from wage theft, support honest employers, and give the City leverage against violators through contract and license controls.

Councillor Jaramillo, Salem City Councillor Jeff Cohen, who authored Salem’s ordinance, Revere resident Claudia Correa, and Josh Colon of the Carpenters Union-emphasized that wage theft is a widespread problem affecting both service and trade industries. They noted that workers, particularly immigrants, are often the most vulnerable, and that law-abiding businesses suffer when others cut corners. The ordinance would allow anonymous reporting to the City, which would refer cases to the state Attorney General, U.S. Department of Labor, or District Attorney. It would also allow the City to suspend contracts, stop tax incentives, or revoke licenses from violators. Salem’s experience was cited as a successful example, where enforcement has led to back pay for workers, proper employee classifications, and compliance checklists for developers.

Several councilors expressed strong support, viewing the measure as a fairness and worker-protection initiative. One member asked what made this version “stronger” than Salem’s; supporters highlighted its inclusion of licensing authority and a faster enforcement structure that avoids lengthy commission processes. Data shared included a \$40 million estimated loss to Massachusetts from worker misclassification in 2019 and a 14% union membership rate, leaving many without union protection.

City Solicitor Paul Capizzi expressed caution, noting potential overlap with existing state enforcement systems, administrative workload, and due-process issues. Concerns included public access to sign-in sheets, questions about using past violations in future licensing, and whether the ordinance might create municipal liability or conflict with pending state legislation. He also questioned if Revere’s level of local demand justified the administrative effort.

Supporters responded that the City would not investigate or enforce wage laws directly but would act only after state or federal findings. They explained that the ordinance focuses on future compliance through disclosure requirements tied to city contracts, tax incentives, and licenses. Site sign-in provisions were described as tools for transparency and safety on prevailing-wage projects.

The discussion concluded with general recognition that the ordinance would serve as a practical tool to promote fair labor practices and hold employers accountable while leaving actual enforcement to state and federal authorities.

AN ORDINANCE FURTHER AMENDING WAGE THEFT PREVENTION POLICIES IN THE CITY OF REVERE

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

Section 1. Title 15, Chapter 15.15 Wage Theft Prevention Policies is hereby amended by deleting the chapter in its entirety and inserting in place thereof the following new Chapter:

Chapter 15.15 Wage Theft Prevention

- **Section 15.15.010 Purpose**
- **Section 15.15.020 Definitions**
- **Section 15.15.030 Wage Theft Compliance Process**
- **Section 15.15.040 Requirements for Contractors**
- **Section 15.15.050 Requirements for Tax Relief Agreements**
- **Section 15.15.060 Requirements for Licenses and Prospective Licensees**
- **Section 15.15.070 Severability**

Section 15.15.010 - Purpose

The Revere city council has authority to adopt ordinances to protect the health, safety and welfare of all residents of the City of Revere and in adopting this article shall protect residents from a practice commonly known as "wage theft," the improper withholding of payment from employees and failing to pay them according to required schedules. Low income, immigrant, and limited English proficient workers, who represent a high percentage of the population of the City of Revere, are most vulnerable to this practice as are workers in the hospitality service and construction industries. Also, through this article, the city shall ensure that its vendors comply with federal and state wage laws and that city resources are not used to support vendors responsible for wage law violations. And finally, this article shall ensure that potential and current recipients of tax relief agreements and licenses issued under Massachusetts General Law (M.G.L.) chapter 138 and chapter 140 comply with applicable wage laws.

Section 15.15.020 - Definitions

- A. Administrative citation*, a civil citation issued by the attorney general pursuant to M.G.L c.149 § 27C, a civil citation issued by the Department of Labor pursuant to 29 U.S.C. § 201 et seq. and/or 29 C.F.R. § 578, or any other civil citation for violation of M.G.L. c. 149 or c. 151 and/or 29 U.S.C. § 201 et seq. issued by any other federal, state, or local administrative agency.
- B. Application*, an initial application or a renewal of a license or permit.
- C. City*, City of Revere and/or any of its political subdivisions or departments.
- D. Contractor*, a person or entity that holds a contract or seeks to contract with the City of Revere to provide a service, perform work, or provide materials, machinery, or labor necessary to perform work on real property. "Contractor" includes all bidders or proposers, contractors, construction managers, and subcontractors of any tier, including subcontractors that are not subject to M.G.L Chapter 149, §44F and trade contractors under the bidder.
- E. Debarment/debarred*, an exclusion from contracting and financial assistance by state or federal entities for a set period of time;
- F. "EACC"*, economic assistance coordinating council, as defined by M.G.L c. 23A, § 3A and established by M.G.L c. 23A, § 3B.2;

- G. *Employ*, to suffer or permit to work.
- H. *Employee*, a natural person who performs work for an employer operating within the geographic boundaries of Revere, but shall not include any bona fide independent contractor as defined by M.G.L c. 149 § 148B;
- I. *Employer*, any natural person or business, whether or not incorporated or unincorporated, who suffers or permits another to work in the City of Revere, under a contract to which the City of Revere or one of its departments is a signatory, or under agreement with the city for tax incentives, or who otherwise maintains a commercial presence in the City of Revere. This definition excludes the United States, or a corporation wholly owned by the government of the United States, and the Commonwealth of Massachusetts, its subdivisions, and corporate bodies.
- J. *Independent contractor*, as defined in M.G.L c. 149, § 148B ("Massachusetts Independent Contractor Law") and any applicable regulations or advisory guidance implementing that statute.
- K. *Minimum wage*, as defined at M.G.L c. 151 § 1 as well as any other state or federal statute or regulation establishing a minimum fair wage for particular occupations or classes of workers.
- L. *Overtime*, as defined in M.G.L c. 151 § 1A.
- M. *Prevailing wage*, as defined in M.G.L c. 149 §§ 26-27H.
- N. *Stop work order*, as defined in M.G.L c. 152, § 25C and 452 C.M.R. § 8.00.
- O. *Tax relief*, any issuance of tax relief provided under a tax increment financing agreement, a housing development exemption agreement, or any other provision of law or regulation authorizing the issuance of tax relief.
- P. *Tax relief agreement*, any agreement or other form of document governing the terms and conditions of the issuance of tax Relief by the City of Revere.
- Q. *Timely payment of wages*, as defined by M.G.L c. 149 § 148.
- R. *Tipped employee*, an employee engaged in an occupation in which they customarily and regularly receive tips in an amount equal to or more than the dollar amount provided in the Fair Labor Standards Act.
- S. *Wage*, as defined by M.G.L c. 149, § 148.
- T. *Wage theft*, any action by an employer, their officers, agents, or employees causing employer not to make a timely and /or complete payment of wages, to pay the minimum wage or prevailing wage, or to pay overtime earned and owing to an employee.

Section 15.15.030 - Wage Theft Compliance Process.

- A. *Reporting complaints and violations.* The city solicitor's office shall create an online complaint form that affected employees, or any other persons, may use to report complaints and violations. Printed notice, a digital copy of which shall be prepared by the solicitor, shall be displayed in all businesses with employees where mandatory state and federal labor law posters are and such notice shall specify that complaints can be made anonymously. The notices shall be in all languages spoken by at least 5% of the city population in the most recent United States Census and displayed on the city's web page, city hall and annex. The notice shall be provided to all businesses seeking a business certificate from the city clerk's office.
- B. *Filing and receipt of complaints.* Complaints of violations of state law under M.G.L. c. 149 and c. 151 may be reported to the office of the city solicitor. The city solicitor's office shall refer reports of employees affected by wage theft in Revere to appropriate agencies. Affected employees may fill out complaint forms at the office of the city solicitor. Complaints may be filed by an affected employee or any other person.
- C. *Required communication with the attorney general's office.* Unless otherwise specified in writing by the complainant, the city shall forward each complaint submitted to it pursuant to M.G.L. c. 149 and c. 151 to the Commonwealth's Office of the Attorney General within 30 days of receipt.
- D. *Required communication with other city departments.* The city solicitor's office shall forward each verified and sustained complaint submitted to the City of Revere's purchasing agent, licensing board and city council. If a complaint pertains to work performed at any property subject to a City-issued Tax Increment Financing (TIF) or Tax Increment Exemption (TIE) agreement, collectively referred to herein as "tax relief agreements," the City Solicitor's office shall also send a copy to the Commonwealth's Economic Assistance Coordinating Council (EACC).
- E. *Annual reporting.* The City of Revere shall publish an annual report, through the city solicitor's office, detailing all verified and sustained wage theft complaints received and action taken in response to such complaints, including specifically the status or final disposition of each complaint.

Section 15.15.040 - Requirements for Contractors.

- A. *Requests for Proposals (RFP)/Invitation for bids (Bid) and successful bidder requirements.*
 - 1. All bidders or proposers, contractors, and subcontractors, including those that are not subject to M.G.L. Chapter 149, § 44F, under the bidder/proposer, shall as a condition for bidding, contracting, or subcontracting verify under oath and in writing at the time of bidding or submittal in response to an RFP or in any event prior to entering into a contract or subcontract at any tier, that they comply with the requirements of this Article for bidding, contracting or subcontracting and, for the duration of the project, shall comply with the Article requirements and obligations.
 - 2. Every RFP or bid issued by the purchasing agent or other city department shall notify bidders/proposers that they have an affirmative duty to report any criminal or civil judgment, administrative citation, or final administrative determination for wage theft against the bidder/proposer or any of its subcontractors entered within the five years prior to bid submission, as well as any debarments against the bidder/proposer or any of its subcontractors in effect while its bid is pending

to the city, and shall further notify bidders/proposers that if they are the successful bidder/proposer, they and any of their subcontractors have an affirmative duty to report, within five business days of receipt, any criminal or civil judgment, administrative citation, final administrative determination, order, or debarment against the bidder/proposer or any its subcontractors while their contract with the city is in effect. The RFP or bid will identify the city department and individual to whom this must be reported.

3. Every RFP or bid issued by the purchasing agent or issuing city department shall notify bidders/proposers that they may not contract with the city if they have been either voluntarily or involuntarily debarred for wage theft by the federal government, any agency of the Commonwealth of Massachusetts or any other state, or any municipal body-including, but not limited to, the City of Revere-for the entire term of the debarment. Such RFPs or bids shall also notify bidders/proposers that they may not use any subcontractor who has been debarred for wage theft by the federal government or any state or municipal government - including, but not limited to, the City of Revere during the period of that subcontractor's debarment.
4. Bidders/proposers that are subject to municipal, state, or federal debarment for violation of the above laws, either voluntarily or involuntarily, or that have been prohibited from contracting with the commonwealth or any of its agencies or subdivisions will be deemed not responsible and their bids or proposals shall be rejected. Such bidders/proposers shall be deemed not responsible for the entire term of debarment or other stated time period. During the term of a contract, upon a finding or order of such debarment or prohibition, the city may, at its sole discretion, terminate the contract without penalty.
5. Successful bidders/proposers must provide a certification of compliance as required by this section. To the extent that the bidder/proposer has been in business for less than five years, it shall provide a certification certifying compliance for the entire period of time for which the entity has been in existence. To the extent a judgment, citation, or final administrative order has been issued against a bidder/proposer within five years prior to its bid, provide a copy of the same, in addition to documentation demonstrating that all damages, fines, costs, and fees have been paid.
In addition, the bidder/proposer must post a bond, to be maintained for the life of the contract, as specified by this section.
6. Successful bidders/proposers must agree to post the Massachusetts wage & hour poster in a conspicuous location accessible to all of their employees. To the extent not all employees would have reasonable access to the notice if posted in a single location, the successful bidder/proposer must inform the purchasing agent of the number and location of postings in order to ensure that they provide reasonable notice to all of their employees. If the purchasing agent so requires, the successful bidder/proposer must make and post additional posters.

- B. Certification and disclosures.* All bidders or proposers, contractors, and subcontractors, including those that are not subject to M.G.L. Chapter 149, § 44F under the bidder/proposer, shall as a condition for bidding, contracting, or subcontracting verify under oath and in writing at the time of bidding or submittal in response to an RFP or in any event prior to entering into a contract or subcontract at any tier, that they comply

with the following conditions for bidding, contracting or subcontracting and, for the duration of the project, shall comply with the following requirements and obligations:

1. Certifies to the purchasing agent that neither they nor any of their subcontractors, or contractors below them at any level have been subject to a criminal or civil judgment, administrative citation, final administrative determination, order, or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, or 29 U.S.C. § 201 et seq. within five years of their application;
 2. Discloses to the purchasing agent or issuing city department any such criminal or civil judgment, administrative citation, final administrative determination, or debarment and include a copy of the same in their applications.
- C. *Notice requirement.* Every city department issuing an RFP or bids shall notify applicants that they have an affirmative duty to report to said department and the city solicitor, within five business days of receipt, any criminal or civil judgment, administrative citation, final administrative determination, order, or debarment against them or any of their subcontractors related to wage theft and occurring while the contract is in effect.
- D. *Reporting and notice requirements during the contract term.*
1. The contractor shall maintain appropriate industrial accident insurance sufficient to provide coverage for all the employees on the project in accordance with M.G.L. Chapter 152 and provide documentary proof of such coverage included with the contractor's submitted bid to the City of Revere to be maintained as a public record.
 2. The contractor shall properly classify employees as employees rather than independent contractors and treat them accordingly for purposes of prevailing wages and overtime, workers' compensation insurance coverage, unemployment taxes, social security taxes and state and federal income tax withholding. (See M.G.L. Chapter 149, § 148B on employee classification).
 3. Any construction contractor must make arrangements to ensure that each employee of every contractor and subcontractor of any tier entering or leaving the project individually completes the appropriate entries in a daily sign-in/out log. The sign in/out log shall include: the location of the project; current date; printed employee name; signed employee name; name of employee's employer and the time of each entry or exiting. The log shall contain a prominent notice that employees are entitled under state law to receive the prevailing wage rate for their work on the project. Such sign-in/out logs shall be provided to the purchasing agent upon request and shall be a public record to the extent permitted by law.
 4. The contractor must be in compliance with the health and hospitalization requirements of the Massachusetts Health Care Reform law established by Chapter 58 of the Acts of 2006, as amended, and regulations promulgated under that statute by the Commonwealth Health Insurance Connector Authority
 5. All construction contractors shall furnish their monthly certified payrolls to the city's purchasing agent for all employees working on city contracts for the entire duration of the project.

6. All contractors shall furnish to the purchasing agent any criminal or civil judgment, administrative citation, final administrative determination, order, or debarment related to wage theft and issued during the term of their contract(s) with the city against the contractor or its sub-contractors within five (5) business days of receipt.
 7. To the extent required as set forth below, all contractors shall maintain a wage bond for the term of the contracts) with the city.
- E. Wage bonds.* Any successful bidder/proposer or contractor or subcontractor who has had a criminal or civil judgment, administrative citation, final administrative determination, order, or debarment, resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq., or any other state or federal laws regulating the payment of wages within five (5) years prior to the date it submits its bids or proposals, and that is not otherwise prohibited from public contracting, shall be required by the city to obtain a wage bond or other form of suitable insurance in an amount equal to the aggregate of one year's gross wages for all employees, based on an average of its total labor costs for the past two years, but in no event shall such amount be less than \$5,000. Such bond must be maintained for the terms or extensions of any contract, and proof of such bond must be provided upon request by the city. Failure to comply with this section may constitute grounds for modification, suspension, and/or revocation of the contract at the city's discretion and without penalty to the city.
- F. Suspension or revocation of contract/wage theft as material breach of conditions in RFP or bid.* If a contractor is found to be in violation of M.G.L. c. 149, M.G.L. c. 151, or 29 U.S.C. § 201 et seq., or this section, and therefore in breach of its contract with the city, the city may take one or more of the following actions with ten days' notice to said contractor:
1. Revocation of contractor's contract with the city;
 2. Suspension of contractor's contract with the city; and/or
 3. Impose conditions on any future contracts with the city, including, but not limited to, the posting of a wage bond and other reasonable requirements.
- G. Applicability.* The requirements of this section, including any sanctions imposed herein, that are applicable to any contractor or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier or other person that is engaged to perform under a city contract shall also be applicable to, and effective against, any successor employer that (i) has at least one of the same principals or officers as the prior employer; and (ii) is engaged in the same or equivalent trade or activity as the prior employer.

Section 15.15.050 - Requirements for Tax Relief Agreements.

- A. Minimum mandatory conditions.* In addition to any other conditions that may be required in connection with the issuance of any tax relief issued by the City of Revere, each tax relief agreement entered into between the City of Revere and the recipient of such tax relief shall be subject to and shall include a reference to the mandatory compliance with this article. The following conditions shall be required:
1. *Certifications and disclosures.* It shall be a special and material condition of

any tax relief agreement that any construction manager, general contractor or other lead or prime contractor, or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier or other person that is engaged to perform the construction work on the assisted project during the term of the agreement (hereinafter, collectively and individually, the "contractor") shall comply with the following qualifications and conditions at all times during their performance of work on the property:

- i. Any and all persons, natural or corporate, who are non-government signatories to the tax relief agreement shall provide the city solicitor with a list of all construction managers, general contractors, lead or prime contractors, subcontractors, or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier engaged to perform work on the property subject to the tax relief plans during the term of the agreement. An initial list must be provided to the city solicitor prior to the start of any work on the property subject to the tax relief agreement.
- ii. Should any additional or replacement entities be engaged to perform work on the property subject to the tax relief plans during the term of the tax relief agreement, the signatory must provide to the city solicitor the name of such entity no later than 14 days after that entity begins work on the property.
- iii. Tax relief agreement recipient signatories shall further certify that they shall not engage any entity to perform work on the property covered under the tax relief agreement if such entity is subject to any debarment for any reason, or an unpaid criminal or civil judgment, administrative citation, or final administrative determination for wage theft, and that they shall not
 - (a) have entities performing work on the property who have been the subject of an indictment, judgment, or grant of immunity, including pending actions, for any business-related conduct constituting a crime under state or federal law; nor
 - (b) have any entities performing work on the property who have been the subject of a government suspension or debarment, rejection of any bid or disapproval of any proposed contract or subcontract, including pending actions, for lack of responsibility denial or revocation of prequalification or a voluntary exclusion agreement; nor
 - (c) have entities performing work on the property who have been the subject of any governmental determination of a violation of any public works law or regulation, or labor law or regulation or regulation of any OSHA violation deemed "serious or willful" within the five year period preceding the date such agreement is signed. If, notwithstanding such certification, any interested person gives the City of Revere written notice, via the city solicitor, that any person or entity engaged to perform work on a property subject to a tax relief agreement is subject to a debarment or an unpaid criminal or civil judgment, administrative citation, or final determination in violation of the certification provisions of this subsection and entered within the five year period prior to the date the tax relief agreement is signed, the city solicitor shall write to all

signatories to the tax relief agreement within ten business days and request that the outstanding judgment or determination be satisfied or that the person or entity subject to such judgment or determination be immediately replaced on the project.

- iv. The contractor has not been found within the past five years by a court or governmental agency in violation of any law relating to providing workers compensation insurance coverage, misclassification of employees as independent contractors, payment of employer payroll taxes, employee income tax withholding, earned sick time, wage and hour laws, prompt payment laws, or prevailing wage laws.

The requirements of this section, including any sanctions imposed herein, that are applicable to any employer shall also be applicable to, and effective against, any successor employer that (a) has at least one of the same principals or officers as the prior employer; and (b) is engaged in the same or equivalent trade or activity as the prior employer.

If the outstanding judgment or determination as specified in this section has not been satisfied, nor the person or entity subject to such judgment replaced on the project, within 14 days of when the city solicitor informs the signatories to the agreement of the outstanding violation, then the agreement shall provide that such an event materially frustrates the public purpose for which this agreement and any certification of the agreement by the city was intended to advance.

2. *Special and material conditions of tax relief agreements with City of Revere.*

- 1. It shall be a special and material condition of any tax relief agreement that any construction manager, general contractor, or other lead or prime contractor, or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier or other person that is engaged to perform the work during the term of their tax relief agreement on the property that is the subject of the tax relief agreement shall comply with the following qualifications and conditions at all times during their performance of work on the property:
 - i. Maintain appropriate industrial accident insurance sufficient to provide coverage for all the employees on the project in accordance with M.G.L. c. 152 and provide documentary proof of such coverage to the building inspector to be maintained in the building department as a public record;
 - ii. Properly classify employees as employees rather than independent contractors and treat them accordingly for purposes of workers' compensation insurance coverage, unemployment taxes, social security taxes and state and federal income tax withholding. (M.G.L. c.149, § 148B on employee classification);
 - iii. Comply with M.G.L. c. 149, § 148 with respect to the payment of wages; and
 - iv. Comply with the health and hospitalization requirements of the Massachusetts Health Care Reform law established by Chapter 58

of the Acts of 2006, as amended, and regulations promulgated under that statute by the Commonwealth Health Insurance Connector Authority.

3. *Wage theft complaints for properties covered by tax relief agreements.* The city solicitor shall promptly respond to any complaints for violations of the legal obligations outlined in this section, including complaints for wage theft that pertain to work performed at any property subject to a tax relief agreement by sending notice of such complaint to all signatories of the tax relief agreement within 30 business days of receiving such complaint. The solicitor may take appropriate steps to resolve such complaint after such notice is provided, including, but not limited to, arranging informal and voluntary mediations involving the affected worker, the agreement signatories, and any implicated contractor or subcontractor of any tier on the project. If, after the solicitor has properly served notice of a complaint upon the signatories to a tax relief agreement pursuant to this subsection, any employer becomes subject to a federal or state criminal or civil judgment, administrative citation, stop work order, debarment, or final administrative determination resulting from a violation of any of the legal obligations outlined in this section and if such judgment, citation, or order is not satisfied or discharged, or the offending employer replaced on the project, within 14 business days of the entry of such judgment, citation, or order, the parties agree that such an event materially frustrates the public purpose that the tax relief agreement and any certification of the tax relief agreement by the city was intended to advance.
4. *Termination of tax relief agreements.* In the event the public purpose of a tax relief agreement is materially frustrated pursuant to this section, the city council shall hold a public hearing and vote at its next regularly scheduled meeting regarding whether to terminate the tax relief provided by such tax relief agreement and petition the EACC for revocation of that portion of its certification of the tax relief agreement corresponding to such tax relief agreement. If the termination of such tax relief agreement is approved by the city council, the owner of the property covered by such tax relief agreement shall forfeit the receipt of any funds or future tax benefits and/or shall return any such funds already received in connection with the project.
5. *Requirements for successors-in-interest.* The requirements of this section, including any sanctions imposed herein, that are applicable to any bidder, proposer, contractor or any entity functioning in any such capacity, and any other contractor or subcontractor of any tier or other person that is engaged to perform the construction work during the term of this agreement on the property shall also be applicable to, and effective against, any successor employer that (i) has at least one of the same principals or officers as the prior employer; and (ii) is engaged in the same or equivalent trade or activity as the prior employer.

Section 15.15.060 - Requirements for licensees and prospective licensees.

- A. *Violations of wage laws by licensees or permittees.* Any application filed by an employer to the Revere Licensing Board for any license issued pursuant to M.G.L. c. 138 or M.G.L. c. 140 may be denied if, during the five- year period prior to the date of the application, the applicant employer has been subject to a federal or state criminal or civil judgment, administrative citation, order, debarment, or final administrative determination resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq., or any other state or federal laws regulating the payment of wages. Each such applicant shall certify that they have not been found guilty, liable or responsible, in the past five years, in any judicial or administrative proceeding, for any violation of any of the laws set forth above.
- B. *Requirements for license holders.* Any license or permit issued by the Revere Licensing Board under M.G.L. c. 138 or M.G.L. c. 140 to an employer may be modified, suspended or revoked if, during the term of the license or permit, the licensee or permittee employer has been subject to a criminal or civil judgment, administrative citation, final administrative determination, order, or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq. or any other state or federal laws regulating the payment of wages.
- C. *Wage bonds for license holders.* Employers granted a license or permit that have disclosed a criminal or civil judgment, administrative citation, final administrative determination, order, or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq., or any other state or federal laws regulating the payment of wages within five years prior to the date they submit their applications, or employers granted a license or permit who become subject to a federal or state criminal or civil judgment, administrative citation, final administrative determination, order, or debarment resulting from a violation of M.G.L. c. 149, M.G.L. c. 151, 29 U.S.C. § 201 et seq., or any other state or federal laws regulating the payment of wages during the term of the license or permit, may be required by the city to obtain a wage bond or other form of suitable insurance in an amount equal to the aggregate of one year's gross wages for all employees (including tipped employees), based on an average of its total labor costs for the past two years. Such bond must be maintained for the terms or extensions of any license or permit, and proof of such bond must be provided upon request by the city. Failure to comply with this section may constitute grounds for modification, suspension, and/or revocation of the license or permit.

Section 15.15.070 - Severability.

If any provision of this article is held invalid or unenforceable by any court, such a holding does not invalidate or render unenforceable any other provision of the article, and the rest of the article shall remain in full force and effect.

September 29, 2025 Ordered on first reading.
 October 27, 2025 Ordered on a second.
 October 27, 2025 Ordered on a third and final reading.
 October 27, 2025 Ordered Engrossed & Ordained on a Roll Call.

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

8 25-222 **An Ordinance Further Amending Title 13 of the Revised Ordinances of the City of Revere Relative to Stormwater Management.**

AN ORDINANCE AMENDING STORMWATER MANAGEMENT IN THE CITY OF REVERE.

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

SECTION 1. Section 13.10.020(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Stormwater Handbook” after the definition “start of construction”:

“Stormwater Handbook” means the handbook issued the Massachusetts Department of Environmental Protection, as amended, that coordinates the requirements prescribed by state regulations promulgated under the authority of the Massachusetts Wetlands Protection Act (M.G.L. c. 131 § 40) and the Massachusetts Clean Water Act (M.G.L. c. 21 §§ 23-56.)

SECTION 2. Section 13.10.020(C)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting new subsection (d):

d. Any land disturbance activity less than two thousand five hundred square feet (2,500 sq. ft.) if that disturbance is part of a larger common plan of development or sale that would disturb one or more acres.

SECTION 3. Section 13.10.020(D)(1)(e) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following language after the word “disturbance”:

“, and provisions for controlling other wastes on construction sites such as demolition debris, litter, and sanitary wastes;”

SECTION 4. Section 13.10.020(E) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section (E):

E. Performance Standards. A construction project shall be considered in conformance with this section if soils or other eroded matter has been prevented from being deposited onto adjacent properties, rights-of-ways, public storm drainage system, or wetland or watercourse. The design, testing, installation, and maintenance of erosion and sediment control operations and facilities shall adhere to the standards and specifications contained in the latest editions of the Massachusetts Stormwater Handbook, and if applicable, the NPDES General Permit for Storm Water Discharges from Construction Activities. In addition, the plan shall ensure that the Massachusetts Surface Water Quality Standards (314 CMR 4.00) are met in all seasons. The plans must be stamped and certified by a qualified Professional Engineer registered in Massachusetts or a Certified Professional in Erosion and Sediment Control.

1. If a project requires a Stormwater Pollution Prevention Plan (SWPPP) per the NPDES General Permit for Stormwater Discharges from Construction Activities, as amended, then submission of a complete copy of the SWPPP and the signed Notice of Intent in addition to the Erosion and Sediment Control Plan

described in this section is required.

SECTION 5. Section 13.10.020(F)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 6. Section 13.10.020(F)(2) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 7. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Impaired waters” after the definition “Hydrologic soil group”:

“Impaired waters” means waterbodies that do not meet one or more of its designated use(s) in the applicable surface water quality standards. These waterbodies are listed in categories 3 and 4 of the most recent Massachusetts Integrated List of Waters. See the Massachusetts Department of Environmental Protection website for the most up to date List of Waters.

SECTION 8. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Low Impact Development” after the definition “Landowner”:

“Low Impact Development” or “LID” means site planning and design strategies that use or mimic natural processes that result in the infiltration, evapotranspiration, or use of stormwater in order to protect water quality and associated aquatic habitat. LID employs principles such as preserving and re-creating natural landscape features, and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

SECTION 9. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “New development” after the definition “Operation and maintenance plan”:

“New development” means any construction, alteration, or improvement equal to or greater than one acre in area where existing land use does not contain alteration by man-made activities including but not limited to creation of impervious cover.

SECTION 10. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Pre-development” after the definition “person”:

“Pre-development” means the conditions that exist prior to cleaning or grading of a site at the time that plans for the land development of a tract of land are submitted to the city. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first plan submission shall establish pre-development conditions.

SECTION 11. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Post-development” after the definition “Pre-development”:

“Post-development” means the conditions that reasonably may be expected or anticipated to exist after completion of the land development activity on a specific site or tract of land. Post-development refers to the phase of a new development project after completion and does not refer to the construction phase of a project.

SECTION 12. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “exceeding” from the

“Redevelopment” definition and inserting in place thereof the words “equal to or greater than.”

SECTION 13. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Runoff coefficient” after the definition “Redevelopment”:

“Runoff coefficient” means a dimensionless coefficient that relates the amount of stormwater that runs off a surface to the amount of precipitation received. It directly correlates to the permeability of the ground surface.

SECTION 14. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Stormwater Handbook” after the definition “Stop work order”:

“Stormwater Handbook” means the handbook issued the Massachusetts Department of Environmental Protection, as amended, that coordinates the requirements prescribed by state regulations promulgated under the authority of the Massachusetts Wetlands Protection Act (M.G.L. c. 131 § 40) and the Massachusetts Clean Water Act (M.G.L. c. 21 §§ 23-56.)

SECTION 15. Section 13.10.030(C)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting new subsection (d):

d. Any land disturbance activity of less than one acre if that disturbance is part of a larger common plan of development or sale that would disturb one or more acres.

SECTION 16. Section 13.10.030(D)(4) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

4. Location of all existing and proposed stormwater utilities, including structures, pipes, swales, detention, retention, and infiltration systems and any other LID techniques or STPs utilized to protect water quality.

SECTION 17. Section 13.10.030(D)(5) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the words “at a minimum of 2-foot interval within the limit of disturbance” after “contours.”

SECTION 18. Section 13.10.030(D)(7) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the words “with a designation of sensitive receptors as applicable (e.g. impaired waters, water supplies, critical resource waters);”

SECTION 19. Section 13.10.030(D)(8) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

8. Delineation of FEMA Special Flood Hazard areas and a calculation of FEMA flood elevation, if applicable;”

SECTION 20. Section 13.10.030(D)(10) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “swells” and inserting in place thereof the word “swells.”

SECTION 21. Section 13.10.030(D)(13) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following language after the word “facilities”: “”including size, material, and invert elevation data;”

SECTION 22. Section 13.10.030(D) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section (18):

18. Existing and proposed landscaping and ground cover with runoff coefficients

for each.

SECTION 23. Section 13.10.030(E) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section (E):

E. Design Requirements and Performance Standards.

1. Performance Standards Control of stormwater runoff shall meet or be more stringent than the performance standards for both flood control (volume and peak discharge) and nonpoint source pollution reduction as defined in the most recent version of the Massachusetts Stormwater Handbook. All assumptions, methodologies and procedures used to design STPs and stormwater management practices shall accompany the design. All activities, project design, STPs, and stormwater management practices should aim to minimize stormwater runoff, maximize infiltration and recharge where appropriate, and minimize pollutants in stormwater runoff. The criteria and design standards listed in this section shall apply to stormwater management systems on sites which require a stormwater management plan.
 - a. A Stormwater Management Report shall be prepared and submitted to the city engineer and department of public works. The plan shall include, but not be limited to, the following:
 - i. a drainage map showing pre- and post-development drainage areas and stormwater time of concentration (Tc) flow paths, including drainage system flows;
 - ii. Hydrologic and hydraulic design calculations for the pre- and post-development conditions, performed in accordance with the most recent version of the Massachusetts Stormwater Handbook;
 - iii. Calculations for all stormwater management systems shall be provided for the 2-, 10-, 25-, 50-, and 100-year storm events using design rainfall depths for Revere included in the National Oceanic and Atmospheric Administration Atlas 14, Precipitation-Frequency Atlas of the United States (Vol. 10, Northeastern States, published 2015, revised 2019), as amended, or rainfall depths provided in the most recent version of the Massachusetts Stormwater Handbook, whichever is most conservative.
 - b. A Long-Term Operation and Maintenance (O&M) Plan shall be prepared and submitted to the city engineer and the department of public works. The plan shall include, but not be limited to, the following:
 - i. The names of the owners of all components of the system and emergency contact information;
 - ii. A maintenance agreement specifying the names and addresses of the person(s) responsible for O&M of the system, the person(s) responsible for financing maintenance and emergency repairs, and a list of easements if necessary;
 - iii. Stormwater management easements for facility inspections and maintenance;
 - iv. An inspection and maintenance schedule and log form, including routine and non-routine tasks to be performed.
 - c. Low-Impact Development (LID) site planning and design strategies must be applied unless it is infeasible to reduce the discharge of stormwater from development sites. Applicants not incorporating LID practices into their plans must indicate why LID is not feasible at the site.
 - d. Stormwater management systems on new development sites shall be designed to meet

an average annual pollutant removal equivalent to 90% of the average annual load of Total Suspended Solids (TSS) related to the total post-construction impervious area on the site and 60% of the average annual load of Total Phosphorous (TP) related to the total post-construction impervious surface area on the site. The average annual pollutant removal requirements above shall be achieved through one of the following methods:

- i. Installing STPs that meet the pollutant removal percentages based on calculations developed consistent with EPA Region 1 BMP Accounting and Tracking Tool (2016) or other BMP performance evaluation tool provided by EPA Region 1; or,
 - ii. Retaining the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the new development site; or,
 - iii. Meeting a combination of retention and treatment that achieves the above standards; or,
 - iv. Utilizing offsite mitigation that meets the above standards within the same USGS HUC12 as the new development site and within the city of Revere.
- e. Stormwater management systems on redevelopment sites shall be designed to meet an average annual pollutant removal equivalent to 80% of the average annual post-construction load of Total Suspended Solids (TSS) related to the total post-development impervious area on the site and 50% of the average annual load of Total Phosphorous (TP) related to the total post-development impervious surface area on the site. The average annual pollutant removal requirements above shall be achieved through one of the following methods:
- i. Installing STPs that meet the pollutant removal percentages based on calculations developed consistent with EPA Region 1 BMP Accounting and Tracking Tool (2016) or other BMP performance evaluation tool provided by EPA Region 1; or,
 - ii. Retaining the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the new development site; or,
 - iii. Meeting a combination of retention and treatment that achieves the above standards; or,
 - iv. Utilizing offsite mitigation that meets the above standards within the same USGS HUC12 as the new development site and within the city of Revere.
- f. Stormwater management systems designed on commercial and industrial land use area draining to the waterbodies impaired by solids, turbidity, or sedimentation/siltation as defined by the most recent Massachusetts Integrated List of Waters, shall incorporate designs that allow for shutdown and containment where appropriate to isolate the system in the event of an emergency spill or other unexpected event.

SECTION 24. Section 13.10.030(F)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 25. Section 13.10.030(F)(2) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 26. Section 13.10.030(G)(2) of Title 13 of the Revised Ordinances of the City

of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

2. The applicant shall submit an “as-built” plan for the stormwater controls no later than two (2) years after the final conduction is completed. The plan must be prepared by a professional engineer and show all on-site controls, both structural and non-structural, designed to manage the stormwater associated with the completed site, and the final design specifications of all stormwater management controls.

SECTION 27. This ordinance shall take effect upon its passage.

September 29, 2025 Ordered on first reading
 October 27, 2025 Ordered on a second.
 October 27, 2025 Ordered on a third and final reading.
 October 27, 2025 Ordered Engrossed & Ordained on a Roll Call.

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

9 25-232 **An Ordinance Repealing Section 9.12.030 Posting Political Signs of the Revised Ordinances of the City of Revere.**

Roll call on the second reading. Councillors Argenzio, Cogliandro, Guarino-Sawaya, Haas, Kelley, McKenna, Zambuto, and President Silvestri voting "YES". Councillors Jaramillo and Novoselsky voting "NO". Councillor Giannino voting "PRESENT".

RESULT:	TABLED - OBJECTION 2ND READING	Next: 11/10/2025 6:00 PM
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10 25-269 Motion presented by Councillor Argenzio: That the City Council approve the following special legislation: An Act Permitting the City of Revere to Establish Penalties and Liens for Rooming House & Certificates of Fitness Ordinance Violations Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows: SECTION 1. The city of Revere may: (i) issue citations; (ii) establish appeal and hearing processes for the citations; (iii) file real estate liens to collect unpaid fines, penalties or assessments from the citations; and (iv) avail itself of any and all relevant enforcement or procedural provisions provided in chapter 40U of the General Laws for violations of the rooming house ordinance of the city. SECTION 2. This act shall apply only to those violations that are separate and distinct from violations of the health, sanitary, housing, fire, building, plumbing or electrical code of the city of Revere or the commonwealth. SECTION 3. This act shall take effect upon its passage.

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

- 11 25-294 Motion presented by Councillor Argenzio, Councillor Guarino-Sawaya: That the Mayor be requested to form a working group made up of ISD staff, the Solicitor's Office, and any other department deemed appropriate to establish an ordinance requiring all rental properties in Revere to register with the City. This will establish a comprehensive list of all rental properties and institute an inspection of these properties to ensure safe living conditions.

RESULT:	ORDERED - ROLL CALL [9 TO 0]
AYES:	Argenzio, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Zambuto, Silvestri
ABSTAIN:	Cogliandro, Novoselsky

Communications

- 12 25-276 **Communication from the Mayor relative to the reappointment of Ellie Vargas to the Disability Commission.**

RESULT:	REFERRED TO APPOINTMENTS	Next: 11/24/2025 6:00 PM
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- 13 25-277 **Communication from the Mayor relative to the appointment of Nicholas Gauvin to the Parks and Recreation Commission.**

RESULT:	REFERRED TO APPOINTMENTS	Next: 11/24/2025 6:00 PM
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- 14 25-278 **Communication from the Mayor relative to the appointment of Jacklyn Damiano to the Parks and Recreation Commission.**

RESULT:	REFERRED TO APPOINTMENTS	Next: 11/24/2025 6:00 PM
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- 15 25-279 **Communication from the Mayor relative to the appointment of Wilson Correa to the Parks and Recreation Commission**

RESULT:	REFERRED TO APPOINTMENTS	Next: 11/24/2025 6:00 PM
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- 16 25-280 **Communication from the Mayor relative to the appointment of David Leary to the Parks and Recreation Commission.**

RESULT:	REFERRED TO APPOINTMENTS	Next: 11/10/2025 6:00 PM
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- 17 25-281 **Communication from the Mayor relative to the appointment of Natalia Ardagna to the Parks and Recreation Commission.**

RESULT:	REFERRED TO APPOINTMENTS	Next: 11/24/2025 6:00 PM
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- 18 25-282 **Communication from the Mayor relative to the appointment of John Shannon Bianchi to the Parks and Recreation Commission**

RESULT:	REFERRED TO APPOINTMENTS	Next: 11/24/2025 6:00 PM
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- 19 25-283 **Communication from the Chief of Planning & Community Development requesting time to conduct a presentation on the work of the North Suffolk Office of Resiliency & Sustainability.**

RESULT:	REFERRED TO CLIMATE, SUSTAINABILITY, AND WORKFORCE	Next: 12/1/2025 6:00 PM
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Motions

- 20 25-284 Motion presented by Councillor Kelley: That the City Council request Mr. Vamshi Paili of revere.city to conduct a presentation on his AI-powered public data accessibility platform.

RESULT:	ORDERED - VOICE VOTE
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- 21 25-285 Motion presented by Council President Silvestri: That the Mayor request the City's Policy Writer & Analyst to draft an ordinance banning cryptocurrency ATMs and kiosks from being operated in the City of Revere. Further, that the City Council send a letter to the Joint Committee on Financial Services in favor of H.1247, An Act Relative to Preventing Fraud and Establishing Regulations on Certain Virtual Currencies.

RESULT:	ORDERED - VOICE VOTE
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- 22 25-286 Motion presented by Councillor McKenna, Councillor Guarino-Sawaya, Councillor Cogliandro, Councillor Argenzio, Councillor Zambuto, Councillor Novoselsky, Council President Silvestri, Councillor Kelley, Councillor Haas, Councillor Jaramillo, City Councillor Giannino: That the Mayor request Representative Turco, in conjunction with the Massachusetts Historical Commission, to collaborate with the Archdiocese of Boston for the purpose of nominating the statue of Christopher Columbus located at 250 Revere Street as a National Historic Landmark.

RESULT:	ORDERED - VOICE VOTE
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- 23 25-287 Motion presented by Councillor Cogliandro, Councillor Haas, Council President Silvestri: That the Mayor be requested to dedicate the Early Childhood Playground at the Lincoln School in memory of Chris Chavarria.

RESULT:	ORDERED - VOICE VOTE
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- 24 25-288 Motion presented by Councillor Cogliandro: That the Mayor direct the Chief of Police to station a police officer directing traffic at the intersection of East Mountain Avenue and Cary Avenue at the end of each school day in the interest of public safety.

RESULT:	ORDERED - VOICE VOTE
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- 25 25-289 Motion presented by Councillor Cogliandro, Councillor McKenna, Councillor Guarino-Sawaya, Councillor Jaramillo: That the City Council, in collaboration with the Mayor, City Planner, and any other relevant stakeholders, begin a formal discussion on the feasibility of implementing tolls on certain city roads. Multiple state highways run through the City putting a significant strain on the City's residents and its infrastructure without any financial compensation from Massachusetts.

Councillor Cogliandro requested suspension of the City Council Rules of Order for the purpose of reconsidering Council Order 25-289. Councillors Cogliandro, Guarino-Sawaya, Jaramillo, Kelley, McKenna, and President Silvestri voting "YES". Councillors Argenzio, Giannino, Haas, Novoselsky voting "NO". Councillor Zambuto recorded as recused. Request to suspend rules FAILS.

RESULT:	DEFEATED - ROLL CALL [5 TO 5]
AYES:	Cogliandro, Guarino-Sawaya, Jaramillo, Kelley, McKenna
NAYS:	Argenzio, Giannino, Haas, Novoselsky, Silvestri
RECUSED:	Zambuto

- 26 25-295 Motion presented by Council President Silvestri: That the Mayor request our State Delegation to file legislation providing for a discounted toll rate for private passenger vehicles registered in the City of Revere for transit through the Sumner Tunnel and the Ted Williams Tunnel, and over the Maurice J. Tobin Memorial Bridge.

RESULT:	ORDERED - VOICE VOTE
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- 27 25-290 Motion presented by Councillor McKenna: That the Mayor request the Police Department to place electronic message boards around the City reminding the residents there is an election and to vote on November 4th.

RESULT:	ORDERED - VOICE VOTE
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- 28 25-291 Motion presented by Councillor Guarino-Sawaya: That the Mayor request MassDOT to resynchronize the traffic signalization at the intersection of Revere Street and North Shore in the interest of public safety.

Councillor Guarino-Sawaya stated that the signalization has been resynchronized.

Councillor Zambuto recorded as recused from discussion on this motion.

RESULT:	PLACED ON FILE
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- 29 25-292 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the City Engineer and/or the Department of Public Works, in coordination with National Grid, to evaluate the street lighting conditions along Breed Street near St. Anthony of Padua Church, specifically in the area west of the chapel toward the rear parking lot, to determine if additional or upgraded lighting is needed to improve nighttime visibility and public safety.

RESULT:	ORDERED - VOICE VOTE
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- 30 25-293 Motion presented by Councillor Haas, Councillor Guarino-Sawaya: That the City Council award Certificates of Commendation to the Revere Bocce Team in honor of their victory over their ‘friendly’ rivals in the Revere vs. Chelsea Bocce Tournament this past September.

RESULT:	ORDERED - VOICE VOTE
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Ordered adjourned at 7:16 PM.

Attest:

City Clerk

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 29, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING THE REVISED ORDINANCES OF THE CITY OF REVERE REPEALING THE POLITICAL SIGN ORDINANCE

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

Section 1. Section 9.12.030 Posting political signs of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

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 8:15AM to 5:00PM and on Friday 8:15AM to 12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
9/3/25



City of Revere

Broadway Corridor Parking Supply Management Plan

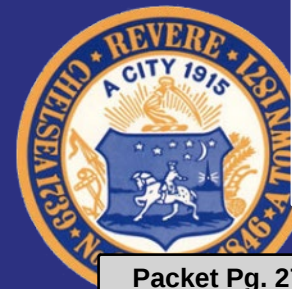
Revere City Council, August 26, 2024



Funded by MA Downtown Initiative Program of:



Commonwealth of Massachusetts
Executive Office of
Economic Development



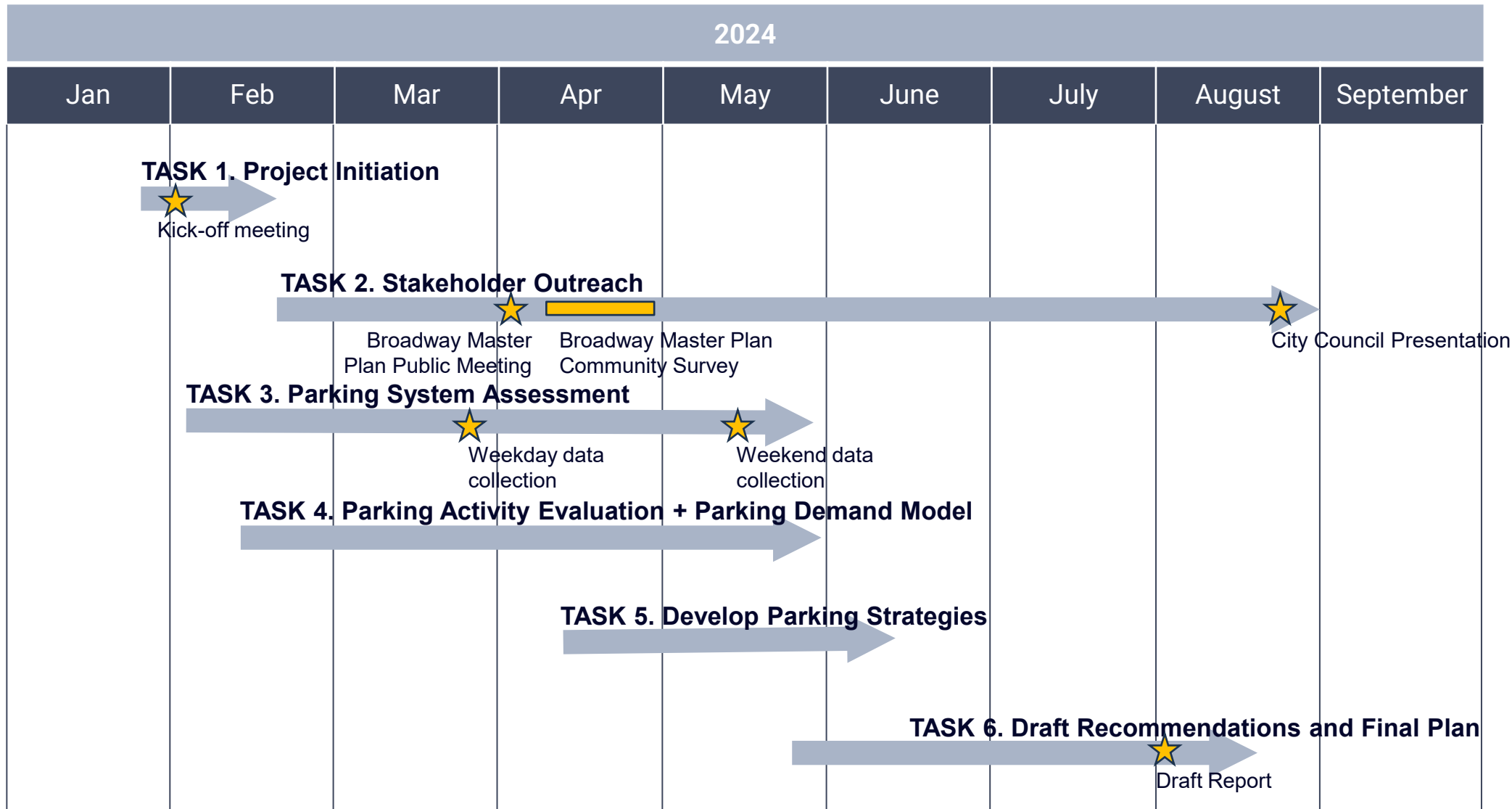


Contents

- Existing Parking System Overview
 - Inventory
 - Utilization
- Community Outreach
- Draft Recommendations



Study Schedule





PROJECT GOALS



Fix existing deficiencies

1. Review current **use** of all parking spaces within the Study Area
2. Develop parking **management** strategies to address major challenges

Improve effectiveness and efficiency

3. Assess **effectiveness** of existing **permits, regulations, policies**
4. Find opportunities to modernize **parking enforcement**
5. Analyze pricing and utilization to implement **performance pricing**

Support development and Master Plan goals

6. Identify future parking needs in context of **planned land use and development**

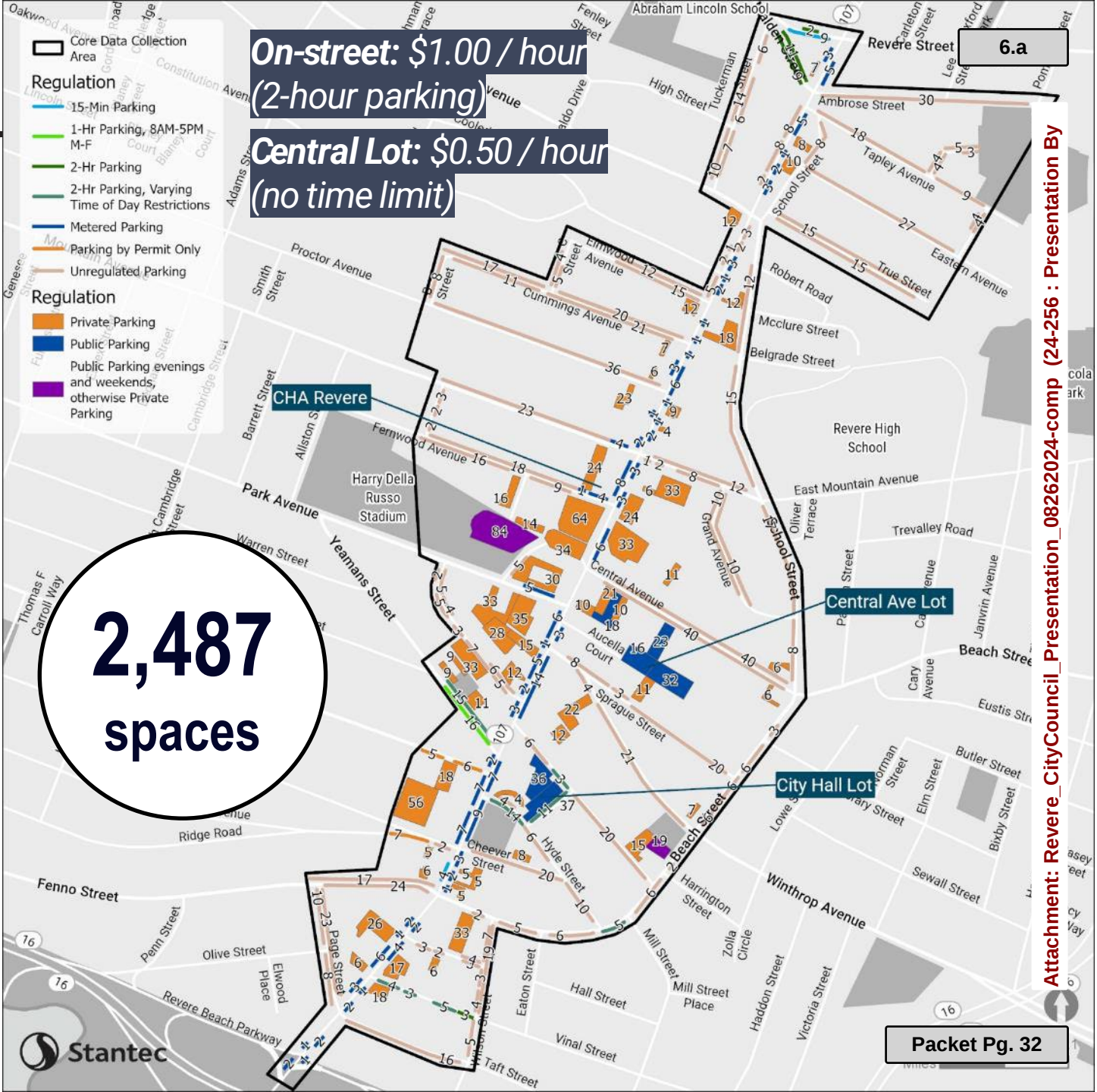
Existing Parking Inventory





Inventory

On-Street Regulations	Inventory	Percent
15-Min Parking	13	1%
1-Hr Parking	16	1%
2-Hr Parking	85	7%
Metered (Paid) Parking	177	14%
Parking by Permit Only	18	1%
Unregulated Parking	973	76%
TOTAL	1,282	100%
Off-Street Regulations	Inventory	Percent
Public Parking	162	13%
Public Parking, evenings and weekends, otherwise Private Parking	103	9%
Private Parking	940	78%
TOTAL	1,205	100%



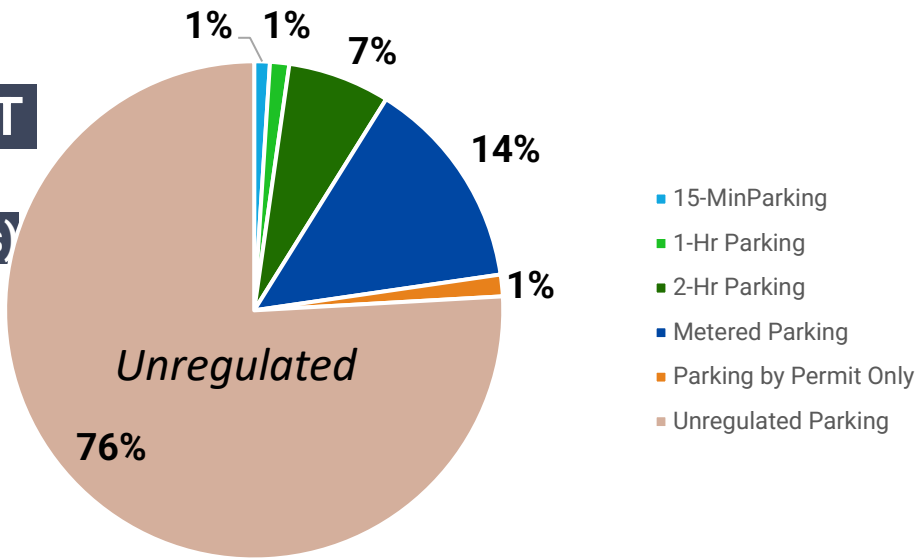


Inventory

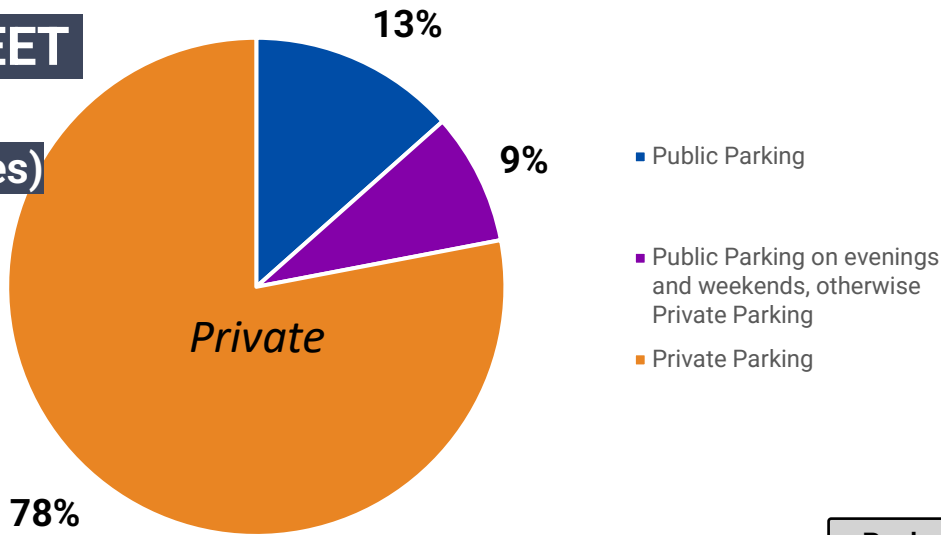


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ON-STREET PARKING
(1,282 spaces)



OFF-STREET PARKING
(1,205 spaces)



Existing Parking Utilization



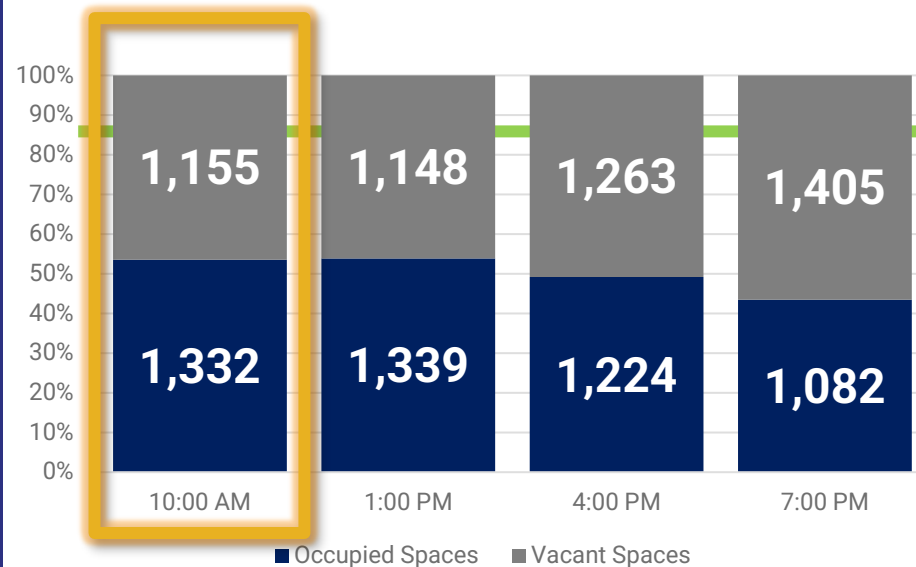


Utilization

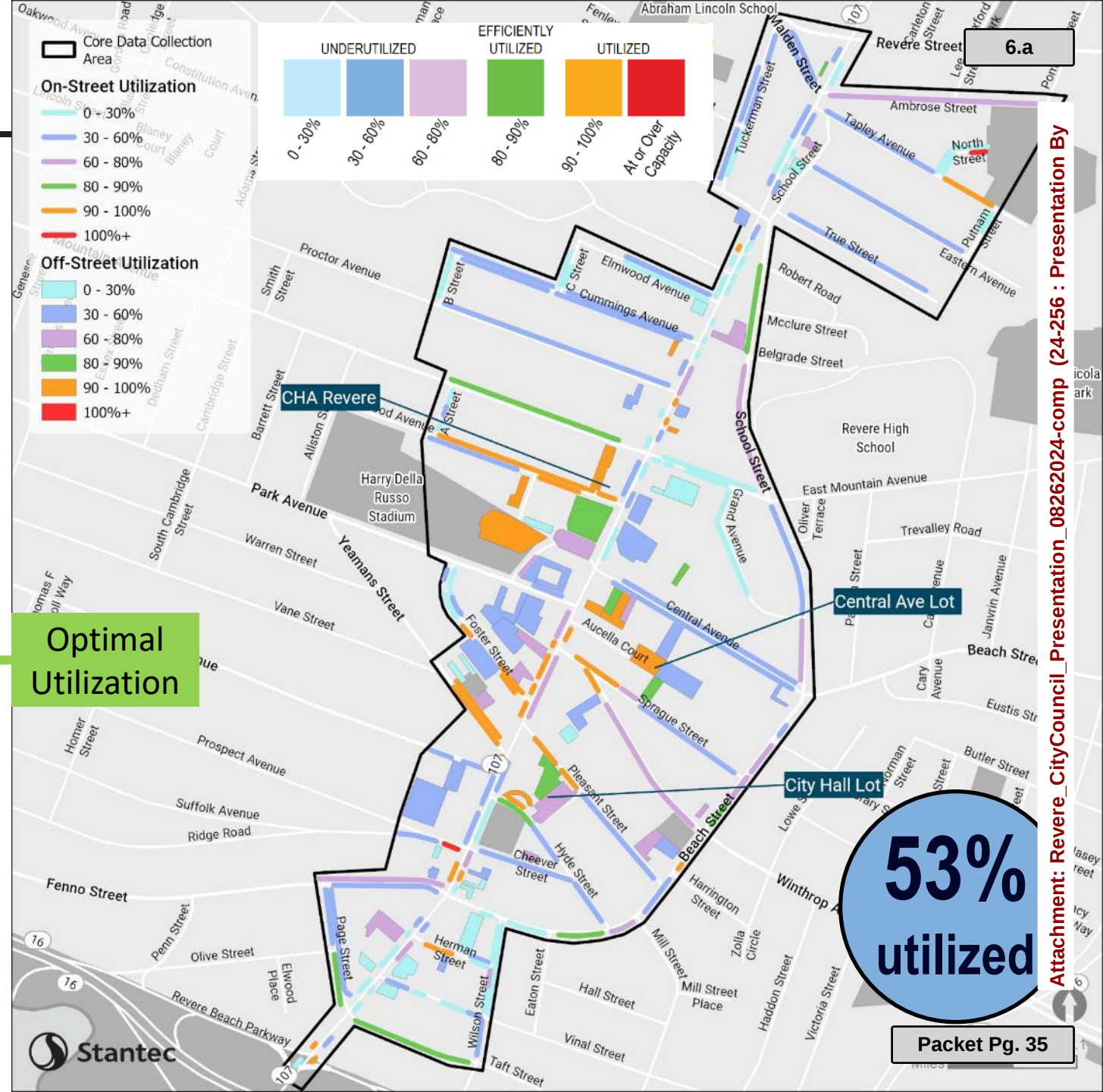
March 21, 2024

THURSDAY – 10am-12pm

→ Along and within a **3-minute walk** of Broadway, overall utilization is only 53%



This data collection overlapped with Street Sweeping for some on-street parking locations east of Broadway.



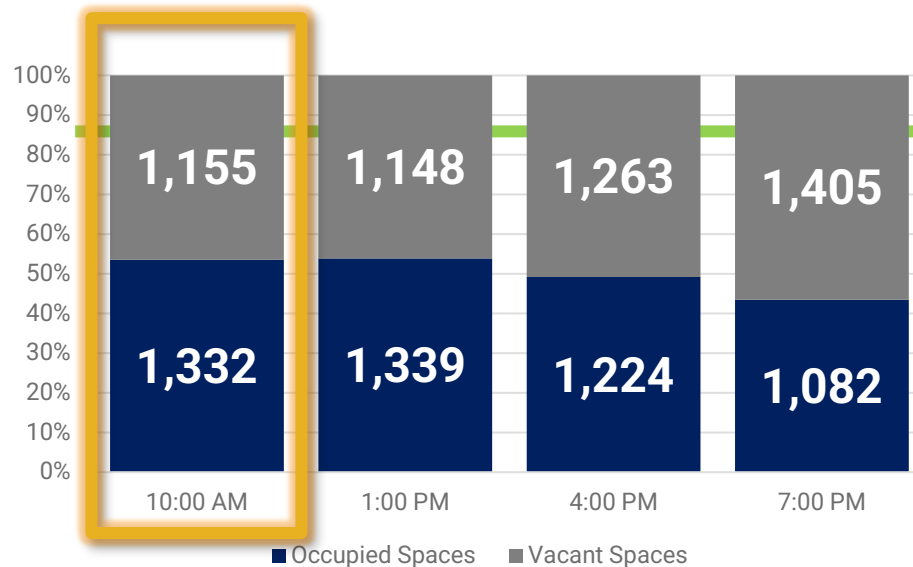


Utilization

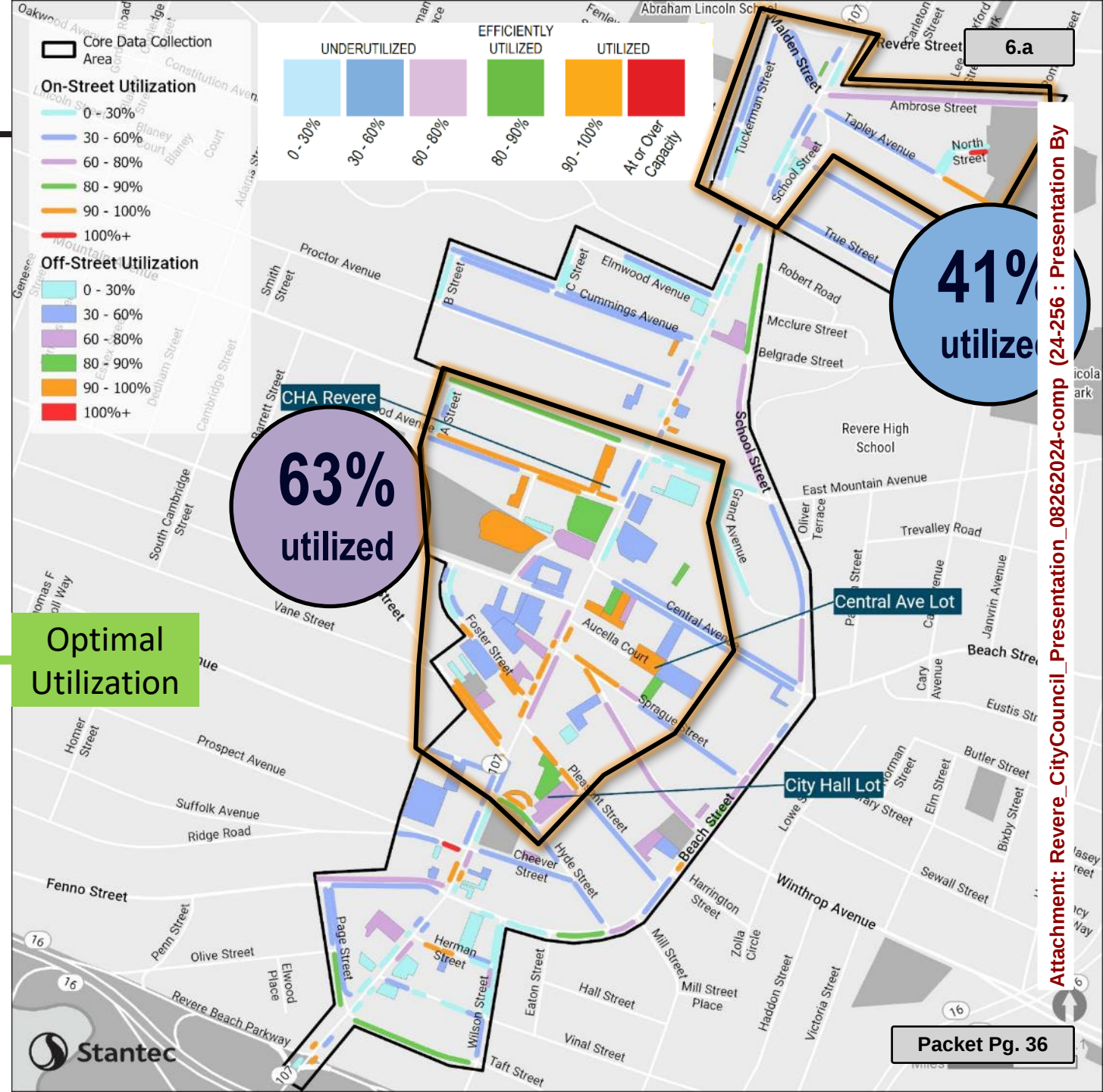
March 21, 2024

THURSDAY – 10am-12pm

- The commercial core (Mountain Ave to City Hall) is higher, but still only 63%
- The northerly business area (near Revere & Broadway) is also slightly higher (41%)



This data collection overlapped with Street Sweeping for some on-street parking locations east of Broadway.



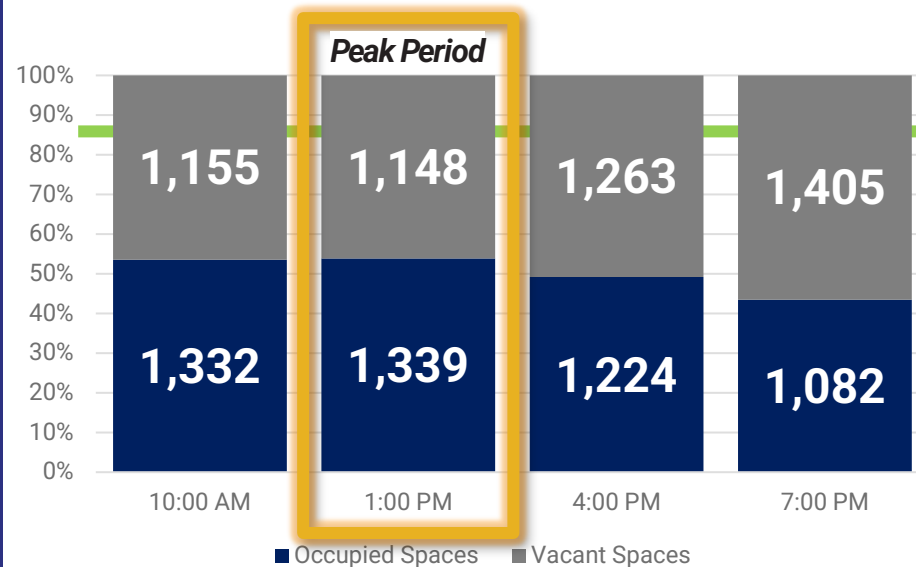


Utilization

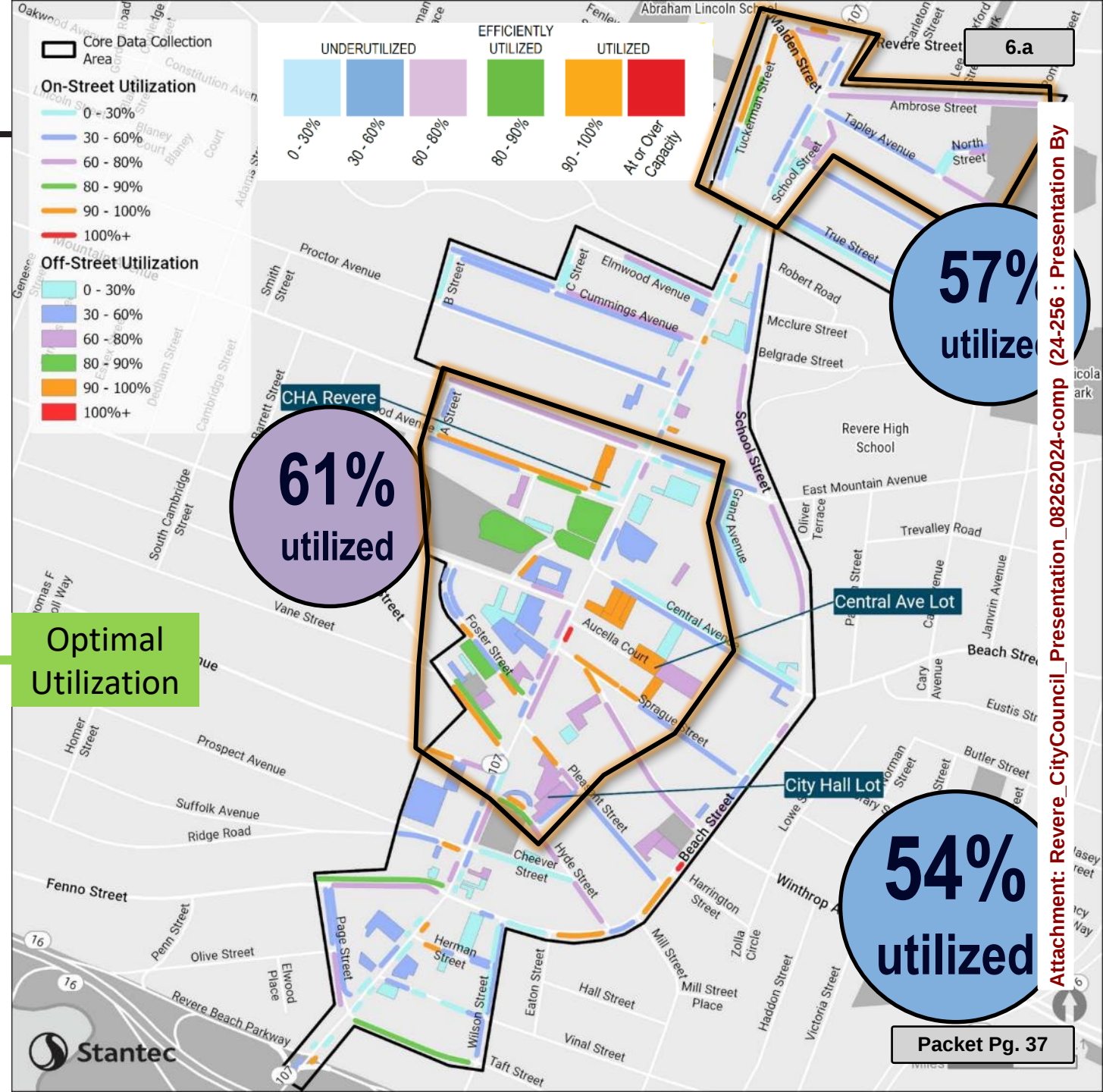
March 21, 2024

THURSDAY – 1-3pm

- At the busiest time of day, the study area is only 54% utilized
- Core is at 61%
- Northerly zone up to 57%



This data collection overlapped with Street Sweeping for some on-street parking locations east of Broadway.



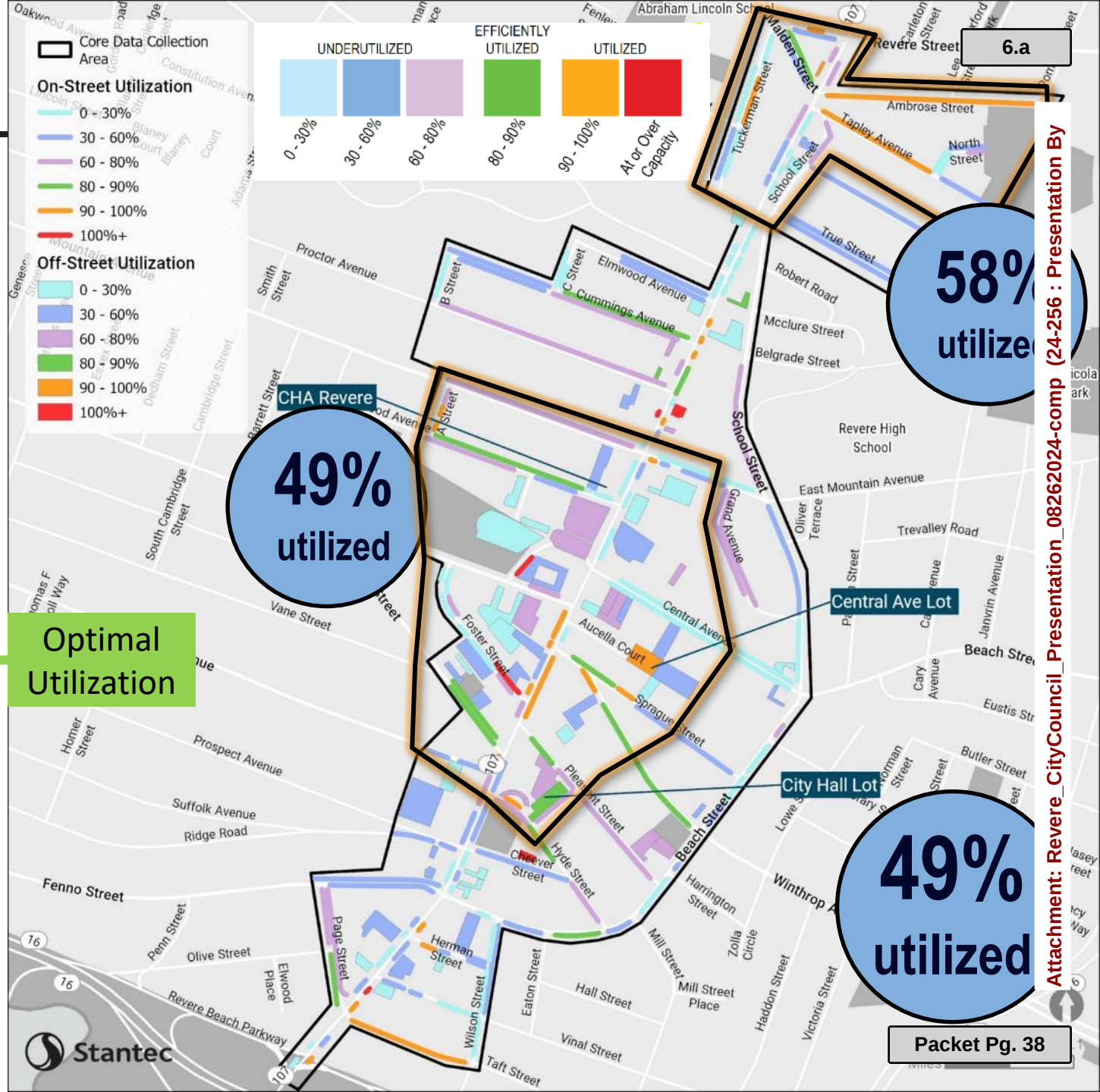
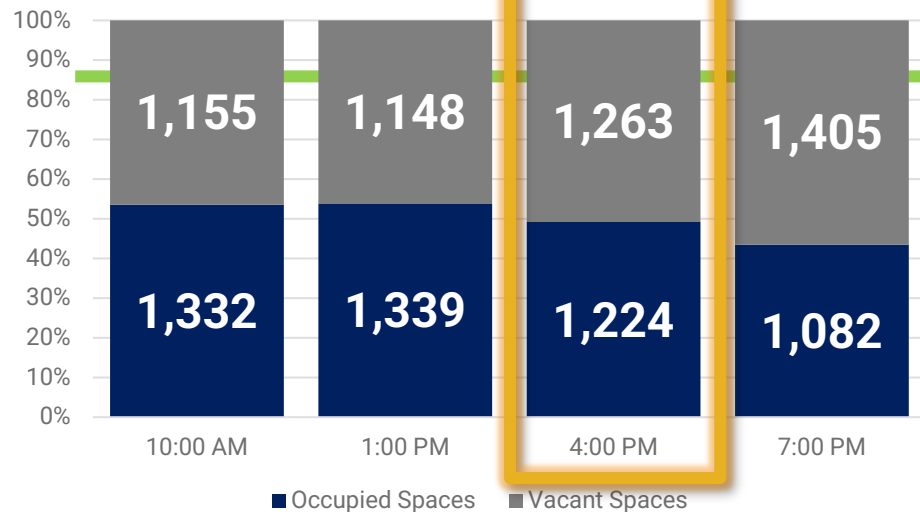


Utilization

March 21, 2024

THURSDAY – 4-6pm

- Utilization decreases
- Study area down to 49%
- Core down to 49%
- Northerly area up to 58%



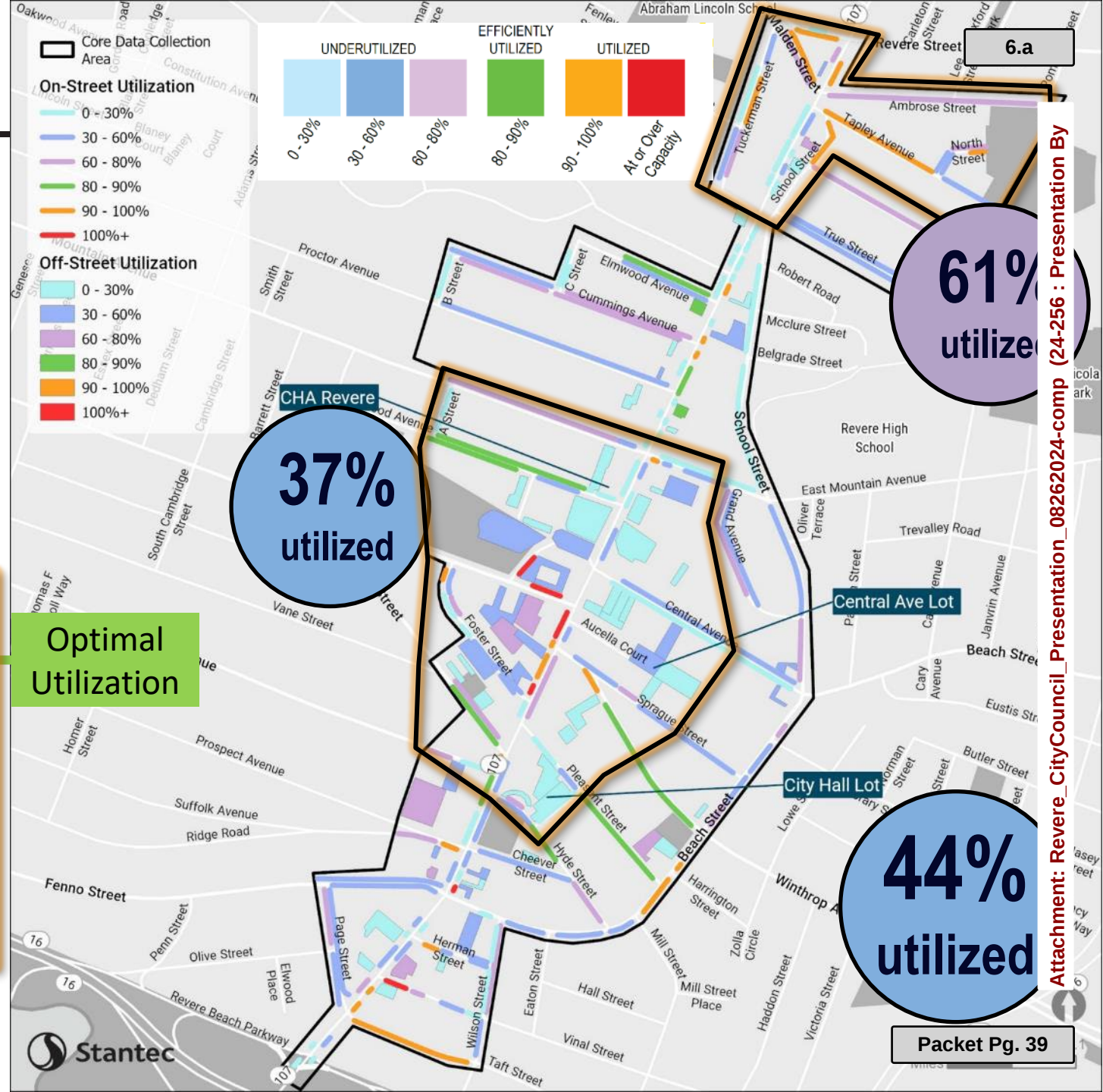
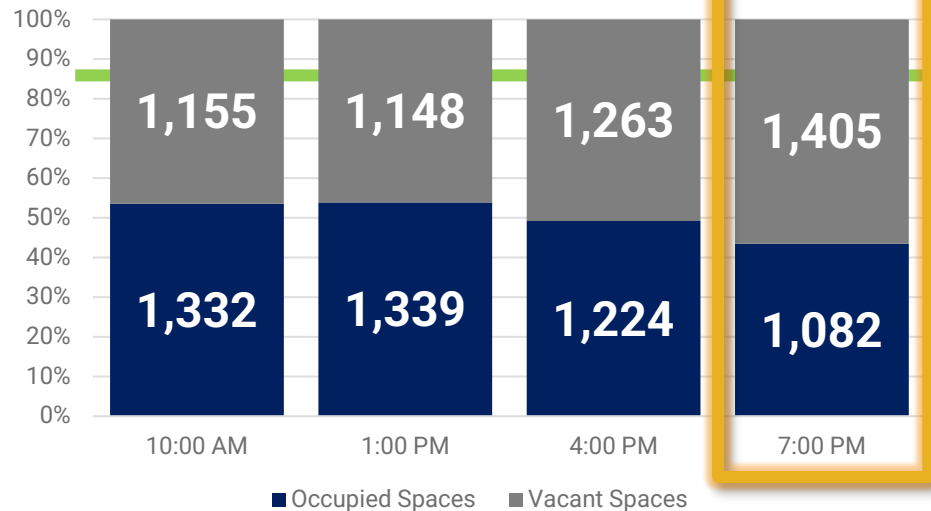


Utilization

March 21, 2024

THURSDAY – 7-9pm

- Other than small pockets, utilization is at a low
- Study area only 44%
- Core at only 37%
- Northerly area up to 61%

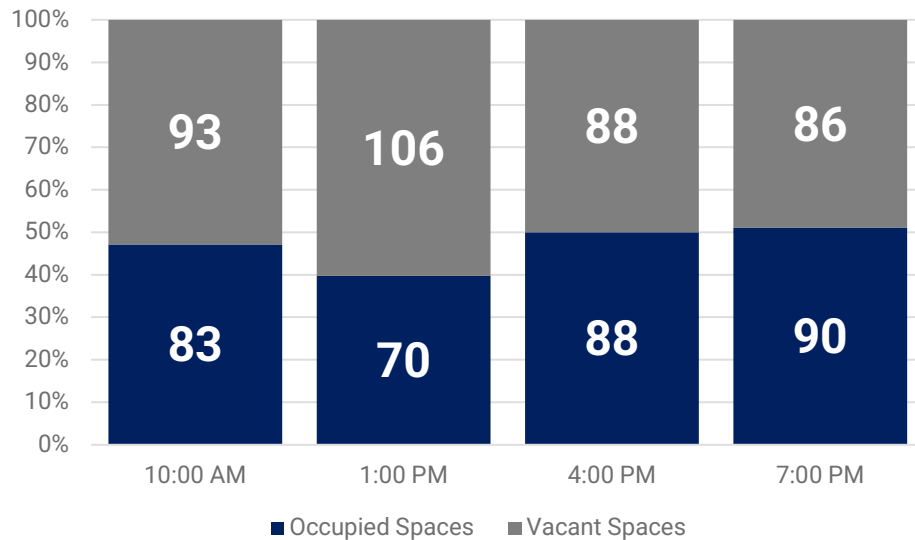




Utilization

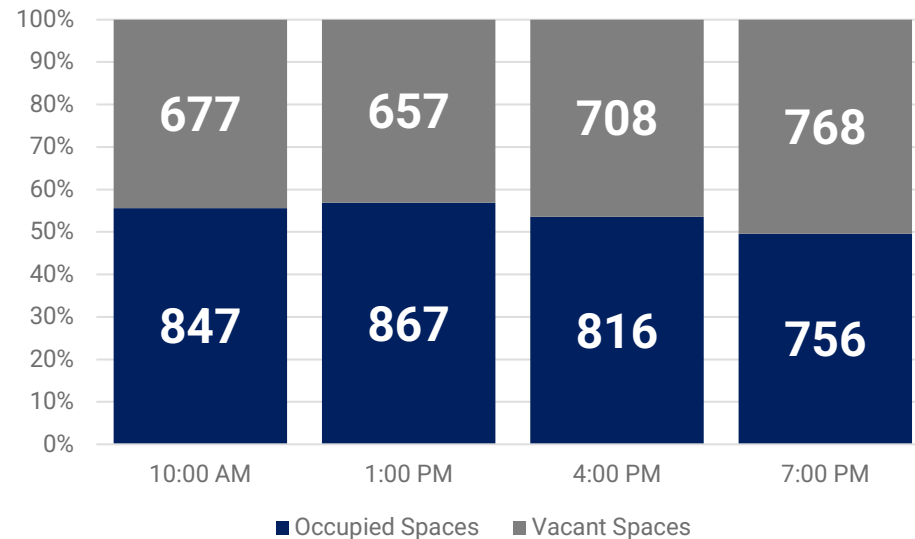


METERED ON-STREET PARKING



→ Meters never exceed 50% utilized overall

ALL PUBLIC PARKING (ON AND OFF-STREET)



→ Public supply never exceeds 57% used (at 1pm)

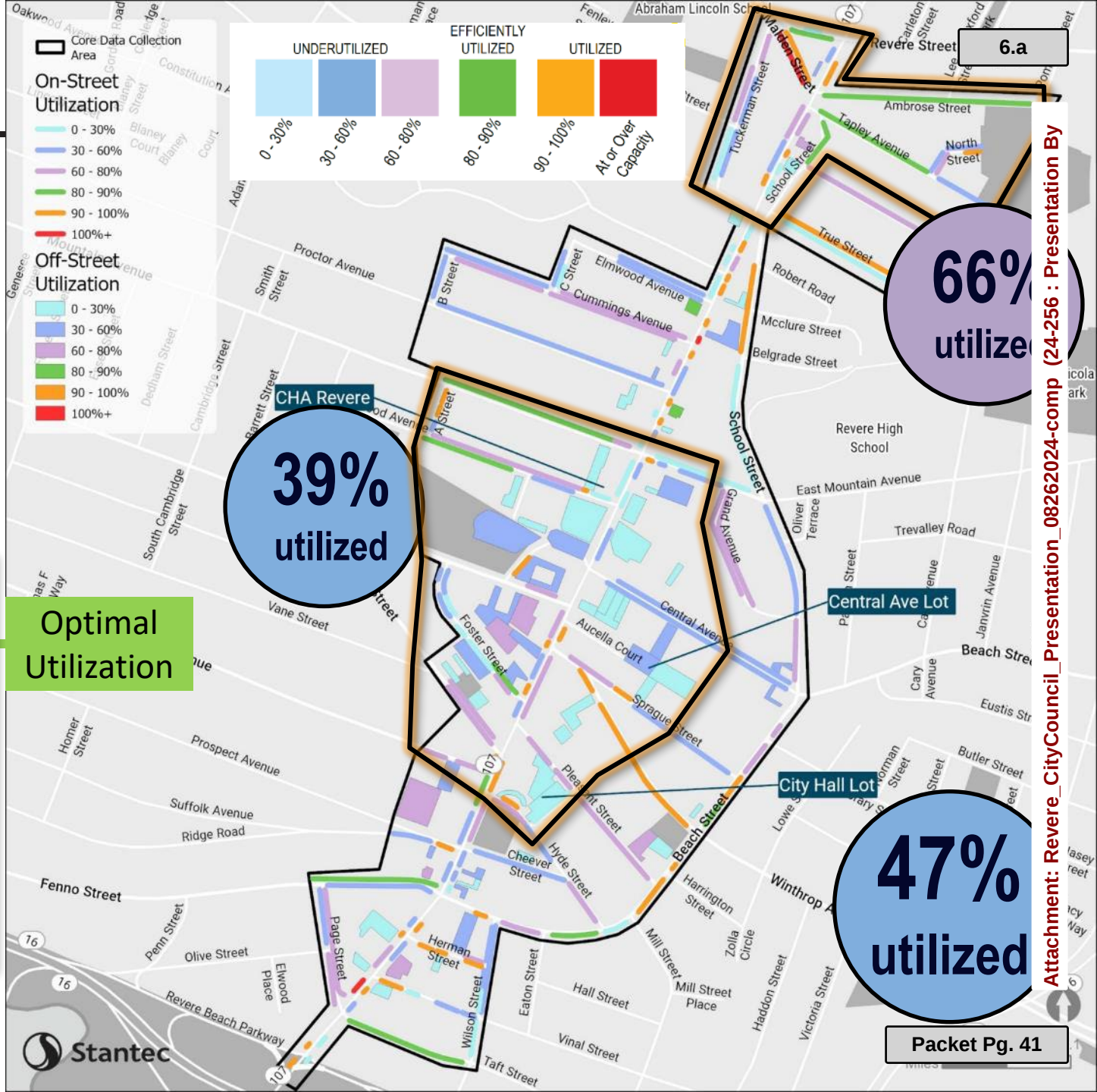
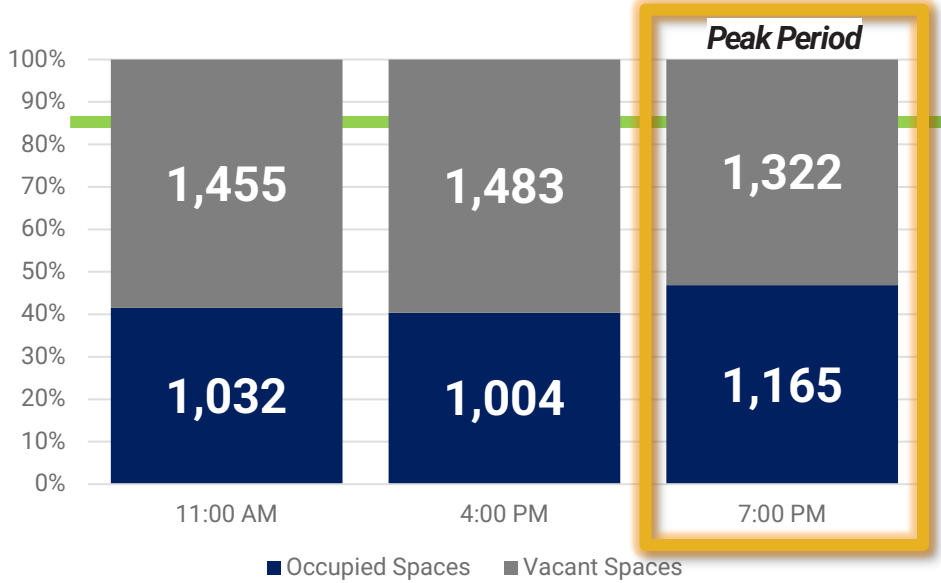


Utilization

May 18, 2024

SATURDAY – 7-9pm

- Evening utilization is slightly higher on Saturday, but overall peak is only 47%
- Core is only 39%
- Northerly area is at 66%



Community Outreach





Community Outreach



6.a

Integrated outreach with the
Broadway Master Plan included:

1. Public Meeting
 - April 1st, 2024
 - Attendees: 50
 - Format: Presentation and small group brainstorm sessions
2. Community Survey
 - April 2024
 - Respondents: 172
 - 19 question covering parking and general land use, economic development, and placemaking considerations





Survey Analysis

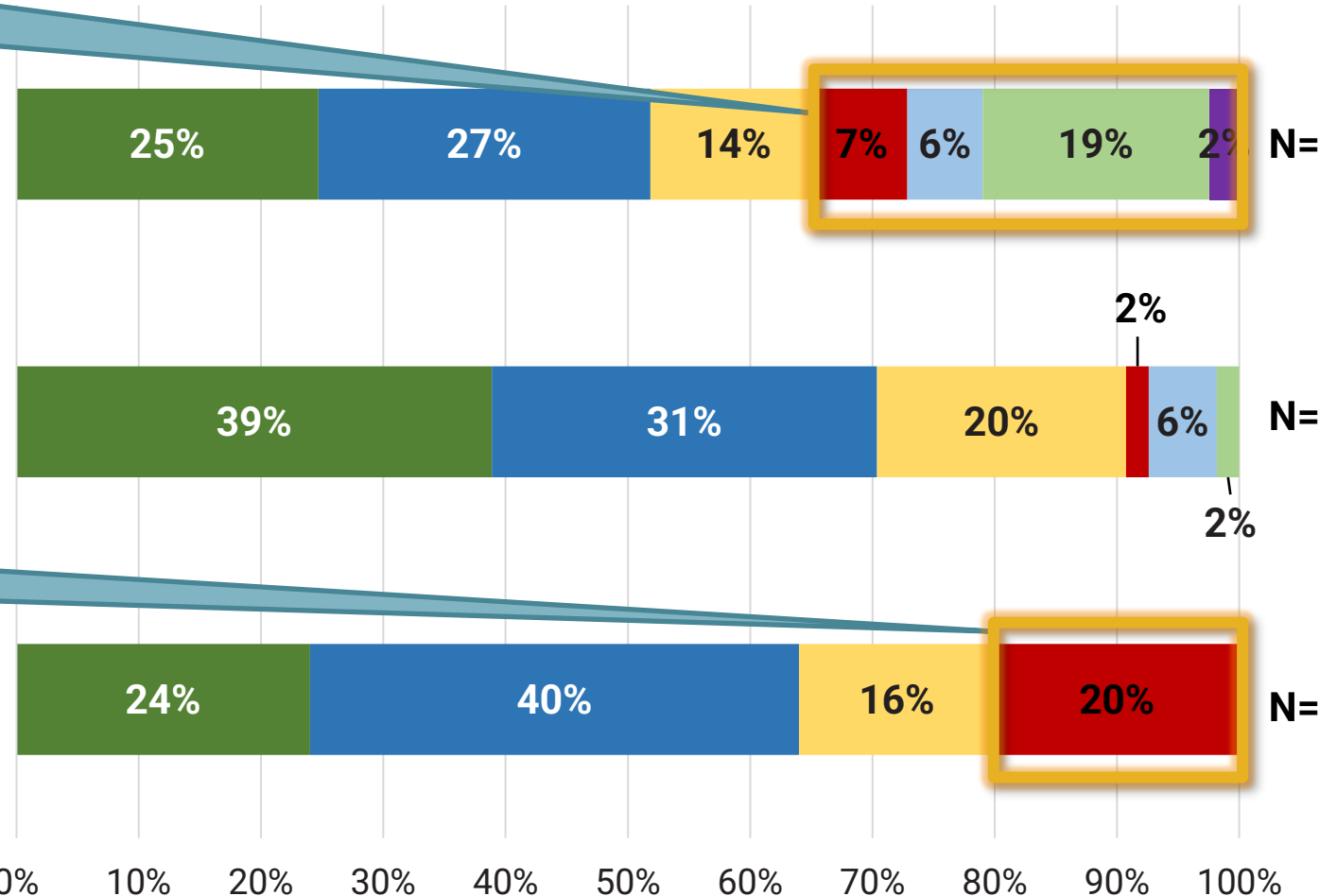


6.a

Length of Stay & Frequency of Visit

Many daily visitors stay longer: 34% stay longer than 2 hours

Daily



A few times a week

Occasional visitors also stay longer: 20% stay for 2-4 hours

A few times a month

"A few times a year" not included because only 7 respondents selected this option.

"Seldom" not included because only 5 respondents selected this option.

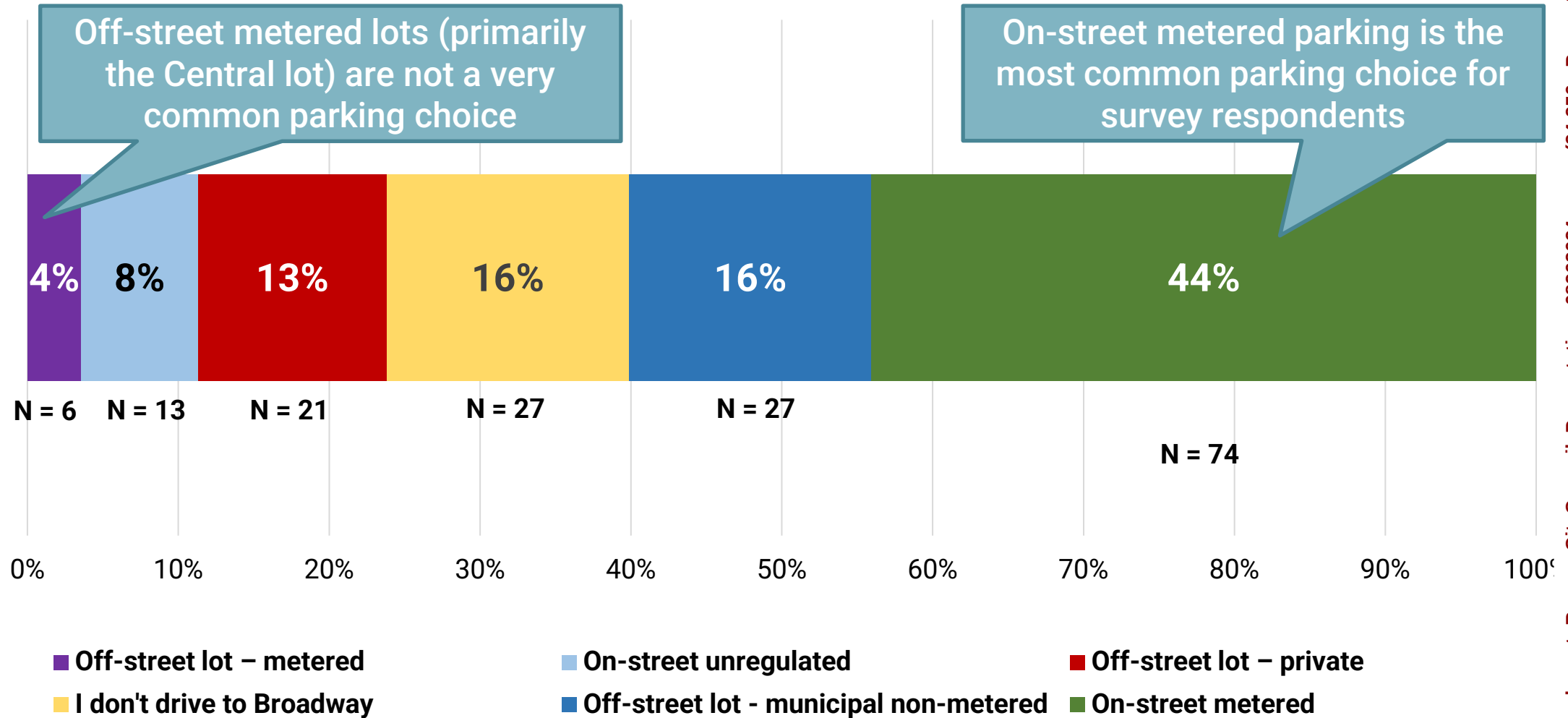
■ Under 30 minutes ■ 30 min – 1 hour ■ 1-2 hours ■ 2-4 hours ■ 4-8 hours ■ More than 8 hours ■ Overnight

N = 160



Survey Analysis

If driving to Broadway, where did you park the most recent time you visited?



Respondents could select up to one

On-street permit parking not included because only 4 respondents selected this option

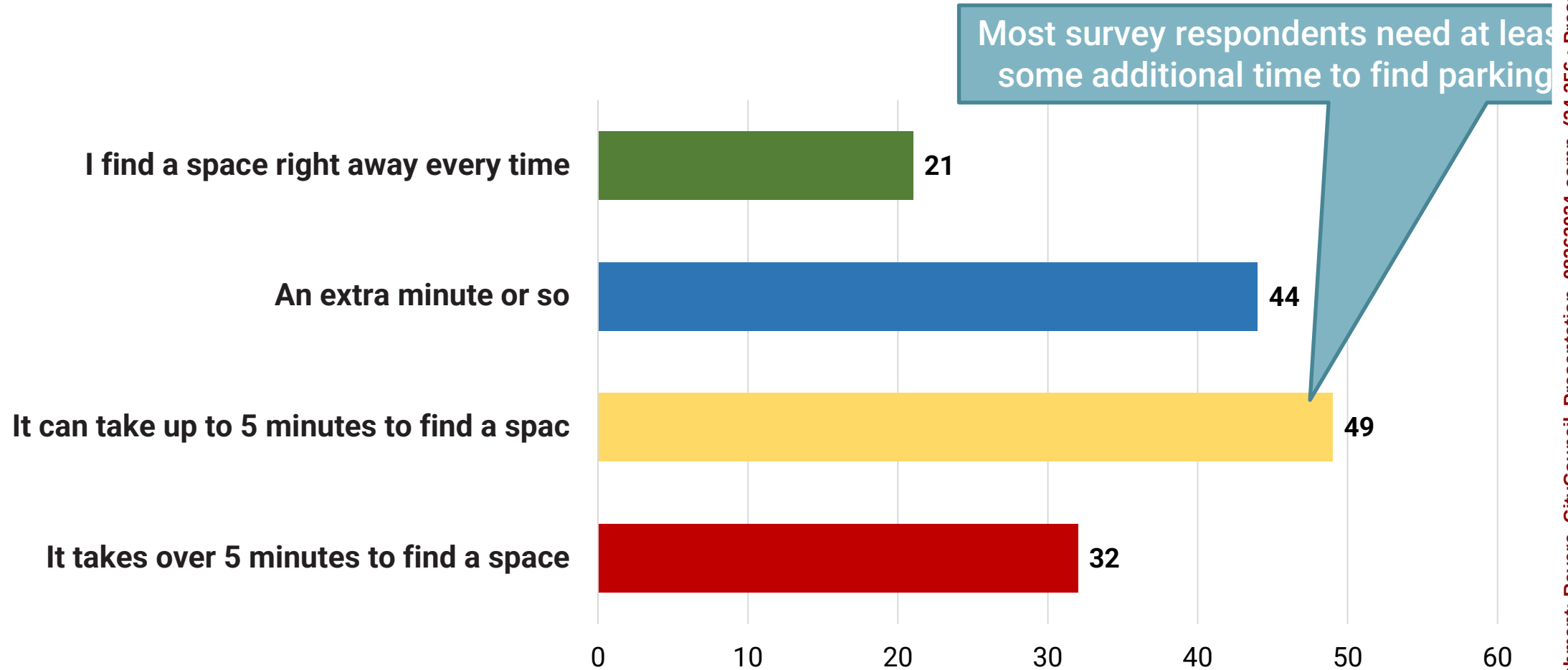
N = 168



Survey Analysis

6.a

How long does it take to find a parking space in the Broadway area, on the most recent time you visited?

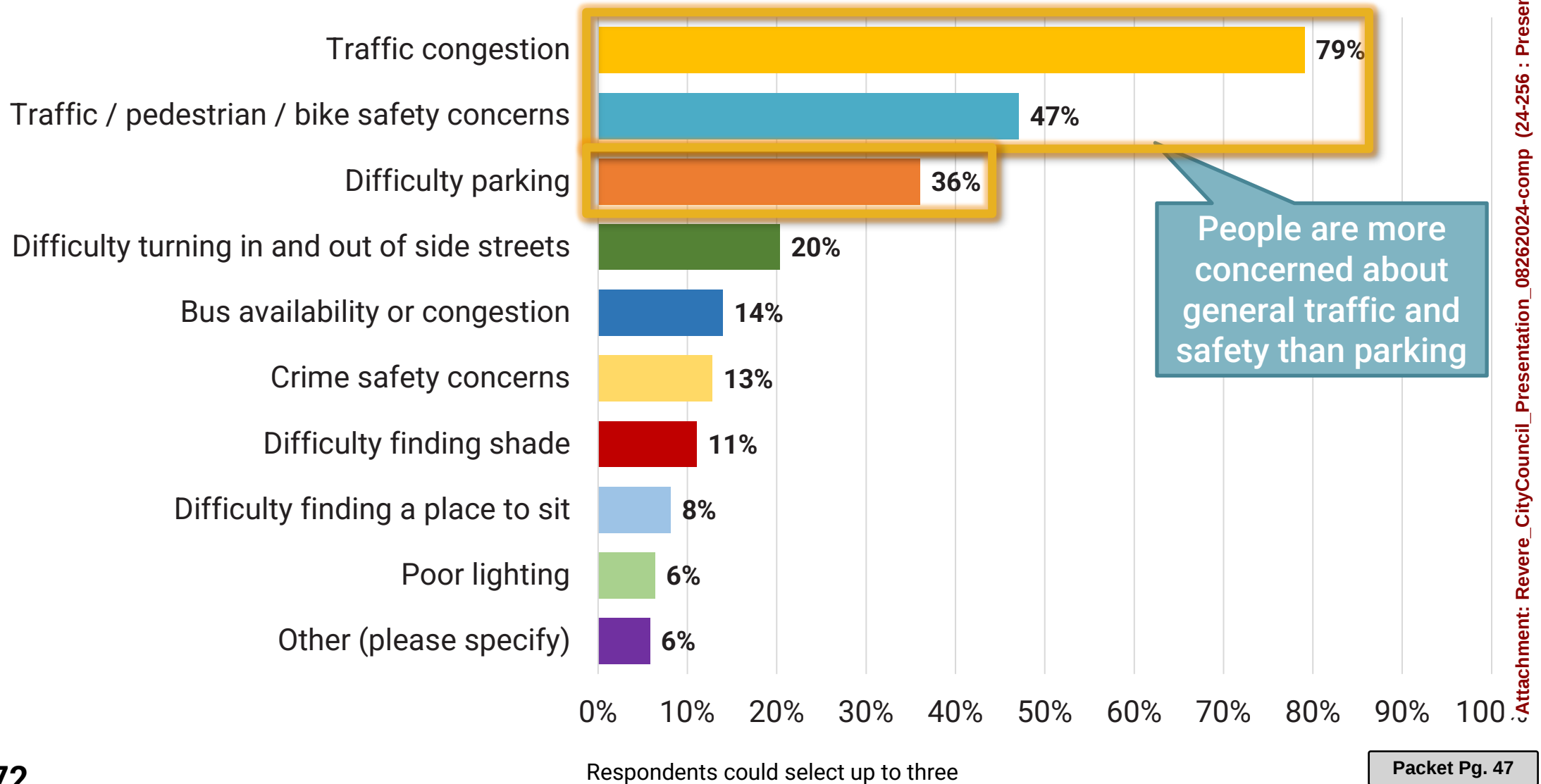




Survey Analysis

6.a

While traveling on or to Broadway, what problems do you encounter?



Draft Recommendations





Recommendations



Goals

Recommendations

Fix existing deficiencies

- 1. Wayfinding
- 2. Regulatory Streamlining
- 3. Parking Benefit District
- 4. Parking Lot Access

Improve effectiveness and efficiency

- 5. Performance Pricing
- 6. Shared Parking
- 7. Parking Ambassadors
- 8. Enforcement Technologies

Support development and Master Plan goals

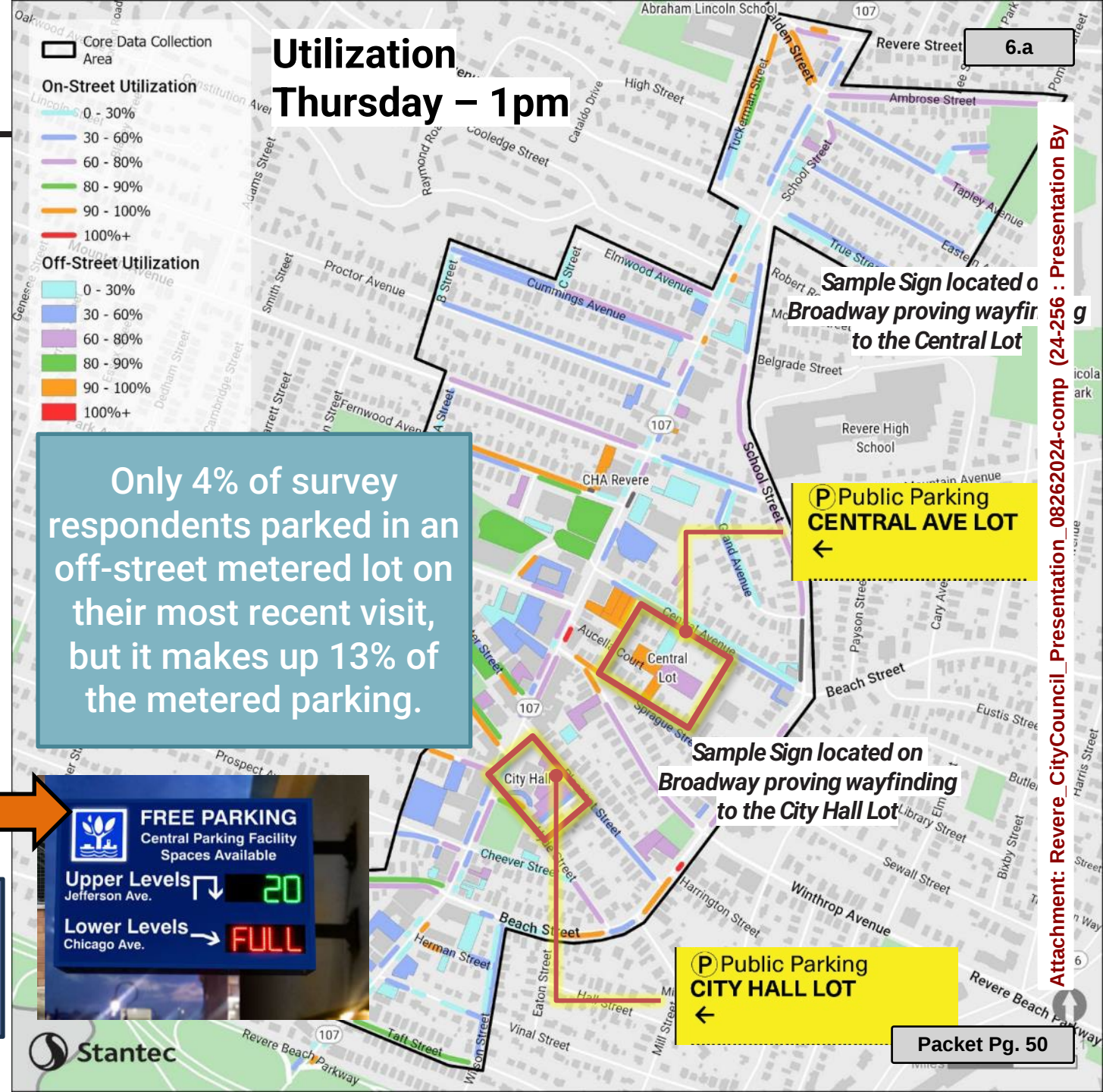
- 9. Loading and Dynamic Curbs
- 10. Locations for Parklets
- 11. Leverage Existing Capacity to Support Development

Wayfinding

- Improve **wayfinding signage**
- **Focus on long-term options** (Central & City Hall Lots)
- Already underway:
 - 2023-2024 Broadway Corridor Wayfinding Plan
 - Initial deployment **between Mountain & Prospect Aves**
 - Minor changes recommended
- Long-term, consider **electronic signing** for price & availability

What it does:

Redirects parkers to off-street lots which have parking availability



Parking Lot Access

- Improve **walking and access paths** to public parking lots, specifically the Central Lot

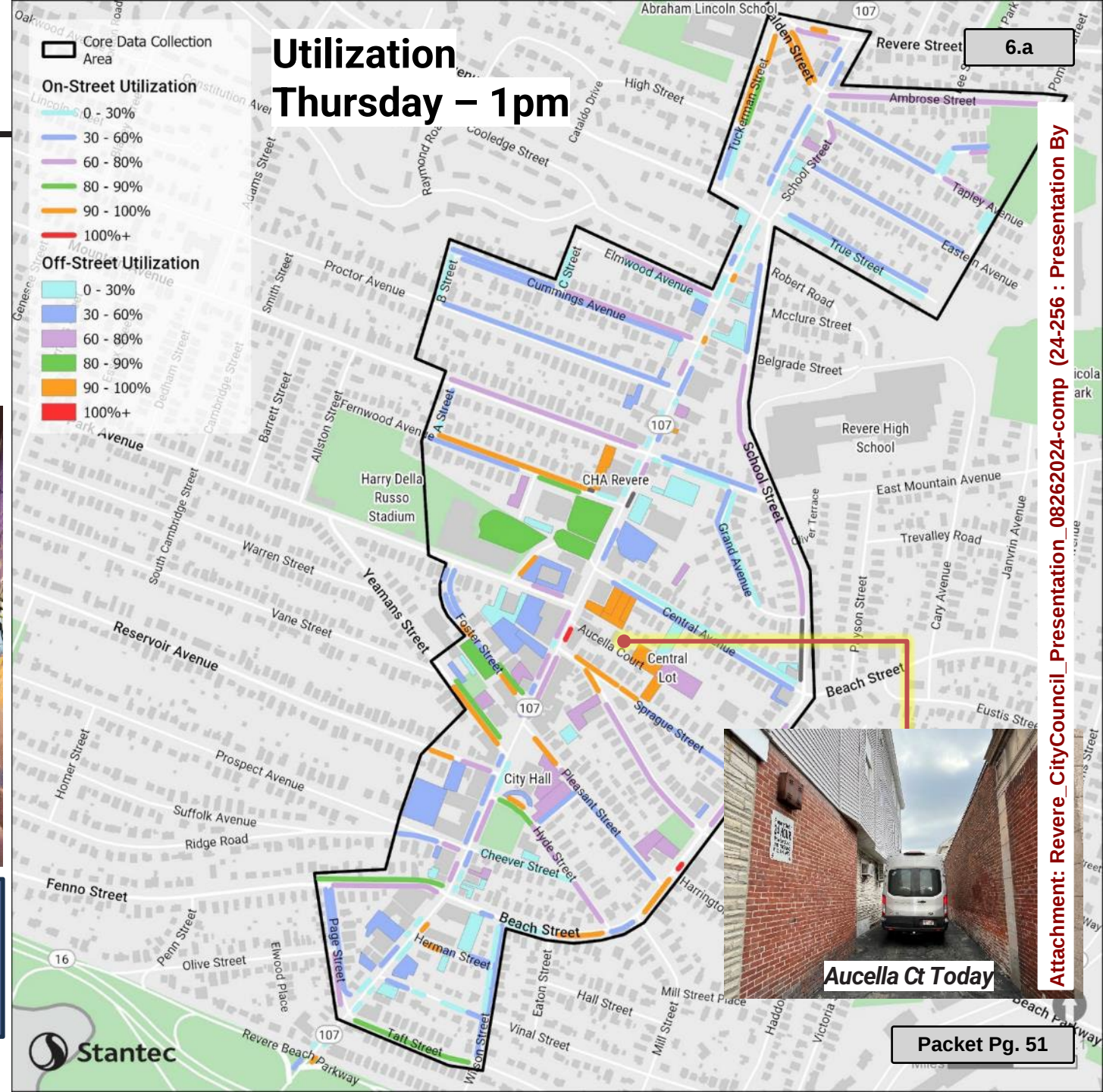


Example from Jacksonville, FL



Example from Lincoln, NE

What it does:
Redirects parkers to off-street lots which have parking availability

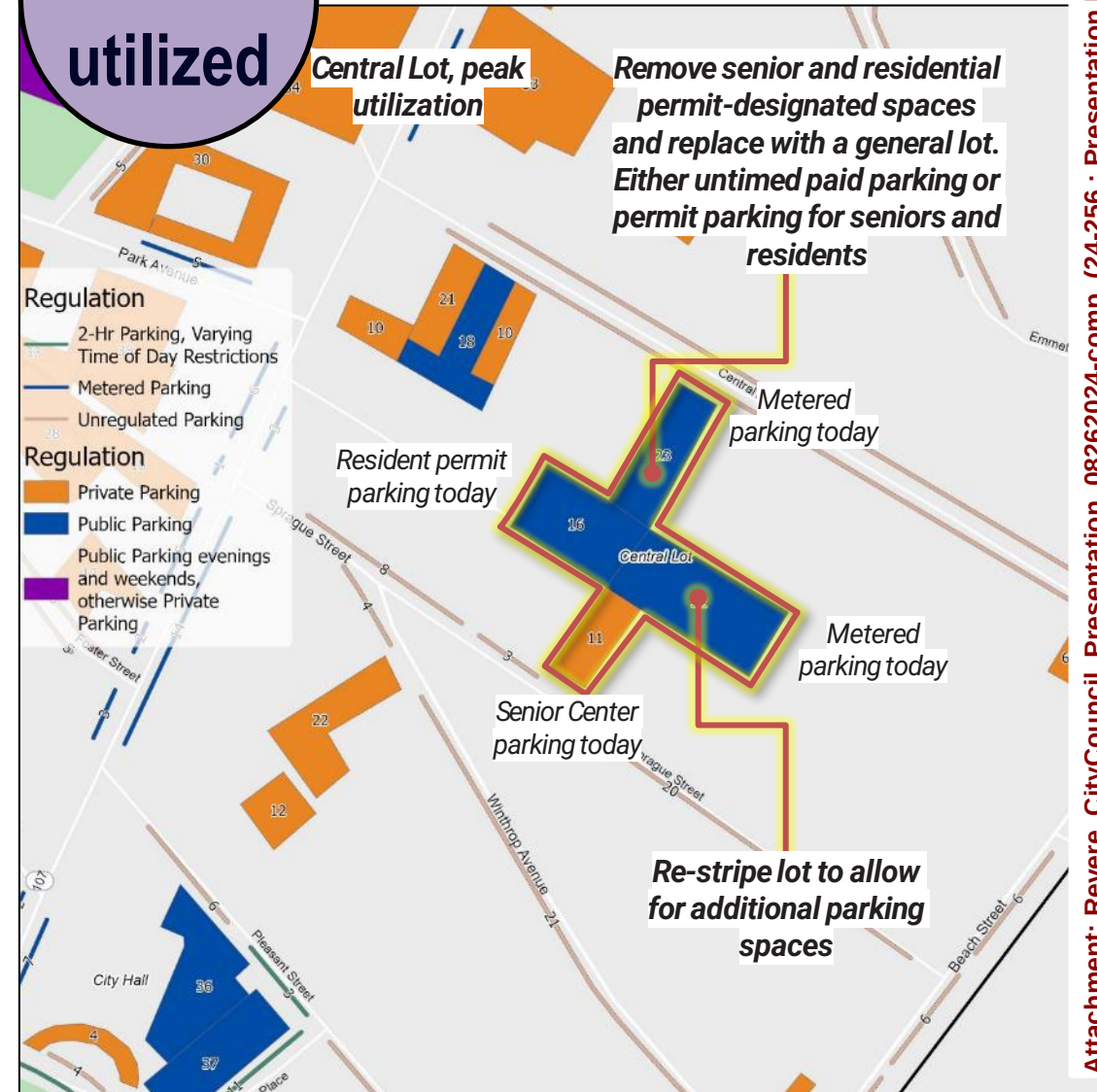


Regulatory Streamlining

- Streamlining operations in the **Central Lot:**
- Eliminate separate areas designated for permits vs. hourly
 - Manage demand through number of permits sold & pricing
 - Re-stripe to increase supply
 - **Remove time-limits** (only a long-term storage ban)

What it does:
Creates more clarity and approachability for the users

**65%
utilized**



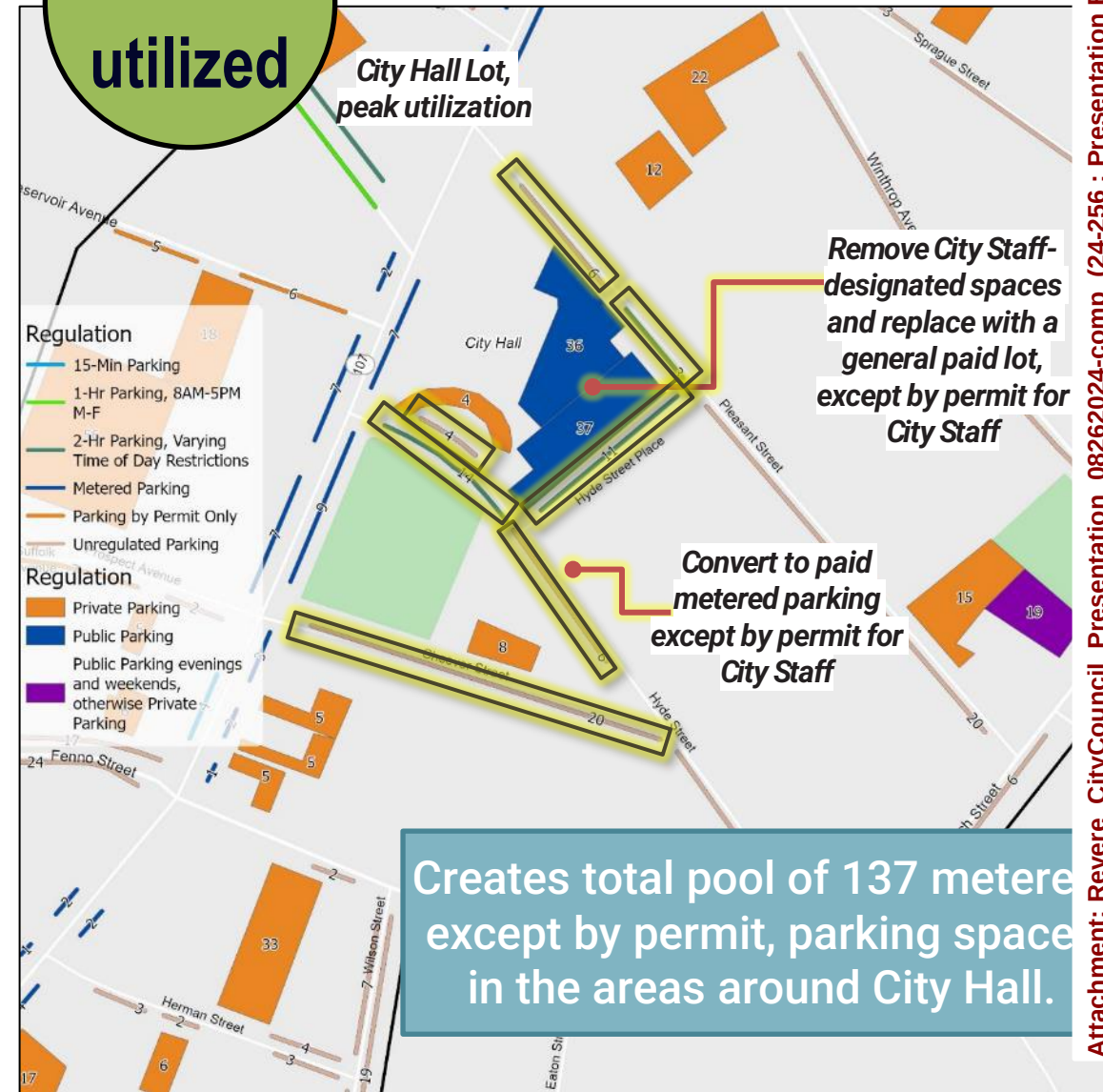
Regulatory Streamlining

→ Streamlining operations in the **City Hall Lot** and on adjacent side streets:

- Eliminate separate areas designated for City staff spaces vs. public
- City Staff parking permits for City Hall Lot and/or side streets
- Remove time-limits
- **Price lot and adjacent side streets**

What it does:
Creates more clarity and approachability for the users

**84%
utilized**





Parking Benefit District

- Use the Parking Benefit District funds to implement recommendations in this plan (detailed on the next page):
- In 2022 the City Established a Parking Benefit District, limited funds have been dispensed on a few projects so far
 - The current fund is ~\$40,000



REVERE ADVOCATE

City Council approves parking benefits district

May 13, 2022 News Advocate News

[Print](#) [PDF](#) [Email](#)

Monday night the City Council approved the adoption of a Parking Benefits District in the city. The council's Economic Development Subcommittee recommended the full council adopt the parking benefits district at its May 2 meeting. The district would allow the city to use revenue from its parking meters on Broadway, Shirley Avenue and the

What it does:
Facilitates reinvestment of parking revenues into the multimodal transportation system

4

Parking Benefit District

- Recommended uses for Parking Benefit District funds:
 - Implement the full Wayfinding Plan
 - Enhance the Aucella Ct connection to the Central Lot
 - Implement pocket parks
- Changes to pricing likely to result in a 170% increase in revenues
 - Assuming half must go to operations, this still means **\$200,000 more dollars annually** for the Parking Benefit District

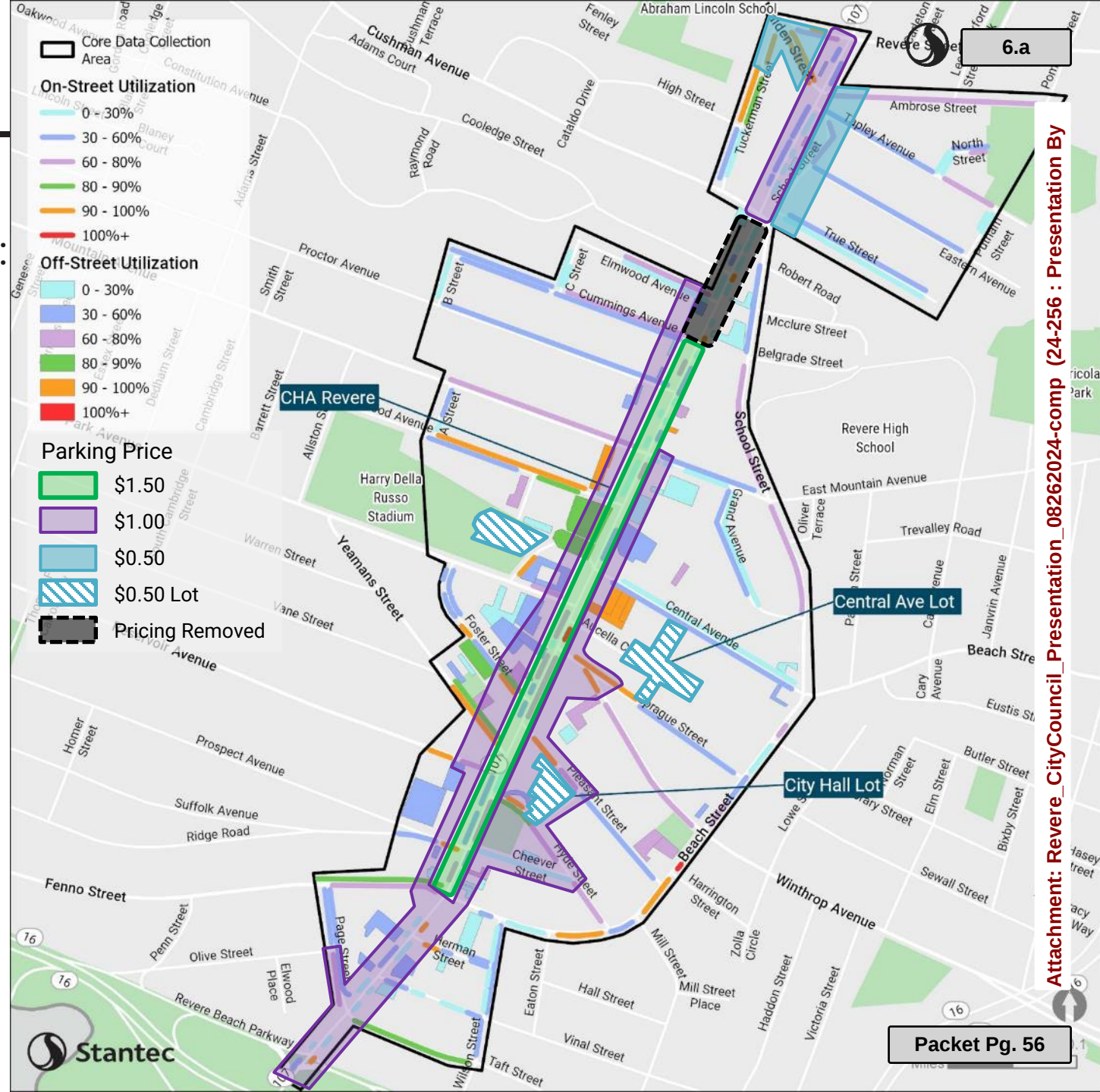
What it does:
Facilitates reinvestment of parking revenues into the multimodal transportation system



→ Implement performance pricing (85% utilization target):

- Where above 85%:
Higher prices
(\$1.50 or \$1.00/hr)
- Where below 60%:
Bag meters (Free)
- Add meters on first ½
block of side streets
- Cheaper on side streets
(\$1.00 or \$0.50/hr)
- Eliminate time-limits

What it does:
Values prime and remote parking more fairly, encouraging use of underutilized areas

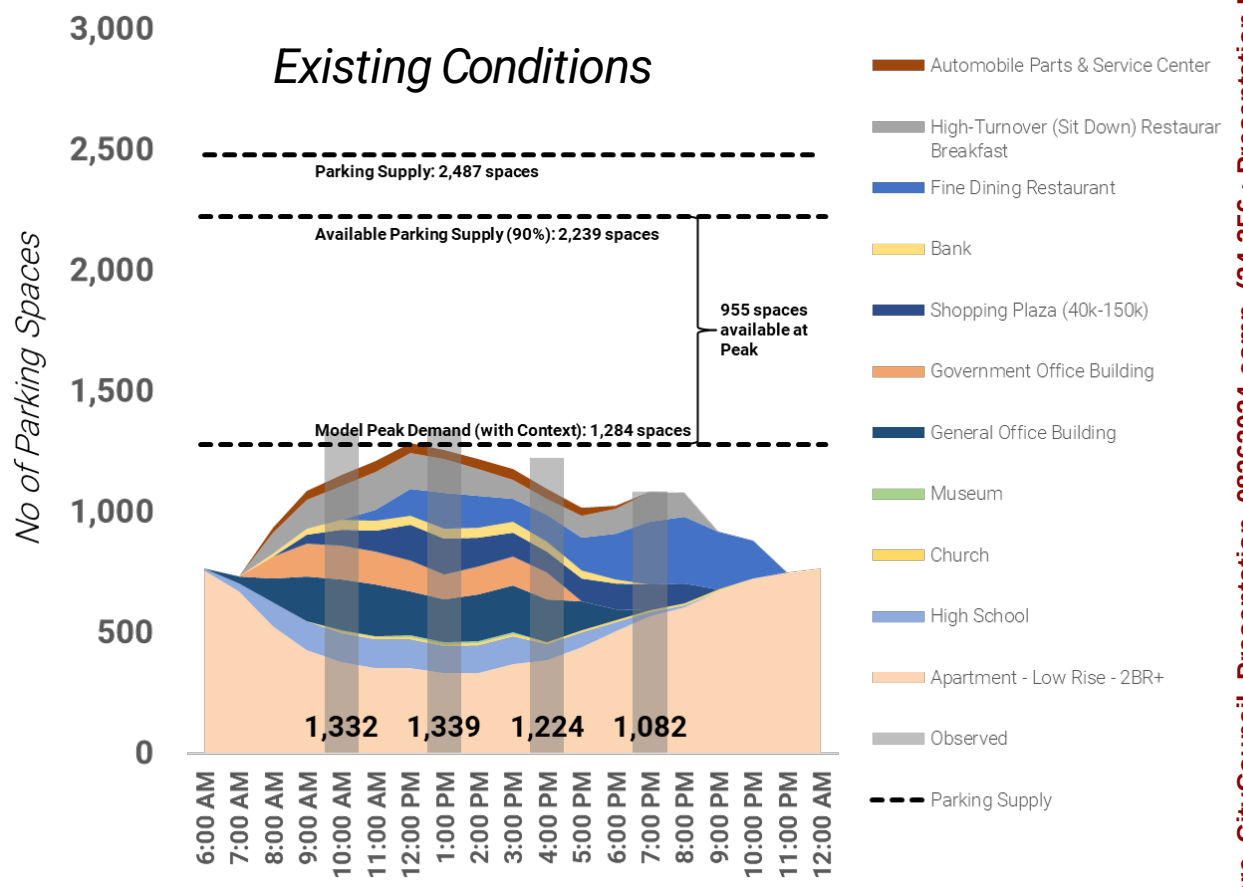


Leverage Existing Capacity to Support Development

11

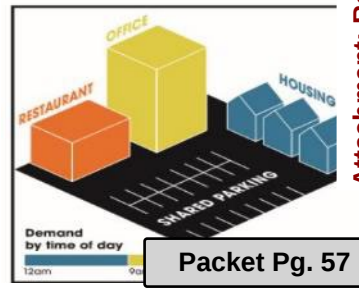
- Leverage existing parking assets to support new development, in line with Master Plan goals
- With nearly half of study area parking empty at peak, **significant infill development can occur without new supply**
 - A shared parking program to unlock private supply is necessary to accommodate more than a few small projects
 - Opportunity to leverage transit-oriented development

What it does:
Demonstrates that Revere can accommodate new infill development without a significant parking cost premium



Future Test Growth Assumptions

Model Land Use	Units
Residential Units (DUs)	1,000
Retail (SQFT)	60,000

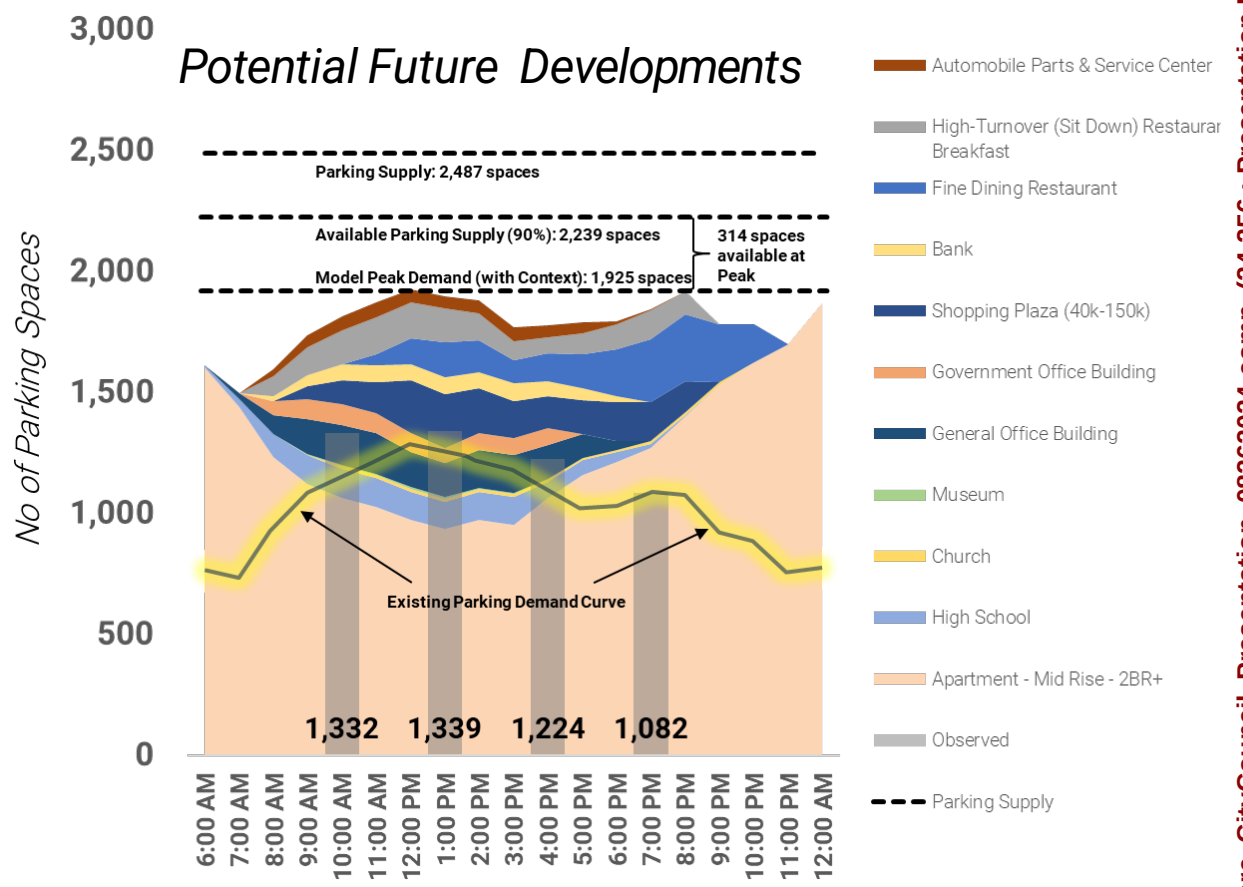


Leverage Existing Capacity to Support Development

11

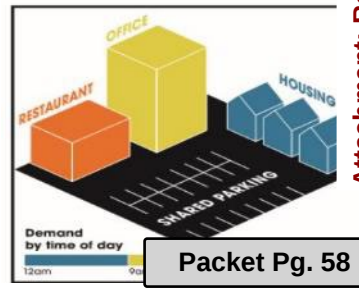
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6

Shared Parking

- Take an active role in **coordinating shared parking and managing parking permits**

There are 3 potential levels of involvement:

1. **Connecting** private parties
2. **Agreement** with private lot owners where City provides in-kind services in exchange for public permit/pay parking
3. **Leasing and/or a Revenue Sharing System** (Ann Arbor, Oak Park, Ft. Lauderdale, Sacramento, others)



What it does:
Allows efficient use of existing parking assets before considering need for additional parking supply



West Concord helped facilitate the sharing of private lots to create a single shared facility, increasing supply for everyone

6

Shared Parking

- **Existing shared parking** through business-to-business arrangements exist in Revere:
- 385 Broadway: Citizen Bank with MGH Doctors Offices

What it does:
Allows efficient use of existing parking assets before considering need for additional parking supply

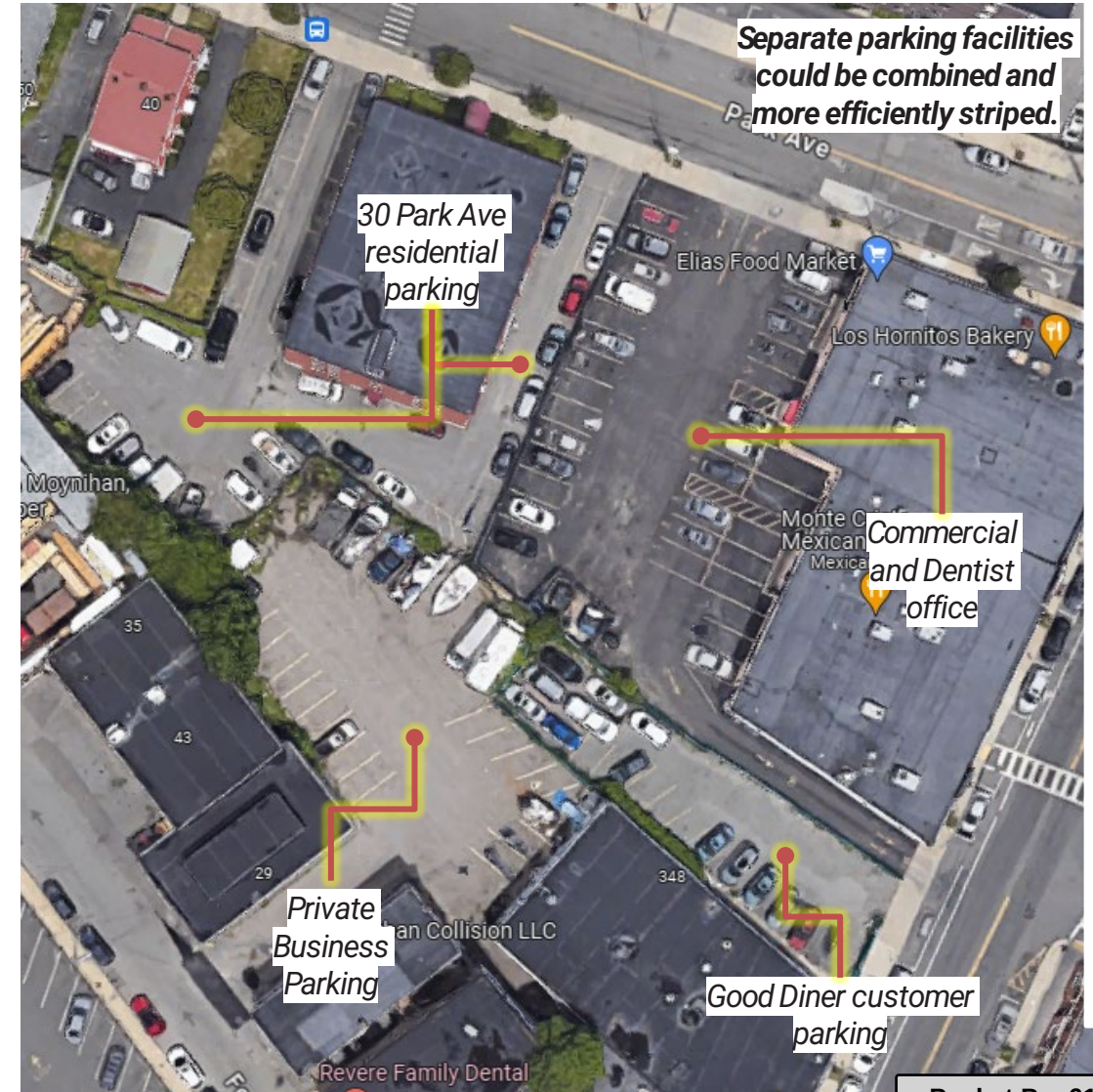


6

Shared Parking

- Recommended locations for **additional shared parking** that should be immediately pursued by the City:
- Between Park Ave and Foster St

What it does:
Allows efficient use of existing parking assets before considering need for additional parking supply



Parking Ambassadors

- Develop a program (perhaps with Revere High School students) to provide parking information to the public while also supporting parking enforcers with more eyes on the street
- Retrain **focus on educating drivers, not penalizing them**
- Focus on peak times and seasons

What it does:

Improves customer relations while aiding visitors and reducing violations

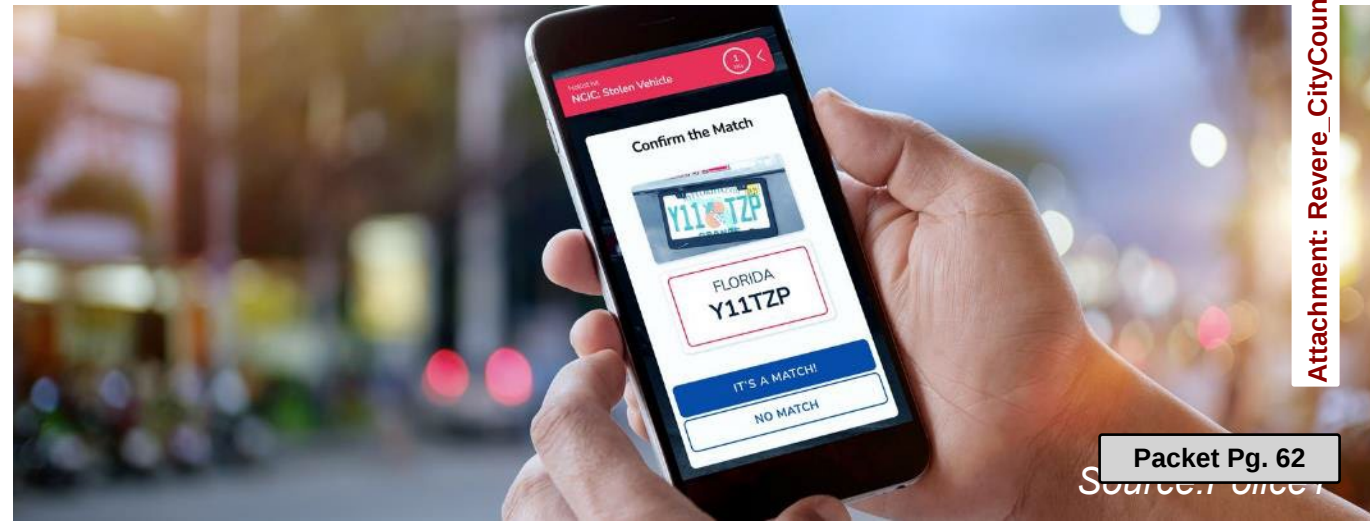
CASE STUDY- Pittsfield, MA

6.a

The City recruits young parking ambassadors to support enforcement and teach visitors how to pay for parking



Source: Downtown Pittsfield



Enforcement Technologies

8

- Implement a License Plate Recognition (LPR) to improve efficiency in enforcement
 - **Begin** with vehicle-mounted devices (used in Lynn, Chelsea, others)
 - **Over time**, implement hand-helds (used in Somerville, Cambridge, others)
 - **Long-term**, consider Safety-Stik automated devices (used in Somerville)

What it does:
Increases operational and logistical efficiency of parking management



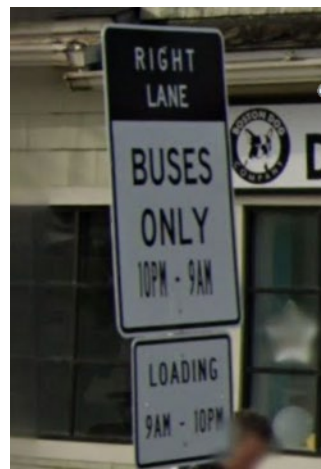
9

Loading and Dynamic Curbs

- Implement dynamic **curb loading zones with discrete time spans**, allowing spaces to revert to parking or other uses
- There are 2 potential levels of management:
1. **Manually-Regulated Signage:** indicating allowed loading times for commercial vehicles, passenger vehicles, and pick-up drop-off
 2. **Automated System** like Safety Stick, which records how long a vehicle remains park



What it does:
Handles growing loading & PUDO demand with little parking loss



Sources: City of Boston, City of Cambridge, MyParkingSign.Co

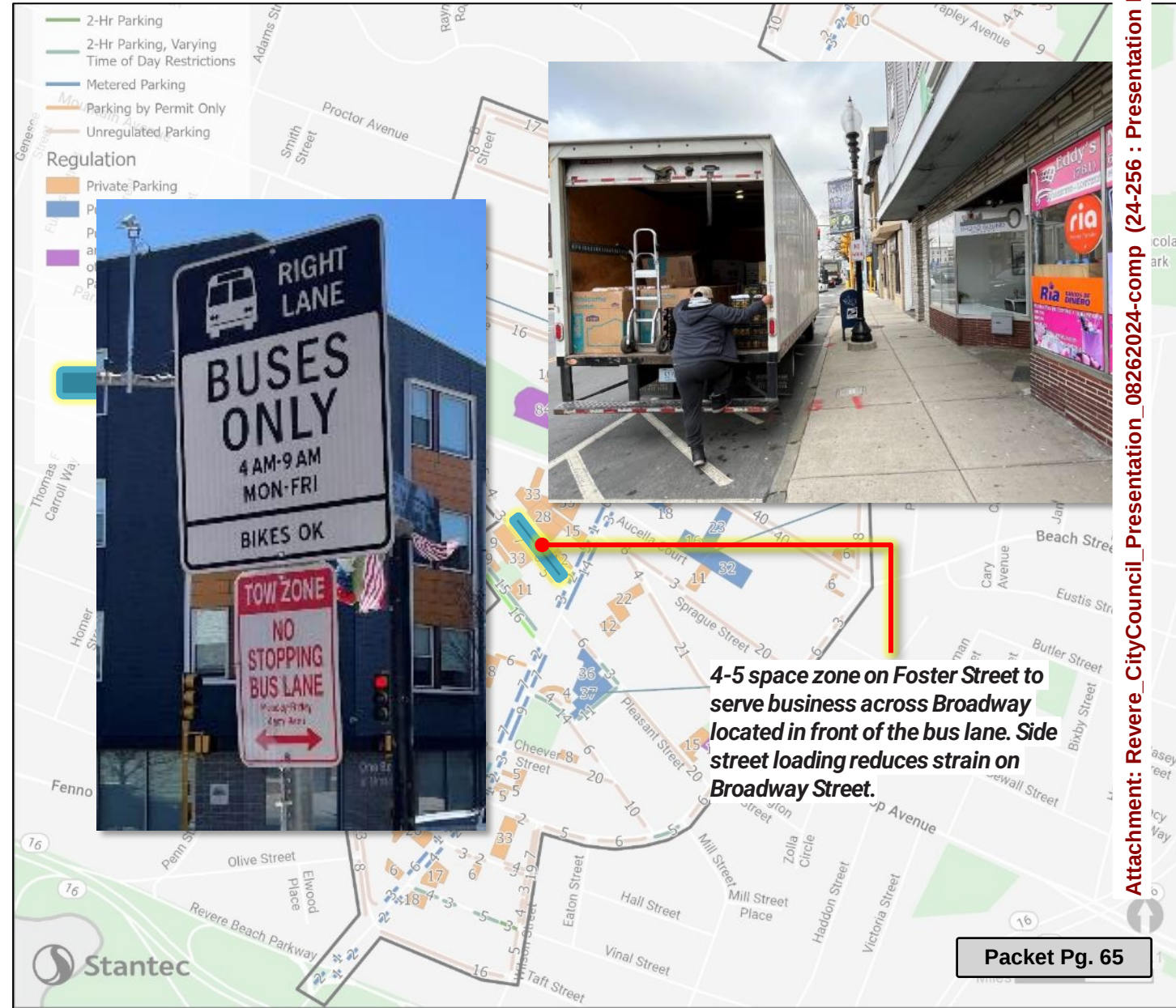


Sources: MPS Parking and COORD

Loading and Dynamic Curbs

- Early candidate location for dynamic curb zone:
 - Foster Street to accommodate loading demand near Broadway during bus hours
 - Add other locations as needed (beginning and end of blocks)
- Long term use Safety Stik / other tech to allow 15-min. Free loading anywhere

What it does:
Handles growing loading & PUDO demand with little parking loss



Locations for Parklets

- Identify locations for parklets, to provide **more green space** in line with Master Plan goals



What it does:
Provides green space, seating, or other activation for the community

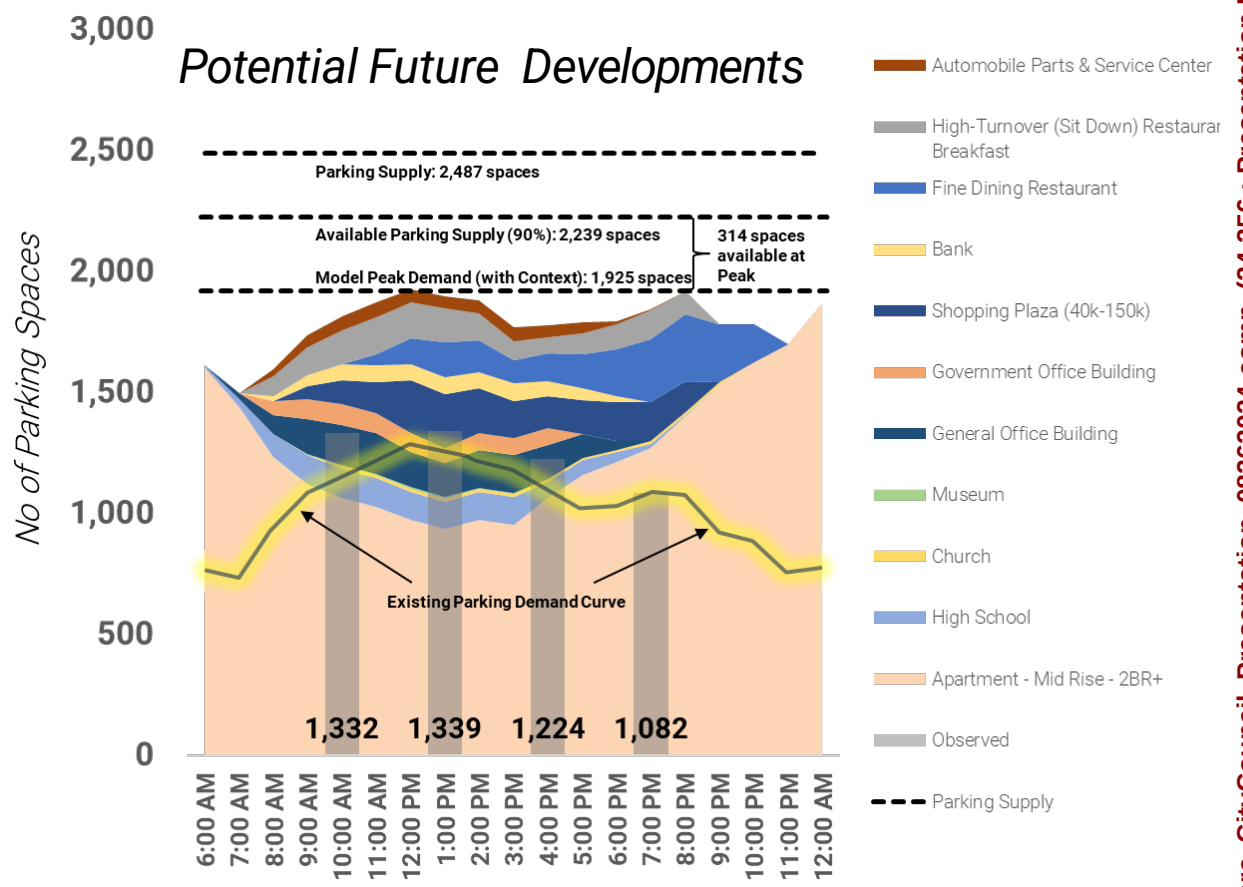


Leverage Existing Capacity to Support Development

11

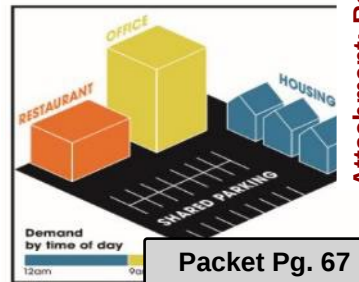
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Recommendations



Goals

Recommendations

Fix existing deficiencies

- 1. Wayfinding
- 2. Regulatory Streamlining
- 3. Parking Benefit District
- 4. Parking Lot Access

Improve effectiveness and efficiency

- 5. Performance Pricing
- 6. Shared Parking
- 7. Parking Ambassadors
- 8. Enforcement Technologies

Support development and Master Plan goals

- 9. Loading and Dynamic Curbs
- 10. Locations for Parklets
- 11. Leverage Existing Capacity to Support Development



City of Revere

Broadway Corridor Parking Supply Management Plan

Revere City Council, August 26, 2024



Funded by MA Downtown Initiative Program of:



Commonwealth of Massachusetts
Executive Office of
Economic Development





City of Revere

Office of the City Solicitor

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

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

Mayor Patrick M. Keefe Jr.

TO: Honorable City Council

FR: Claire Inzerillo, Policy Writer and Analyst 

DA: February 13, 2025

RE: C.O. 25-032

CC: Mayor Patrick M. Keefe, Jr.
Paul Capizzi, City Solicitor

Councilors,

The Solicitor's Office is in receipt of Council Order 25-032, ordered by voice vote on January 27th, 2025, and approved by the Mayor on February 11, 2025, which calls for the Mayor to "request the City Solicitor to draft an ordinance regulating the placement, installation, and removal of satellite dishes." Such placement, installation, and removal are regulated by the Federal Communications Commission's ("FCC") Over-the-Air Reception Devices Rule, 47 C.F.R. § 1.4000 ("OTARD Rule" or "Rule"), which protects the ability of individuals to install and use over-the-air reception devices (i.e. a satellite dish).

Generally, the OTARD Rule prohibits governmental and private restrictions to the extent that they impair the ability of individuals to install, maintain, or use over-the-air reception devices. Under the Rule, a regulation would impair installation, maintenance, or use of a satellite dish if it: i) unreasonably delays or prevents installation, maintenance, or use; ii) unreasonably increases the cost of installation, maintenance or use; or iii) precludes reception or transmission of an acceptable quality signal.¹ C.O. 25-032 is primarily concerned with parts (i) and (ii) of the Rule. There are exceptions to the Rule for restrictions necessary to address clear safety or historic preservation issues, for which § 1.4000 provides remedy. However, the

¹ 47 C.F.R. § 1.4000(a)(3)

Council's reference to satellite dishes being unsightly would most likely not qualify for a waiver by the FCC.

The City of Revere should err on the side of caution when looking to regulate privately-owned satellite dishes located on private property. In 2018, the FCC sided with the Satellite Broadcasting & Communications Association in finding that an ordinance adopted by the City of Philadelphia violated the Commission's OTARD Rule.²

On November 2, 2011, the City of Philadelphia passed amendments to multiple provisions of the City's Code to restrict placement, installation, and maintenance of certain satellite dishes and antennas. Among several restrictive requirements, the ordinance required television access providers or installers of existing antennas to notify the City whether the user "intend[ed] to continue to maintain" those antennas at their locations.³ The ordinance required television access providers or installers to remove any such antennas that are no longer in use. Furthermore, a provider or installer that violated the ordinance would have been subject to penalties.

A few days after the city's adoption of the ordinance, the Satellite Broadcasting & Communications Association, a national trade organization representing the consumer satellite industry, filed a Petition for Declaratory Ruling seeking a determination that Philadelphia's ordinance was preempted by the OTARD Rule. The FCC ordered enforcement of the ordinance to be suspended pending further review. In response to the FCC's order, the cities of Boston and Los Angeles joined Philadelphia in the defense of the ordinance. For the purposes of this memorandum, I focus only on the arguments related to the intent of our own C.O. 25-032.

Philadelphia's ordinance required a television access provider or installer to register any existing satellite dish or antenna with the City's Department of Licenses and Inspections, to notify the Department whether the user of such device intends to maintain the device (another way of referring to a seemingly abandoned device), and to remove any of its previously installed antennas that are no longer in service. Philadelphia argued that such a rule did not "deprive viewers of their option to choose satellite service, nor [did] it impair the installation, maintenance, or use of covered reception devices."⁴ The FCC did not accept this argument. The Commission found that requiring notification of existing antennas and removal of antennas no longer in service violates the OTARD Rule; such a requirement would unreasonably increase the costs of using satellite dishes and antennas. However, the FCC has approved notification requirements which involve a simple notification by a **user** (the customer) that the user was about to install, or had just installed, an antenna or

² 33 FCC Rcd 3797 (6)

³ Section 9-632(5) of Title 9, Chapter 9-600 of the Philadelphia Code

⁴ 33 FCC Rcd 3797 (6)

device. Nevertheless, the FCC agreed with the SBCA that Philadelphia's requirement of providers and installers to "remove all satellite dishes or antennas that it previously installed, when such dish or antenna is no longer in service" violated the OTARD Rule because such providers and installers cannot enter upon a customer's property without the customer's permission (much less remove an antenna from that property), and the antennas are legally owned by the customer once they are installed on a customer's premises, and an installer cannot simply take the antenna.⁵ The FCC argues that this removal provision is unenforceable under the OTARD Rule, as the City of Philadelphia disregards the fact that satellite providers and installers are not the legal owners of an antenna after installation and do not have a legal right to enter a customer's property without permission. The Commission explains that **"to comply with this provision, installers would need to obtain customers' permission to remove [devices] or face potential liability for trespass,"** and further, that **the ordinance does not specify how "the City, installers, or consumers can determine whether an antenna is 'no longer in use' and therefore subject to the removal requirement."**⁶ This requirement would unfairly harm customers who, for financial or other reasons, subscribe to satellite service on an intermittent basis. This would disproportionately impact low income and poor credit users who'd have to pay for a new device each and every time they want to resume service. It is important to note that there lacks any similar requirement for cable providers, who do not face the same legal mandate to remove inactive lines from telephone poles.

The FCC also sided with the SBCA, multiple times, with regard to Philadelphia's extremely restrictive and disproportionate dish placement regulations.

While there are several exceptions to the OTARD Rule, I believe no one would satisfy the Council's intent to clean up what appear to be abandoned dishes throughout the City. For the reasons outlined in the FCC's declaratory ruling, I strongly recommend the City of Revere take a different approach to inactive or abandoned satellite dishes. Instead of an ordinance regulating the placement, installation, and removal, perhaps an informative flyer, online post, and/or in-person session held at a community center about best practices for satellite dish customers would help educate the public about the importance of understanding the responsibility of owning a satellite dish. According to DIRECTV Community Forums, satellite providers (generally) are responsible for installation, after which the customer is the legal custodian of the dish⁷. If the customer notifies their provider of service cancellation, or moving to a new address, the provider requires return of the receiver box, remote controls, and

⁵ Section 9-632(6) of Title 9, Chapter 9-600 of the Philadelphia Code

⁶ 33 FCC Rcd 3797 (6)

⁷ "Getting rid of an old satellite dish," DIRECTV Community Forums, DIRECTV. Feb. 13, 2025. forums.directv.com

wireless access point – not the dish. In most cases, to remove a dish, customers are redirected to hire a local professional for dismantling. It is for this reason that I, again, strongly recommend education by the public. Self-removal of a dish can result in leaks if not done properly and the burden of removing the dish, as well as any damage that results from improper removal, falls on the customer. A city ordinance to regulate such burden would not only be largely unenforceable, but would likely trigger legal action in an especially litigious world.



Department of Planning & Community Development

Tom Skwierawski -- *Chief of Planning & Community Development*
281 Broadway, Revere, MA 02151 | (781) 286 - 8181



Patrick M. Keefe Jr.
Mayor

To: Members of the Revere City Council
From: Tom Skwierawski, DPCD Chief *TS*
RE: Economic Development Subcommittee Presentation

Dear Councillors,

In discussion with the Economic Development Subcommittee Chair Angela Guarino-Sawaya, I would appreciate the opportunity to brief the subcommittee on economic development initiatives underway in the city of Revere. I would like to request the opportunity to do so at the next available meeting of the subcommittee, ideally before the October 27th meeting of the City Council.

I would like to accomplish two things.

For one, to discuss economic development in the city more broadly. This would include:

- Recently received grants to support economic development work, including the Massachusetts Gaming Commission's Community Mitigation Fund, and the Commonwealth's One Stop for Growth
- Economic development tools and incentives offered by the Department of Housing and Community Development, such as our small business loan fund
- Upcoming policy and programs to align with recently-completed Master Plans, such as the Broadway Master Plan and the Housing Production Plan
- An opportunity to hear from the subcommittee on their economic development priorities in the year ahead

Secondly, I would like to discuss the Transformative Development Initiative (TDI) program in Shirley Avenue. This initial 3-year state program was recently extended for another year, to expire in September of 2026. Laura Christopher—MassDevelopment employee and Revere TDI fellow—has done tremendous work in the neighborhood, which is why Shirley Avenue TDI was one of only a select group of TDI districts extended for another year.

As this program enters its final year—and as MassDevelopment is about to launch a call for new districts for 2027, I wanted to give Laura an opportunity to talk about the excellent work she has done, which you can find on the attached. Among other things, Laura will be talking about small business supports, the Shirley Avenue Neighborhood Association (SANA) and a tool called District Improvement Financing (DIF), which was studied in the Shirley Avenue neighborhood but could be an interesting tool to support economic development in other parts of the city.

I hope to speak to the sub-committee soon, and in the interim please reach out with any questions or comments you may have.

Shirley Ave TDI District

Revere, MA (2022- Present)

The Transformative Development Initiative is a place-based economic development program offered by MassDevelopment. It brings a set of resources, including a TDI Fellow, and a three-year commitment to working with neighborhood partners to implement a collaborative workplan. In Revere, our work began in September 2022 and we are focused on the Shirley Ave neighborhood. Our core partners include the City of Revere, Women Encouraging Empowerment, The Neighborhood Developers, Mass General Brigham, and the Shirley Ave Neighborhood Association, though the table is always growing.

Overall, between September 2022 and June 2025, the work of the partnership has leveraged \$948,425 in MassDevelopment investment to unlock an additional \$1.9M of investment in the Shirley Ave neighborhood with an additional \$890,500 in the pipeline.

A few highlights from our first three years:

- We have focused on small business stabilization through direct business assistance, support for accessing financing, our [shared space initiative](#), and the launch of a [neighborhood small business group](#), which has matured into the Shirley Ave Neighborhood Association.
- We also led a participatory budgeting process in the neighborhood, which will bring more than \$560k of public space improvements to the area; including three new or renovated public spaces whose construction is currently underway. ([link 1](#); [link 2](#))
- The partnership led the launch of a Revere Community Land Trust planning group that is exploring a CLT or MINT as a vehicle for affordable housing production. Similarly, we worked with local artists to launch the Revere Art Community non-profit and are preparing our first call for art.
- In regards to financial sustainability, the partnership and the City are studying the possibility of a DIF district to support ongoing district management costs as well as possible future infrastructure improvements. Even with this potential revenue source though, it remains a priority to plan for sustainability and for partnerships that continue after the TDI engagement is scheduled to end in June '26.

The partnership has the following key intentions heading into year four of the TDI program:

- Formalize the legal and financial structure of the Shirley Ave Neighborhood Association (SANA)
- Support additional engagement and local capacity behind housing-related initiatives such as the Community Land Trust vehicle and development partnership/support for commercial property owner-operators
- Foster and grow connections between Shirley Ave stakeholders and local or regional resources and institutions, whether that is between property owners and MHP, business or property owners and local lenders, or our business group and nearby market rate developers and property managers
- Complete the public space projects prioritized within the participatory budgeting process. Not only will these improvement add to quality of life and make space for connection and activation of the district, they will also hopefully build trust with community showing rapid response to the neighborhood's engagement in the participatory decision making process
- Align recurring funding streams and ongoing partnerships to support the continuation of high-touch, focused capacity to support a strong local and inclusive economy in Shirley Ave

Contact Revere TDI:

Laura Christopher
TDI Fellow, Revere
LChristopher@massdevelopment.com



Overview of TDI Partnership efforts to date:

This list is not comprehensive but these are projects MassDevelopment's TDI program and partnership have directly and significantly supported, and represent the projects or types of projects that will be supported by SANA in future.

Small Business

- Shirley Ave Shared Space Program (11 projects supported to date)
- Co-investment with City: Signage and Storefront Improvement Program projects in Shirley Ave
- Shirley Ave social media, marketing, and photography
- Tailored 1:1 support for resource matchmaking and acquisition

Housing and Real Estate

- Financial and strategic support for F+J Juice Bar Café property acquisition (76 Shirley Ave)
- Community Land Trust (CLT)/ MINT Feasibility Study
- White Roofs Pilot Program (pending Municipal Vulnerability Preparedness grant)
- Build on Your Business (BOYB) Pre-development Assistance (MHP-funded) - launching July 2025
- Master Planning for Wonderland Marketplace + Water's Edge area (pending One Stop)

Public Space and Activation

- 69 Shirley Ave Ground Mural
- 2022 World Cup Public Viewing
- Beach Street Pop-Up (16 event series)
- Shirley Ave Public Realm Improvements Participatory Budgeting
 - Fitzhenry Square Dog Park / Fitzhenry Park Planning Committee planning and crowdfunding (out to bid)
 - Forest Pocket Park at 69 Shirley Ave (construction began June 2025)
 - Shirley Ave Branding and Wayfinding (ongoing - June 2025)
 - Shirley Ave Parking Study (ongoing - June 2025)
 - Flaherty Square renovation (out to bid)
 - Make it Public: Flaherty Square Lighting Exhibit - expected to launch July 2025
- Neighborhood Branding and Wayfinding/Signage implementation (pending One Stop)
- Revere Beach adjacent World Cup 2026 placemaking initiative (pending One Stop)

Capacity, Capital Absorption, and Community

- Establishment of Shirley Ave Neighborhood Association
- Shirley Vibes creative programming: Shirley Eats, Ciclovia, Press Lab, Apparel Makers Network
- District Improvement Financing (DIF) District Analysis
- Shirley Ave Local Lenders Collaborative (launching August 2025!)

Note: the project list above does not include many of the subsequent or related efforts that were boosted or triggered in some way by the TDI Partnership work (such as the street tree master plan or pre-development support for discreet development sites).





City of Revere

Patrick M. Keefe, Jr.
Mayor

BOARD OF ASSESSORS

Dana E. Brangiforte
John J. Verrengia
Mathew M. McGrath

Revere City Council
c/o Ashley Melnik, City Clerk
281 Broadway
Revere, MA 02151

November 5, 2025

Dear Honorable Revere City Council,

In accordance with the provisions of Section 56 of Chapter 40 of the Massachusetts General Laws, the Revere Board of Assessors request that the Honorable City Council conduct a public hearing for the purpose of establishing the Minimum Residential Factor. Adopting a Residential Factor will allow the Board of Assessors to proceed with the establishment of the tax rate for Fiscal Year 2026.

Sincerely,

Dana Brangiforte, Chairman Revere Board of Assessors

CC: Patrick Keefe, Mayor

Richard Viscay, Chief Financial Officer

Attachment: Minimum Residential Factor Hearing Request 11102025 (25-296 : FY2026 Minimum Residential Factor)



Office of the Parking Clerk

Zachary Babo -- *Director*

300 Broadway, Suite #2, Revere, MA 02151 | (781) 629 - 5127



Patrick M. Keefe Jr.

Mayor

Communication

To: Ashley Melnik – City Clerk
 From: Zachary Babo – Director of Parking
 Cc: Patrick M Keefe JR – Mayor
 Claudia Correa – Chief of Staff
 Richard Viscay - CFO
 Date: November 3, 2025
 Re: Toys for Tickets

Please see the following communication from the Mayor's Office, presented by the Director of Parking, regarding the Annual Toys for Tickets Amnesty Program offered through the Parking Department. In addition, this communication includes details on our "Stay and Shop Local Saturdays" initiative leading up to Christmas.

UPON PAYMENT OF AN UNPAID PARKING FINE AND THE DONATION OF A NEW, UNUSED TOY OF SIMILAR OR GREATER VALUE FOR DONATION TO A WORTHY CHARITABLE PURPOSE, THE PARKING DIRECTOR, BEGINNING ON NOVEMBER 17, 2025, AND ENDING AT THE CLOSE OF BUSINESS ON DECEMBER 12, 2025, SHALL WAIVE UP TO \$30.00 DOLLARS PER TICKET, MAXIMUM FIVE TICKETS, IN UNPAID PARKING FINES, AS PROVIDED IN R.R.O. 10.48.160. NOTWITHSTANDING THE FOREGOING, THE PARKING DIRECTOR SHALL NOT WAIVE ANY SURCHARGE IMPOSED BY THE MASSACHUSETTS REGISTRY OF MOTOR VEHICLES IF THE PARKING DIRECTOR HAS NOTIFIED THE REGISTRY OF MOTOR VEHICLES OF AN UNPAID FINE AND A NON-RENEWAL OF LICENSE AND/OR REGISTRATION HAS BEEN RECORDED BY THE REGISTRY OF MOTOR VEHICLES.

PARKING METERS ON SATURDAY, DECEMBER 6th, DECEMBER 13TH, AND DECEMBER 20^h & DECEMBER 27th will be exempt from payment to promote local Holiday shopping.