



**AGENDA PACKET**

**REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, MARCH 11, 2024 7:00 PM**

**EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149**

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## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL MONDAY, MARCH 11, 2024 7:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### PUBLIC HEARINGS

1. **C0065-24** Ordinance/s/ Councilor Robert J. Van Campen, as President

An ordinance reducing the lead time required to advertise a City Council public hearing on a proposed zoning ordinance amendment from at least thirty (30) days before the date of the hearing to at least fourteen (14) days before the date of the hearing

#### PUBLIC PARTICIPATION

#### COMMUNICATIONS FROM HIS HONOR THE MAYOR

2. **C0100-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a check from the Everett Citizen's Foundation in the amount of \$5,240.00 for the purpose of establishing an account to be used solely by the Everett Recreation Center for expenditures directly related to matters deemed appropriate by the Recreation Center Management staff.

3. **C0103-24** Resolution/s/ Councilor Robert J. Van Campen, as President

That the Planning Department provide a brief presentation to the City Council on the scope of the ongoing Zoning Re-Codification work that was initiated in mid-2023

4. **C0104-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval of the appointment of Ashmael Brun, as an Associate Member, to the Zoning Board of Appeals for a term of three (3) years, expiring March 1, 2027

**5. C0107-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend donations to the 2024 Summer Jobs Program as follows: Malden Transportation \$1,000.00, & Dagle Electrical Construction Corp. \$1,000.00

**6. C0108-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend donations totaling \$195.00 from City of Everett employees during the month of February for the Fire Victims Fund.

**7. C0109-24** Order/s/ Councilor Robert J. Van Campen

An order requesting approval to accept a donation from Home Depot of various materials to assist the Everett High School Carpentry students with building a Storage Unit at Glendale Park for the purpose of storing supplies and equipment. The expected value of this donation is \$3,500.00

**8. C0114-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to accept and expend a grant from the Department of Housing and Community Development (now, the Executive Office of Housing and Livable Communities) in the amount of \$400,000.00 for the establishment of a City of Everett First Time Homebuyer Down Payment Assistance Program

**9. C0115-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate \$7,552,930.00 from Budgetary Fund Balance (Free Cash) into the following funds: General Stabilization Fund \$ 2,265,879.00, Other Post-Employment Benefits Liability Trust Fund \$2,265,879.00 & Capital Improvement Stabilization Fund \$3,021,172.00, for a total of \$7,552,930.00

## **COMMITTEE REPORTS**

**10. C0008-24** Resolution/s/ Councilor Stephanie V. Smith

That a National Grid Electric representative come to the first meeting in February to discuss street lights

**11. C0097-24** Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting a new mechanical repair license for Emporium Auto Body Shop Inc. at 367 3<sup>rd</sup> Street

**12. C0098-24** Petition/s/ Councilor Robert J. Van Campen, as President

A petition requesting a new class two motor vehicle dealer license for Emporium Auto Body Shop Inc. at 367 3<sup>rd</sup> Street

## **UNFINISHED BUSINESS**

**13. C0015-24** Resolution/s/ Councilor Stephanie Martins

That the appropriate representative appear at the next meeting to discuss how the

Supplemental Final Environmental Impact Report (SFEIR) for Encore Boston Harbor (EEA #15060), submitted by Wynn regarding the design, funding, and construction of the Mystic River Bridge will impact Everett

**14. C0091-24** Public Hearing/s/ Councilor Robert J. Van Campen , as President

A petition from National Grid requesting to install approximately 75' of 2 – 4" conduit from existing pole #2161 underground to a customer owned manhole #170 at 380 Second Street

**NEW BUSINESS**

**15. C0101-24** Resolution/s/ Councilor Wayne A. Matewsky, Councilor Holly D. Garcia

That representatives from National Grid appear relative to upgrades to electric service at Glendale Towers, to accomodate air conditioners for residents

**16. C0102-24** Resolution/s/ Councilor Katy L. Rogers & Entire City Council

A resolution to declare the month of April as Earth Month

**17. C0106-24** Resolution/s/ Councilor Peter Pietrantonio

That the Veterans' Director be invited to the city council meeting on March 25, to go over policies and procedures of the Veterans' Office

**18. C0110-24** Resolution/s/ Councilor Guerline Alcy Jabouin

A resolution introducing a formal proposal to coat public courts, community parks and school playgrounds in Everett with Solar Reflective Paint as a cooling intervention by the summer of 2024

**19. C0111-24** Resolution/s/ Councilor Guerline Alcy Jabouin

A resolution requesting that the Administration provide programs for disabled children during school breaks and during the summer vacation

**20. C0112-24** Resolution/s/ Councilor Guerline Alcy Jabouin & Councilor Peter Pietrantonio

That the city consider placing a moratorium on the construction of any new residential developments consisting of four units or more.

**21. C0113-24** Resolution/s/ Councilor Wayne A. Matewsky

That the Traffic Commission consider special parking passes for the residents of Victoria Street to be able to park in the municipal lot on that street

**22. C0116-24** Resolution/s/ Councilor Stephanie Martins, Councilor Peter Pietrantonio

That the Rec Center consider covering transportation costs for the basketball team so the children can be safely bused to and from games

**ADJOURNMENT**

[www.cityofeverett.com](http://www.cityofeverett.com)

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

***Michael J. Mangan***

Legislative Aide  
Everett City Council Office



C0065-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** February 12, 2024

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**Agenda Item:**

An ordinance reducing the lead time required to advertise a City Council public hearing on a proposed zoning ordinance amendment

**Background and Explanation:**

**Attachments:**

**SECTION 12. AMENDMENTS.**

The council may from time to time, after publishing notice and hearing, amend, supplement or change these regulations or districts as provided by statute. Upon petition of any party or parties interested, the city council may amend these regulations, after a public hearing has been held, notice of which shall be published at least thirty (30) days before the date of the hearing, at the expense of the petitioner, in some newspaper published in Everett.

**(End of Section)**

**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF  
EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED: MM/DD/2024

DATE OF PROPOSED ORDAINMENT: MM/DD/2024



**CITY COUNCIL..... No. C0065-24**

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

**AN ORDINANCE REDUCING THE LEAD TIME REQUIRED TO ADVERTISE A  
CITY COUNCIL PUBLIC HEARING ON A PROPOSED ZONING ORDINANCE  
AMENDMENT**

Councilor /s/ Robert J. Van Campen, as President

**Whereas:** The city’s zoning ordinance currently requires a City Council public hearing on a proposed zoning ordinance amendment to be advertised at least thirty (30) days before the date of the hearing; and

**Whereas:** State law (MGL Chapter 40A, Section 5) requires a Planning Board public hearing on a proposed zoning ordinance amendment to be advertised no less than fourteen (14) days before the date of the hearing; and

**Whereas:** Most public hearings held by the City Council are required to be advertised for no more than fourteen (14) days before the date of the hearing; and

**Whereas:** Since there does not appear to be a good reason for a City Council public hearing on a zoning amendment to be advertised so far in advance; it makes sense to bring this publishing requirement in-line with similar requirements.

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that Appendix A, Section 12, Amendments of the Revised Ordinances of the City of Everett is hereby amended as follows:

Section 12 is hereby amended by replacing the phrase “thirty (30)” with the phrase “fourteen (14)”.

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.



A true copy attest

*Sergio Cornelio*

Sergio Cornelio, City Clerk

**SECTION 12. AMENDMENTS.**

The council may from time to time, after publishing notice and hearing, amend, supplement or change these regulations or districts as provided by statute. Upon petition of any party or parties interested, the city council may amend these regulations, after a public hearing has been held, notice of which shall be published at least fourteen (14) days before the date of the hearing, at the expense of the petitioner, in some newspaper published in Everett.

(C0065-24)

**(End of Section)**

**SECTION 12. AMENDMENTS.**

The council may from time to time, after publishing notice and hearing, amend, supplement or change these regulations or districts as provided by statute. Upon petition of any party or parties interested, the city council may amend these regulations, after a public hearing has been held, notice of which shall be published at least ~~thirty~~ fourteen (14) days before the date of the hearing, at the expense of the petitioner, in some newspaper published in Everett.

(C0065-24)

**(End of Section)**



C0100-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 11, 2024

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**Agenda Item:**

An order requesting approval to accept and expend a check from the Everett Citizen's Foundation in the amount of \$5,240.00 for the purpose of establishing an account to be used solely by the Everett Recreation Center for expenditures directly related to matters deemed appropriate by the Recreation Center Management staff.

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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February 26, 2023

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a check from the Everett Citizen's Foundation in the amount of \$5,240.00 for the purpose of establishing an account to be used solely by the Everett Recreation Center for expenditures directly related to matters deemed appropriate by the Recreation Center Management staff.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



February 26, 2024  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept and expend a grant from the Everett Citizen's Foundation in the amount of \$5,240.00 for the purpose of establishing an account to be used solely by the Everett Recreation Center for expenditures directly related to matters deemed appropriate by the Recreation Center Management staff.



C0103-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 11, 2024

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**Agenda Item:**

That the Planning Department provide a brief presentation to the City Council on the scope of the ongoing Zoning Re-Codification work that was initiated in mid-2023

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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February 26, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I would like to respectfully request the opportunity for the Planning Department to provide a brief presentation to the City Council on the scope of the ongoing Zoning Re-Codification work that was initiated in mid-2023.

Thank you for your consideration of this offer.

Respectfully submitted,

Carlo DeMaria  
Mayor



C0104-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 11, 2024

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**Agenda Item:**

An order requesting approval of the appointment of Ashmael Brun, as an Associate Member, to the Zoning Board of Appeals for a term of three (3) years, expiring March 1, 2027

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

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February 27, 2024

The Honorable City Council  
Everett City Hall  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section Q (I2)(a) of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Ashmael Brun, as an Associate Member, to the Zoning Board of Appeals for a term of three (3) years, expiring March 1, 2027.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor



February 27, 2024  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

To accept Ashmael Brun, as an Associate Member, to the  
Zoning Board of Appeals for a term of three (3) years, expiring  
March 1, 2027



C0107-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 11, 2024

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**Agenda Item:**

An order requesting approval to accept and expend donations to the 2024 Summer Jobs Program as follows:  
Malden Transportation \$1000.00, & Dagle Electrical Construction Corp. \$1000.00

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

March 4, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations to the 2024 Summer Jobs Program as follows:

Malden Transportation	\$1,000.00
Dagle Electrical Construction Corp.	\$1,000.00

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor

March 4, 2024



*City of Everett, Massachusetts*

**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY THE CITY COUNCIL OF THE CITY OF EVERETT,

ORDERED:  
to accept and expend donations to the 2024 Summer Jobs  
Program as follows:

Malden Transportation	\$1,000.00
Dagle Electrical Construction Corp.	\$1,000.00



C0108-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 11, 2024

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**Agenda Item:**

An order requesting approval to accept and expend donations totaling \$195.00 from City of Everett employees during the month of February for the Fire Victims Fund.

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

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March 4, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend donations totaling \$195.00 from City of Everett employees during the month of February for the Fire Victims Fund. Employees are given the opportunity to wear jeans on Thursdays by making a \$5.00 to the Fire Victims Fund. These funds are collected weekly.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



March 4, 2024  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept and expend donations totaling \$195.00 from City of Everett employees during the month of February for the Fire Victims Fund. Employees are given the opportunity to wear jeans on Thursday by making a \$5.00 donation to the Fire Victims Fund. These funds are collected weekly



C0109-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 11, 2024

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**Agenda Item:**

An order requesting approval to accept a donation from Home Depot of various materials to assist the Everett High School Carpentry students with building a Storage Unit at Glendale Park for the purpose of storing supplies and equipment. The expected value of this donation is \$3,500.00

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

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---

March 4, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept a donation from Home Depot of various materials to assist the Everett High School Carpentry students with building a Storage Unit at Glendale Park for the purpose of storing supplies and equipment. The expected value of this donation is \$3,500.00.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



March 4, 2024  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept a donation from Home Depot of various materials to assist the Everett High School Carpentry students with building a Storage Unit at Glendale Park for the purpose of storing supplies and equipment. The expected value of this donation is \$3,500.00.



C0114-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 11, 2024

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**Agenda Item:**

An order requesting approval to accept and expend a grant from the Department of Housing and Community Development (now, the Executive Office of Housing and Livable Communities) in the amount of \$400,000 for the establishment of a City of Everett First Time Homebuyer Down Payment Assistance Program.

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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March 6, 2024

Honorable City Council  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a grant from the Department of Housing and Community Development (now, the Executive Office of Housing and Livable Communities) in the amount of \$400,000 for the establishment of a City of Everett First Time Homebuyer Down Payment Assistance Program.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria  
Mayor



March 6, 2024

**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

to accept and expend a grant from the Department of Housing and Community Development (now, the Executive Office of Housing and Livable Communities) in the amount of \$400,000 for the establishment of a City of Everett First Time Homebuyer Down Payment Assistance Program.

# COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM



Item Number 8

This form is jointly issued and published by the Office of the Comptroller (CTR), the Executive Office for Administration and Finance (ANF), and the Operational Services Division (OSD) as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. The Commonwealth deems void any changes made on or by attachment (in the form of addendum, engagement letters, contract forms or invoice terms) to the terms in this published form or to the [Standard Contract Form Instructions and Contractor Certifications](#), the [Commonwealth Terms and Conditions for Human and Social Services](#) or the [Commonwealth IT Terms and Conditions](#) which are incorporated by reference herein. Additional non-conflicting terms may be added by Attachment. Contractors are required to access published forms at CTR Forms: <https://www.ma.comptroller.org/forms>. Forms are also posted at OSD Forms: <https://www.mass.gov/lists/osd-forms>.

<b>CONTRACTOR LEGAL NAME:</b> City of Everett (and d/b/a):		<b>COMMONWEALTH DEPARTMENT NAME:</b> Department of Housing and Community Development <b>MMARS Department Code:</b> OCD	
<b>Legal Address:</b> (W-9, W-4): 484 Broadway, Everett, MA 02149		<b>Business Mailing Address:</b> 100 Cambridge Street, Suite 300 Boston, MA 02114	
<b>Contract Manager:</b> Matt Lattanzi	<b>Phone:</b> 617-394-2334	<b>Billing Address (if different):</b> same	
<b>E-Mail:</b> Matt.Lattanzi@ci.everett.ma.us	<b>Fax:</b>	<b>Contract Manager:</b> Julissa Tavarez	<b>Phone:</b> 617 573 1407
<b>Contractor Vendor Code:</b> VC6000192087		<b>E-Mail:</b> Julissa.tavarez@mass.gov	<b>Fax:</b>
<b>Vendor Code Address ID (e.g. "AD001"):</b> AD001 (Note: The Address ID must be set up for EFT payments.)		<b>MMARS Doc ID(s):</b> SCOD221023530000002	
<input checked="" type="checkbox"/> <b>NEW CONTRACT</b>		<input type="checkbox"/> <b>CONTRACT AMENDMENT</b>	
<b>PROCUREMENT OR EXCEPTION TYPE: (Check one option only)</b> <input type="checkbox"/> <b>Statewide Contract</b> (OSD or an OSD-designated Department) <input type="checkbox"/> <b>Collective Purchase</b> (Attach OSD approval, scope, budget) <input type="checkbox"/> <b>Department Procurement</b> (includes all Grants - <a href="#">815 CMR 2.00</a> ) (Solicitation Notice or RFR, and Response or other procurement supporting documentation) <input type="checkbox"/> <b>Emergency Contract</b> (Attach justification for emergency, scope, budget) <input type="checkbox"/> <b>Contract Employee</b> (Attach Employment Status Form, scope, budget) <input checked="" type="checkbox"/> <b>Other Procurement Exception</b> (Attach authorizing language, legislation with specific exemption or earmark, and exception justification, scope and budget)		Enter <b>Current Contract End Date</b> <u>Prior</u> to Amendment: ____, <b>20</b> ____. Enter <b>Amendment Amount:</b> \$ ____ (or "no change") <b>AMENDMENT TYPE: (Check one option only. Attach details of amendment changes.)</b> <input type="checkbox"/> <b>Amendment to Date, Scope or Budget</b> (Attach updated scope and budget) <input type="checkbox"/> <b>Interim Contract</b> (Attach justification for Interim Contract and updated scope/budget) <input type="checkbox"/> <b>Contract Employee</b> (Attach any updates to scope or budget) <input type="checkbox"/> <b>Other Procurement Exception</b> (Attach authorizing language/justification and updated scope and budget)	
<b>The Standard Contract Form Instructions and Contractor Certifications and the following Commonwealth Terms and Conditions document are incorporated by reference into this Contract and are legally binding:</b> (Check ONE option): <input checked="" type="checkbox"/> <a href="#">Commonwealth Terms and Conditions</a> <input type="checkbox"/> <a href="#">Commonwealth Terms and Conditions For Human and Social Services</a> <input type="checkbox"/> <a href="#">Commonwealth IT Terms and Conditions</a>			
<b>COMPENSATION:</b> (Check ONE option): The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under <a href="#">815 CMR 9.00</a> . <input type="checkbox"/> <b>Rate Contract.</b> (No Maximum Obligation) Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.) <input checked="" type="checkbox"/> <b>Maximum Obligation Contract.</b> Enter total maximum obligation for total duration of this contract (or <b>new</b> total if Contract is being amended). \$ <b>400,000</b> ____			
<b>PROMPT PAYMENT DISCOUNTS (PPD):</b> Commonwealth payments are issued through EFT 45 days from invoice receipt. Contractors requesting <b>accelerated</b> payments must identify a PPD as follows: Payment issued within 10 days __% PPD; Payment issued within 15 days __% PPD; Payment issued within 20 days __% PPD; Payment issued within 30 days __% PPD. If PPD percentages are left blank, identify reason: <input checked="" type="checkbox"/> agree to standard 45 day cycle <input type="checkbox"/> statutory/legal or Ready Payments ( <a href="#">M.G.L. c. 29, § 23A</a> ); <input type="checkbox"/> only initial payment (subsequent payments scheduled to support standard EFT 45 day payment cycle. See Prompt Pay Discounts Policy.)			
<b>BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT:</b> (Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications. For the administration of local housing programs and special projects; provided further, that not less than \$400,000 shall be expended for a financial assistance program to benefit the city of Everett residents who are first time home buyers.			
<b>ANTICIPATED START DATE:</b> (Complete ONE option only) The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations: <input checked="" type="checkbox"/> 1. may be incurred as of the Effective Date (latest signature date below) and <b>no</b> obligations have been incurred <b>prior</b> to the Effective Date. <input type="checkbox"/> 2. may be incurred as of ____, <b>20</b> ____, a date <b>LATER</b> than the Effective Date below and <b>no</b> obligations have been incurred <b>prior</b> to the Effective Date. <input type="checkbox"/> 3. were incurred as of ____, <b>20</b> ____, a date <b>PRIOR</b> to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.			
<b>CONTRACT END DATE:</b> Contract performance shall terminate as of <u>6/30</u> , <b>2026</b> ____, with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.			
<b>CERTIFICATIONS:</b> Notwithstanding verbal or other representations by the parties, the " <b>Effective Date</b> " of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor certifies that they have accessed and reviewed all documents incorporated by reference as electronically published and the Contractor makes all certifications required under the Standard Contract Form Instructions and Contractor Certifications under the pains and penalties of perjury, and further agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, the applicable Commonwealth Terms and Conditions, this Standard Contract Form, the Standard Contract Form Instructions and Contractor Certifications, the Request for Response (RFR) or other solicitation, the Contractor's Response (excluding any language stricken by a Department as unacceptable, and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in <a href="#">801 CMR 21.07</a> , incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.			
<b>AUTHORIZING SIGNATURE FOR THE CONTRACTOR:</b>		<b>AUTHORIZING SIGNATURE FOR THE COMMONWEALTH:</b>	
X:  Date: Oct 11, 2022 (Signature and Date Must Be Handwritten At Time of Signature)		X:  Date: Oct 11, 2022 (Signature and Date Must Be Handwritten At Time of Signature)	
Print Name: Carlo DeMaria		Print Name: Louis Martin	
Print Title: Mayor		Print Title: Director	

**ATTACHMENT A, SCOPE OF SERVICES  
AND ADDITIONAL TERMS & CONDITIONS**

**FY 2023 ARPA Spending Bill Earmark Contract**

**EARMARK PROGRAM NAME:**

**CONTRACT**

The Contractor is responsible for accessing and reviewing the contents of the documents referenced below, as compliance with each is a binding component of this Contract:

- A. This Attachment A is attached to and made a part of the COMMONWEALTH OF MASSACHUSETTS STANDARD CONTRACT FORM. THE COMMONWEALTH TERMS AND CONDITIONS and the Contractor’s Statement of Work and Budget, as approved by the Department, (respectively, “Statement of Work” and “Budget”) are incorporated herein and attached hereto as Exhibits.
- B. This Attachment A, all attached Exhibits and other Attachments, and all documents incorporated by reference herein, are referred to, collectively, as the Contract.
- C. This Contract represents the entire agreement between the Contractor and the Department, and any prior or contemporaneous representations, promises, or statements by the parties, that are not incorporated herein, shall not serve to vary or contradict the terms set forth in this Contract.
- D. If any term or condition of this Contract is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and conditions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Contract did not contain the particular provision held to be invalid.

**I. SCOPE OF SERVICES AND COMPLIANCE WITH LAWS**

On December 13, 2021, the Governor signed legislation appropriating up to \$2.55 billion of the remaining uncommitted Coronavirus State Fiscal Recovery Fund dollars in the Commonwealth’s Federal COVID-19 Response Fund, as well as \$1.45 billion in state Fiscal Year 2021 surplus dollars from the Transitional Escrow Fund. This legislation, titled An Act Relative to Immediate COVID-19 Recovery Needs, includes funds earmarked to specific programs, projects, and organizations. St. 2021, c. 102, § 2 (“MA ARPA Bill Earmarks”). The Department is the administering state agency for the earmark that is the subject of this contract.

The Contractor shall receive FY 2022 earmark funding (funded from state fiscal year 2021 surplus dollars) for a one-time grant that the Contractor will use to provide services

in accordance with the terms of the MA ARPA Bill Earmarks, the attached Statement of Work and Budget, the terms of this Contract, any subsequent Contract amendments.

The Contractor shall carry out these activities in conformance with all applicable federal and state laws and requirements, including without limitation, statutes, rules, regulations, administrative and executive orders, ordinances, and codes, as they may be issued and amended. The Department reserves the right to issue future administrative guidance. The Contractor shall comply with all applicable guidelines, information memoranda, list serves, or other guidance the Department may issue, amend, or supplement from time to time.

The Contractor may subcontract with any other entity for the purpose of providing these services, as provided in this Contract and in Provision 9 of the Commonwealth Terms and Conditions.

## **II. ADDITIONAL TERMS AND CONDITIONS**

### **A. Reporting Responsibilities of the Contractor**

1. The Contractor, and any entity under subcontract, having costs chargeable to Contract funds shall maintain Contract records in accordance with Section 7 of the Commonwealth Terms and Conditions including without limitation, a record of planned activities, a record of activities carried out, and an explanation of any change in program activities.
2. The Contractor shall comply with all records and reporting requirements set forth in this Contract.
3. The Contractor must submit requests for time extensions for the submission of any reports or data in writing to the Department for approval or disapproval prior to the passing of the deadline. Such requests should explain the reason for the delay and specify the new deadline for the submission of the report or data. The Department may grant such requests in writing.
4. Within five business days of receipt, the Contractor shall provide the Department with copies of any and all exception reports and written communications of an audit or review of the Contractor and any written final reports of such audits or reviews that the Contractor receives during the Contract term from the state Office of the Inspector General (OIG) and/or the Office of the State Auditor. Such reports or communications may be provided electronically.
5. Within five business days of being served with any pleading in a legal action filed with a court or administrative agency related to this Contract or which may affect the Contractor's ability to perform its obligations hereunder, the Contractor shall notify the Department of such action and deliver copies of such pleadings to the Department. Such reports or communications may be provided electronically.

6. The Contractor will submit any other reports or information requested by the Department by the due date specified in the Department's request. The Contractor shall promptly make available to the Department or to an auditor or contractor approved by the Department such material information regarding the Contractor's activities as may be requested by the Department.

**B. Payment Mechanism, Fiscal Obligations, and Prior Approvals**

The Department agrees to provide payment for the services described under this Contract, pursuant to the following payment mechanism:

- a. All payments are contingent upon receipt of the availability of funds, authorization by the Executive Office of Administration and Finance and the Massachusetts Comptroller, the provisions of the Commonwealth Terms and Conditions, and the applicable provisions of the OMB Circulars. In accordance with 815 CMR 2.00 and state finance law, the Department is under no legal obligation to compensate the Contractor, or to obtain additional funding, for any costs or other commitments which are outside the scope of the executed Contract and which have not been approved by the Department.
- b. In no event shall the sum of any and all payment by reimbursement exceed the maximum amount payable to the Contractor hereunder. Requests for payment by cost reimbursement will be honored and funds will be released based on submission by the Contractor, with review and acceptance by the Department, of required data and reports as detailed in this Contract, the availability of funds, and the Contractor's satisfactory compliance with the terms of this Contract.
- c. The Contractor shall initiate any requests for payment by cost reimbursement by submitting a written request to the Department in such form as the Department may specify. By submitting such a written request for payment by cost reimbursement, the Contractor represents that in accordance with the Contract, including the Contractor's Statement of Work and Budget, articles have been furnished, services have been rendered, or obligations have been incurred by a person authorized to incur such obligations.

In addition to the Contractor's written request, requests for payment by cost reimbursement shall also contain sufficient detail, supporting records, and documentation to support payment. Records to substantiate the Contractor's claims hereunder may include, without limitation, payroll records, accounting records, and purchase orders that are sufficient to document the Contractor's program and financial activities under this Contract.

**The requests for cost reimbursement shall be submitted electronically to the attention of:**

**Trevor Njoroge**  
**Trevor.Njoroge@mass.gov**

- d. The Contractor may transfer funds among the line items in the Personnel or Non-Personnel categories in the Budget, so long as the total of all item transfers does not change either the Personnel or Non-Personnel total by more than 10%. No amendment to the Contract shall be required for such change, and no advance permission from the Department will be required for such change. The Contractor shall notify the Department of such change, in writing, within 30 days after such change.
- e. No more than fifteen percent (15%) of the total funds earmarked for the Contractor may be used on administrative costs.
- f. Prior Department approval is required for changes to the Budget other than those described in Section III.B.d. above. Budget Amendment requests for these changes shall be made in writing, submitted by the Contractor's Executive Director or other authorized person to the Department. The Department shall approve or disapprove of the requested change within 20 days of receipt thereof, and shall send all approvals or disapprovals in writing to the Contractor's Executive Director. No amendment which affects the total grant amount shall be effective unless filed at the Massachusetts Office of the Comptroller.
- g. Changes in the Contractor's Statement of Work that are not substantial may be authorized by the Department, in writing, without the requirement of an amendment to this Contract.
- h. By no later than July 31st of the year in which the contract shall terminate, the Contractor shall submit the final written request for payment by cost reimbursement, reflecting any Contract expenses and services that were incurred through June 30th of the same year, and setting out and reconciling the expenditures for the entire Contract period. With the submission of the final written request for payment by cost reimbursement, the Contractor shall return to the Department any unexpended funds. At its discretion, the Department may approve an extension of the deadline for the final request for payment upon written request from the Contractor. The Department may grant such requests in writing.

### **C. Audit or Financial Review**

The Department reserves the right under this Contract to secure its own independent audit or financial review of the Contractor's records if, in its sole discretion, the Department determines that it is necessary for any reason.

**D. Monitoring**

The Department may monitor the Contractor's compliance with the Contract. The Contractor shall allow the Department and its representatives access to all of its books and records pertaining to this Contract.

**E. Conflict of Interest, Licensure, and Debarment**

1. The Contractor shall not engage in any business or personal activities or practices or maintain any relationships which conflict in any way with the full performance of the Contractor's obligations hereunder.
2. The Contractor shall not knowingly employ or compensate any employee of the Commonwealth during the term of this Contract, unless such arrangement is permitted under the provisions of M.G.L. c. 268A. Employment of former Commonwealth employees shall also be in compliance with the provisions of M.G.L. c. 268A.
3. The Contractor represents and warrants that as of the effective date, it has, and that at all times during the term hereof it shall have, at its sole expense, all licenses, certifications, approvals, insurance, permits, and other authorizations required by law to perform its obligations hereunder. The Contractor shall maintain all necessary licenses, certifications, approvals, insurance, permits, and other authorizations required to properly perform activities under this Contract, without reimbursement by the Commonwealth or other adjustment in Contract funds. Further, the Contractor warrants that all employees, agents, and subcontractors performing services under this Contract shall hold all required licenses or certifications, if any, to perform their responsibilities.
4. The Contractor certifies that the Contractor and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal or state department or agency. The Contractor agrees to immediately notify the Department if the Contractor becomes suspended or debarred, or if any licenses, certifications, approvals, insurance, permits, or any such similar requirement necessary for the Contractor to properly perform become revoked, withdrawn, or non-renewed during the Contract period.

**F. Enforcement, Suspension, and Termination**

1. Enforcement of this Contract and all rights and obligations hereunder are reserved solely to the Contractor and the Department, and not to any third party.
2. The Department may utilize increased or additional monitoring and reporting as part of its enforcement actions.
3. This Contract may be terminated pursuant to Sections 4 and 5 of the Commonwealth Terms and Conditions.

4. The Department may provide the Contractor with written notice to decrease or cease Contract activity. Effective upon receipt of notice from the Department, or a later date specified therein, the Contractor agrees to decrease, suspend, and/or terminate Contract activity in conformance with the terms of such notice.
5. Upon the termination or expiration of this Contract, the Contractor shall continue to cooperate with all audit, records, and monitoring requirements.
6. Within a maximum of 90 days following the date of expiration or termination of this Contract, the Contractor shall submit all reports and data required by this Contract.

#### **G. Non-Discrimination In The Provision of Services**

The Contractor shall not deny services or otherwise discriminate in the delivery of services because of race, color, religion, disability, sex, sexual orientation, gender identity, familial status or children, marital status, age, national origin, ancestry, genetic information, receipt of federal, state, or local public assistance or housing subsidies, veteran/military status, or because of any other basis prohibited by law. The Contractor agrees to comply with all applicable federal and state statutes, rules and regulations and administrative and Executive Orders prohibiting discrimination, including without limitation, the Americans with Disabilities Act, as amended (42 U.S.C. §§ 12101 et seq.), Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. §§ 2000d et seq.), the Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), M.G.L. c. 151B, M.G.L. c. 272 §§ 92A, 98, and 98A, M.G.L. c. 111 § 199A, 42 U.S.C. 9918 (c) and 45 C.F.R. 80.

#### **H. Confidentiality**

1. The Contractor certifies that it has established sufficient internal policies to carry out its obligations hereunder.
2. The Contractor shall keep all state records and information, wherever obtained, confidential at all times and comply with all state and federal laws concerning the confidentiality of information. The Contractor shall hold all personal data relating to Contract supported personnel and applicants or recipients of Contract supported programs and activities in accordance with Section 6 of the Commonwealth Terms and Conditions, the Standard Contract Form and its Instructions and Contractor Certifications, and applicable state and federal privacy and confidentiality regulations and laws including without limitation, M.G.L. c. 66A, "Massachusetts Fair Information Practices Act;" M.G.L. c. 93H, Security Breaches; 801 CMR 3.00: Privacy and Confidentiality and 201 CMR 17.00: Standards for the Protection of Personal Information of Residents of the Commonwealth.

3. Pursuant to the requirements of the Standard Contract Form and its Instructions and Contractor Certifications and the Commonwealth Terms and Conditions, the Contractor certifies that the Contractor has reviewed and shall comply with all information security programs, plans, guidelines, standards and policies that apply to the work to be performed under this Contract, that the Contractor shall communicate these provisions to and enforce them against its subcontractors, and that the Contractor shall implement and maintain any other reasonable and appropriate security procedures and practices necessary to protect personal information to which the Contractor is given access as part of this Contract, from unauthorized access, destruction, use, modification, disclosure, or loss. In addition, the Contractor shall promptly notify the Department in the event of unauthorized access, disbursement, use or disposal of the Contract funded records and information. In the event of such a security breach, the Contractor will cooperate with the Department and its authorized representatives and will provide access to any information necessary to respond to the security breach.
4. The Contractor shall notify its agents, employees, subgrantees, and assignees who may come into contact with state records and confidential information that each is subject to the confidentiality requirements set forth herein.
5. The Contractor shall deliver to the Department, within 14 days of a written request by the Department following termination of this Contract, such personal data relating to this Contract as the Department may request; provided, that the Contractor may keep copies of any personal data delivered to the Department; and provided further, that for the purposes of this sentence, the term, "personal data", shall not include the Contractor's personnel records.

**I. Fraud, Waste, and Abuse**

The Contractor shall maintain and utilize systems and procedures to prevent, detect, and correct fraud, waste, and abuse in activities funded under this Contract.

## Department of Housing and Community Development (DHCD) Earmark – Statement of Work

<b>Vendor/Grantee:</b>	City of Everett
<b>State Fiscal Year:</b>	FY23
<b>Legislative Language:</b>	<p>Consolidated Amendment “A” to H4219, Housing and Food Security:</p> <p>Section 2A: 7004-9318. “For the administration of local housing programs and special projects;...provided further, that not less than \$400,000 shall be expended for a financial assistance program to benefit the city of Everett residents who are first time home buyers;...”</p>
<b>Briefly describe work to be completed:</b>	<p>The City of Everett will be giving out grants to income-eligible First Time Homebuyers in the City. To qualify, individuals must meet certain criteria, including:</p> <ul style="list-style-type: none"> <li>• Proof of Residency in the City of Everett</li> <li>• Property to be purchased is located in the City of Everett</li> <li>• Applicant has proven that they are a first time homebuyer</li> <li>• Applicant has been approved for a MassHousing Mortgage by an approved-MassHousing lender</li> <li>• Debt-to-income ratio under 45%</li> </ul> <p>The grants will be capped at \$20,000 for eligible First Time Homebuyers.</p> <p>The entirety of the earmark (\$400,000) will be dedicated to the grants – none of the funds would be used for either personnel or non-personnel expenses, as we will utilize existing staff and the Planning Department’s annual budget to administer and market the program.</p>

Item Number 8

**Invoice Date:**

**Dept. of Housing & Community Development (DHCD)**  
**Earmark**

**Vendor/Grantee:**  
City of Everett

**Invoice Number:**

Attachment B Budget

**Report/Local Contact Name:**  
Matt Lattanzi

**Amount for current invoice:**

**MMARS Doc ID/Contract Number:**  
SCOCD221023530000002

**Email:** [Matt.Lattanzi@ci.everett.ma.us](mailto:Matt.Lattanzi@ci.everett.ma.us) **Phone:** 617-394-2334

Cost Categories	Budget	Actual Expenditures/Invoice Amounts				Total Expenditures To Date	Remaining
	Grant Period:	Reporting Periods (Service From / Service To Date)					
<b>A. PERSONNEL</b>							
Position: _____						\$ -	\$ -
Salary						\$ -	\$ -
Fringe & Taxes						\$ -	\$ -
Position: _____						\$ -	\$ -
Salary						\$ -	\$ -
Fringe & Taxes						\$ -	\$ -
Position: _____						\$ -	\$ -
Salary						\$ -	\$ -
Fringe & Taxes						\$ -	\$ -
Position: _____						\$ -	\$ -
Salary						\$ -	\$ -
Fringe & Taxes						\$ -	\$ -
Consultants						\$ -	\$ -
<b>Personnel Subtotal</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>B. NON-PERSONNEL</b>							
Rent						\$ -	\$ -
Utilities						\$ -	\$ -
Telephone						\$ -	\$ -
Consumable Supplies						\$ -	\$ -
Expendable Equipment						\$ -	\$ -
Capital Equipment						\$ -	\$ -
Leased Equipment						\$ -	\$ -
Photocopying						\$ -	\$ -
Outside Printing						\$ -	\$ -
Postage & Mailing						\$ -	\$ -
Advertising						\$ -	\$ -
Travel						\$ -	\$ -
Vehicle Leasing						\$ -	\$ -
Contract Services						\$ -	\$ -
Audit						\$ -	\$ -
Indirect Costs						\$ -	\$ -
Data Processing						\$ -	\$ -
Internet Access						\$ -	\$ -
First Time Home Buyer Grant	\$ 400,000.00					\$ -	\$ 400,000.00
Other(specify)						\$ -	\$ -
Other(specify)						\$ -	\$ -
<b>Non - Personnel Subtotal</b>	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000.00
<b>Total Budget</b>	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000.00

7004-9318. For the administration of local housing programs and special projects; provided, that not less than \$100,000 shall be expended for the Massachusetts Fair Housing Center, Inc. in the city of Holyoke to provide housing and eviction prevention services to those adversely impacted by the 2019 novel coronavirus pandemic; provided further, that not less than \$75,000 shall be expended for the city of Lowell to support the development of housing opportunities for individuals experiencing homelessness; provided further, that not less than \$500,000 shall be expended to assist the Wellesley housing authority to provide electrical upgrades and other necessary maintenance to properties that serve low-income residents; provided further, that not less than \$30,000 shall be expended for Hubbardston elderly housing for an elevator; provided further, that not less than \$57,000 shall be expended to the Watertown housing authority to conduct a feasibility study of the redevelopment of Willow Park, a family public housing development in the city of Watertown; provided further, that not less than \$100,000 shall be expended to Springfield Neighborhood Housing Services, Inc.; provided further, that not less than \$125,000 shall be expended to the Springfield housing authority for improvements including, but not limited to, window repairs and security system updates; provided further, that not less than \$75,000 shall be expended to the Blackstone housing authority for updates to apartments with handicap accessibility entrances and walkways; provided further, that not less than \$300,000 shall be expended to Harbor Homes of Martha's Vineyard, Inc for homelessness prevention efforts and funding to house homeless women; provided further, that not less than \$1,000,000 shall be expended for the Homeless Prevention Council, Inc. and the Community Development Partnership to support the unique regional housing and year-round resident needs on the Lower and Outer Cape; provided further, that not less than \$200,000 shall be expended to Berkshire County Development Corporation to design and develop permanent housing solutions for people experiencing long-term homelessness; provided further, that not less than \$750,000 shall be expended for Health Imperatives, Inc. and the Planning Office for Urban Affairs, Inc. for the Housing and Supportive Services for survivors of trafficking program; provided further, that not less than \$100,000 shall be expended to the city of Fitchburg for the establishment of a homelessness intervention coordinator to assist in providing long-term housing placements for individuals in need; provided further, that not less than \$125,000 shall be expended to North Bristol County Assistance Collaborative for the continued production of an innovative crisis shelter to permanent supportive housing facility for chronically homeless individuals, addressing the public health emergency of homelessness, exacerbated by 2019 novel coronavirus, due to densely populated congregate shelters and growing encampments of unsheltered individuals; provided further, that not less than \$100,000 shall be expended to the Springfield housing authority for the purpose of upgrading security camera systems at Duggan Park Apartments, Moxon and Robinson Gardens in the city of Springfield; provided further, that not less than \$200,000 shall be expended to the Berkshire Housing Development Corporation for the final renovation costs for the Fenn Street Homeless Shelter to reduce overcrowding and improve safety of unhoused individuals; provided further, that not less than \$400,000 shall be expended for a financial assistance program to benefit the city of Everett residents who are first time home buyers; provided further, that not less than \$2,000,000 shall be expended for the Westmass Area Development Corporation for redevelopment and expansion of properties for continued predeveloped expenses associated with additional growth opportunities of affordable housing at the Ludlow Mills; provided further, that not less than \$100,000 shall be expended for Clear Path for Veterans New England, Inc. to purchase and rehabilitate transitional housing for elderly veterans that serves as a gateway to permanent housing; provided further, that not less than \$75,000 shall be expended for the town of Acushnet public housing authority to complete electrical, Americans with Disabilities Act and other safety improvements at the Presidential Terrace housing facility; provided further, that not less than \$100,000 shall be expended for the Jewish Alliance for Law and Social Action, Inc. for the outreach and operation of the organization's non-religious "Confronting Housing Discrimination" curriculum; provided further, that not less than \$50,000 shall be expended for the town of Winthrop for the design and engineering of a new combined public health and public safety facility; provided further, that not less than \$1,250,000 shall be

combined public health and public safety facility; provided further, that not less than \$1,250,000 shall be expended for capital improvements to state-aided public housing in the town of Needham; provided further, that not less than \$200,000 shall be expended for the town of Wilmington to support the redesign and repaving of the Deming Way senior housing parking access and sidewalks to increase handicap-accessibility and for repairs and upgrades to the state and federally funded municipal housing; provided further, that not less than \$200,000 shall be expended for Dismas House of Massachusetts, Inc. for a new permanent housing program serving homeless former offenders and their families in Worcester county; provided further, that not less than \$50,000 shall be expended for the town of Wilmington to support the expansion of sidewalks and associated stormwater runoff infrastructure in the Andover street area; provided further, that not less than \$100,000 shall be expended for the Arlington housing authority for the Arlington housing domestic violence initiative; provided further, that not less than \$150,000 shall be expended for the Berkshire regional planning commission, Berkshire Housing Development Corporation and 1Berkshire Strategic Alliance Inc. for the purpose of advancing housing development in Berkshire county; provided further, that not less than \$200,000 shall be expended for the Main South Community Development Corporation in the city of Worcester for the purpose of establishing 7 commercial rental units with lease-to-own agreements executed with move-in tenants; provided further, that not less than \$250,000 shall be expended for the city of Somerville to fund affordable units as part of the Clarendon Hill affordable housing redevelopment project to address cost increases due to the economic impacts of the 2019 novel coronavirus pandemic; provided further, that not less than \$50,000 shall be expended for the town of Carver for the construction of additional affordable housing units; provided further, that not less than \$100,000 shall be expended for a matching-grant program for Construct, Inc. in Great Barrington to assist first-time homebuyers; provided further, that not less than \$100,000 shall be expended for the Norwood housing authority for Nahatan Village for the replacement of sewer lines; provided further, that not less than \$500,000 shall be expended for the Homes Project pilot program in the city of Springfield for the building of new houses and rehabilitation of existing houses to increase home ownership among minority communities; provided further, that not less than \$50,000 shall be expended for the Brightwood Development Corporation for purpose of funding pre-development and preliminary design costs for senior housing at the former Brightwood elementary school; provided further, that not less than \$150,000 shall be expended for the town of Belmont for the improvement of accessibility at Waverley Oaks; provided further, that not less than \$100,000 shall be expended for the town of Belmont for the predevelopment costs for Sherman Gardens apartments; provided further, that not less than \$100,000 shall be expended for Friendly House, Inc. for transitional housing services in Worcester county; provided further, that not less than \$50,000 shall be expended for the East End House in Cambridge; provided further, that not less than \$100,000 shall be expended to purchase 1 generator for the department of public works and 1 generator for the senior center in Westminster for use in an emergency shelter in the event of a power outage to prevent any gaps in services to the community; provided further, that not less than \$50,000 shall be expended for the Community Action Agency of Somerville, Inc. in Somerville; provided further, that not less than \$200,000 shall be expended for Compass Working Capital, Inc. for the family self-sufficiency program within the Boston housing authority for Commonwealth residents that have been impacted by novel coronavirus 2019; provided further, that not less than \$100,000 shall be expended to the East Boston Community Development Corporation, for the acquisition of residential units to be maintained as affordable housing; provided further, that not less than \$200,000 shall be expended to the city known as the town of Braintree for a feasibility study to increase affordable housing stock for seniors, veterans and persons with disabilities; provided further, that not less than \$150,000 shall be expended to the town of Winchester's affordable housing trust fund; provided further, that not less than \$75,000 shall be expended to the Sudbury housing trust in the town of Sudbury for mortgage subsidies; provided further, that not less than \$250,000 shall

housing trust in the town of Sudbury for mortgage subsidies; provided further, that not less than \$250,000 shall be expended for the Boston Home, Inc. rehabilitation facility in the Dorchester section of the city of Boston for upgrades related to the 2019 novel coronavirus pandemic and the high acute care population suffering from advanced Multiple Sclerosis and other progressive neurological disorders; provided further, that not less than \$75,000 shall be expended for the installation of a generator at Mattapoissett Senior Housing in Mattapoissett; provided further, that not less than \$75,000 shall be expended for Beacon Communities Housing in Springfield to develop a healthy play space; provided further, that not less than \$150,000 shall be expended for W.A.T.C.H., Inc.; provided further, that not less than \$100,000 shall be allocated to the town of Clinton to install, in consultation with the Clinton Housing Authority, a water main necessary for the installation of a sprinkler system at properties managed by the authority; provided further, that not less than \$25,000 shall be expended for Craig's Doors-A Home Association, Inc. to support emergency, non-congregate shelter and meet re-housing needs for people experiencing homelessness in the Amherst-Northampton area; provided further, that not less than \$128,500 shall be expended for Independent Housing Solutions Incorporated to support permanent supportive housing in the city of Northampton for chronically homeless individuals; provided further, that not less than \$221,500 shall be expended for Franklin County Regional Housing and Redevelopment Authority for maintenance, repairs, renovations and improvements to properties in Franklin county and the North Quabbin region; provided further, that not less than \$370,000 shall be expended for Rural Development Inc. for operating costs and expenses incurred from the development of affordable housing in Franklin county and the North Quabbin region; provided further, that not less than \$60,000 shall be expended to the Wellesley Housing Authority for stair replacement at 50 Waldo court in the town of Wellesley; provided further, that not less than \$500,000 shall be expended for the Housing Assistance Corporation for a 2-year rental subsidy and financial coaching pilot for employees of early education providers and employees of providers of services to developmentally disabled individuals for the purposes of stabilizing housing and advancing economic mobility; provided further, that not less than \$500,000 shall be made available to and expended by the Housing Assistance Corporation to administer a 2-year accessory dwelling unit build-out incentive program to encourage the development of year-round rental accessory dwelling units on existing properties; provided further, that the Housing Assistance Corporation shall provide technical assistance to homeowners and contractors; provided further, that incentive program payments may be structured as forgivable no-interest loans; provided further, that not less than \$250,000 shall be made available to and expended by the Housing Assistance Corporation to convene a Cape Cod and Islands housing advocacy coalition, in coordination with the Cape Cod Chamber of Commerce, the Martha's Vineyard Chamber of Commerce, Inc., the Nantucket Chamber of Commerce, the Cape Cod Canal Regional Chamber of Commerce, the Homebuilders and Remodelers Association of Cape Cod, Inc., the Cape and Islands Workforce Board, the Cape Cod and Islands Association of Realtors, Inc., the Falmouth Housing Trust, the Community Development Partnership, the Homeless Prevention Council, Inc., the Island Housing Trust Corporation and Housing Nantucket to develop a regional education, advocacy and marketing effort to advance housing production in the counties of Barnstable, Dukes County and Nantucket ; provided further, that the coalition shall publish an annual report of its activities on the Cape Cod Chamber of Commerce website; provided further, that not less than \$250,000 shall be made available to and expended by the Cape Cod Commission to identify properties in the county of Barnstable for potential housing development; provided further, that the commission shall consult and partner with municipalities in the county of Barnstable ; provided further, that the commission shall establish a process for compiling and disseminating requests for proposals for the development of identified properties; provided further, that the commission shall publish and maintain an index of request for proposals on its website; provided further, that not less than \$95,000 shall be expended to the town of Merrimac for the purchase of a generator for its emergency shelter; provided further, that not less than \$250,000 shall be expended to the Massachusetts Law Reform Institute, Inc.

provided further, that not less than \$250,000 shall be expended to the Massachusetts Law Reform Institute, Inc. to support the residents of the Devenscrest housing development in the town of Ayer for the purposes of maintaining the long-term affordability of the Devenscrest housing development and prevent housing instability and displacement; provided further, that not more than 7 per cent of the funding shall be retained by the Massachusetts Law Reform Institute, Inc. for the administrative costs associated with administering the funds; provided further, that not less than \$100,000 shall be expended for signal and sewer infrastructure to support up to 250 affordable housing units through the Foxborough Housing Authority in the town of Foxborough; provided further, that not less than \$125,000 shall be expended to Valley Opportunity Council, Inc. for affordable housing investments and redevelopment purposes in the downtown area of the city of Chicopee; provided, that not less than \$75,000 shall be provided to Louison House, Inc. for the operation of an emergency homeless shelter in northern Berkshire County; provided further, that not less than \$250,000 shall be expended for Somerville Community Land Trust, Inc., in the city of Somerville; provided further, that not less than \$85,000 shall be made available for the town of Abington Housing Authority to make improvements including, but not limited to, kitchen and bath upgrades; provided further, that not less than \$85,000 shall be made available for the town of Braintree Housing Authority to make improvements including, but not limited to, plumbing, kitchen and bath upgrades; provided further, that not less than \$85,000 shall be made available for the town of Holbrook Housing Authority to make fire-safety improvements including, but not limited to, emergency access and additional means of egress from buildings on the property; provided further, that not less than \$85,000 shall be made available for the town of Rockland Housing Authority to make improvements including, but not limited to, doors, windows, security, accessibility, fencing and electrical upgrades; provided further, that not less than \$4,000,000 shall be expended on grants to certified sober homes for fire sprinklers installed in accordance with the state building code; provided further, that not less than \$2,000,000 shall be made available to Housing Assistance Corporation for 2 housing projects in the towns of Orleans and Bourne that are ready or substantially ready for construction and that together will provide 56 affordable housing units for needy families; provided further, that not less than \$50,000 shall be expended to the town of Cohasset for a zoning study of the Cohasset Village for economic growth and housing creation; provided, that not less than \$130,000 shall be expended to the town of Franklin for the development of affordable and accessible senior housing; provided further, that not less than \$22,000 shall be expended to the Easton housing authority to make facilities upgrades to the heating, ventilation and air conditioning and electrical systems; provided further, that not less than \$100,000 shall be expended for the Essex County Habitat for Humanity to provide affordable housing options to residents of the county of Essex; provided further, that not less than \$100,000 shall be expended for the Natick Housing Authority to provide upgrades at housing facilities, including improvements related to kitchens, generators emergency management, and accessibility; provided further, that not less than \$200,000 shall be expended to the town of Arlington for the acquisition of affordable housing units; provided further, that not less than \$200,000 shall be expended to the town of Lexington for a feasibility and initial design study for the construction of affordable housing units in the town center; provided further, that not less than \$150,000 shall be expended for the production of affordable, rental supportive senior housing in the city known as the town of Franklin; and provided further, that funds shall be expended fully and on a schedule consistent with section 9B of chapter 29 of the General Laws..... \$22,179,000

# FY23 ARPA Earmark - City of Everett

Final Audit Report

2022-10-11

Created:	2022-10-07
By:	Daishawn Riddick (daishawn.riddick@mass.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-PFImTYIBIISDLAT9f2Jpkszisnu4y5C

## "FY23 ARPA Earmark - City of Everett" History

-  Document created by Daishawn Riddick (daishawn.riddick@mass.gov)  
 2022-10-07 - 3:34:12 PM GMT
-  Document emailed to mayorcarlo.demaria@ci.everett.ma.us for signature  
 2022-10-07 - 3:38:03 PM GMT
-  Email viewed by mayorcarlo.demaria@ci.everett.ma.us  
 2022-10-07 - 4:01:52 PM GMT
-  Signer mayorcarlo.demaria@ci.everett.ma.us entered name at signing as Carlo DeMaria  
 2022-10-11 - 5:27:47 PM GMT
-  Document e-signed by Carlo DeMaria (mayorcarlo.demaria@ci.everett.ma.us)  
 Signature Date: 2022-10-11 - 5:27:48 PM GMT - Time Source: server
-  Document emailed to Louis Martin (louis.martin@mass.gov) for signature  
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C0115-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** March 11, 2024

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**Agenda Item:**

An order requesting approval to appropriate \$7,552,930 from Budgetary Fund Balance (Free Cash) into the following funds: General Stabilization Fund \$ 2,265,879, Other Post-Employment Benefits Liability Trust Fund \$ 2,265,879, Capital Improvement Stabilization Fund \$3,021,172, for a total of \$7,552,930

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

March 6, 2024

The Honorable City Council  
City Hall  
484 Broadway  
Everett, Massachusetts 02149

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate \$7,552,930 from Budgetary Fund Balance (Free Cash) into the following funds:

General Stabilization Fund	\$ 2,265,879
Other Post-Employment Benefits Liability Trust Fund	2,265,879
Capital Improvement Stabilization Fund	<u>3,021,172</u>
	<u>\$ 7,552,930</u>

Please see the attached letter from CFO/City Auditor Eric Demas for more information on this request.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



March 6, 2024

# City of Everett, Massachusetts CITY COUNCIL

Offered By: \_\_\_\_\_  
Councilor Robert VanCampen, as President

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

That the sum of \$7,552,930 be appropriated from Budgetary Fund Balance (Free Cash) into the following funds:

General Stabilization Fund	\$ 2,265,879
Other Post-Employment Benefits Liability Trust Fund (OPEB Trust Fund)	\$ 2,265,879
Capital Improvement Stabilization Fund	<u>\$ 3,021,172</u>
	\$ 7,552,930

This appropriation is following the parameters set forth under the City’s Financial Reserve Policies.



# City of Everett, Massachusetts

## Chief Financial Officer

### City Auditor

484 Broadway  
Everett, MA 02149  
Tel: (617) 394-2214  
Fax: (617) 394-2453

Carlo DeMaria Jr., Mayor  
Eric J. Demas, CFO/City Auditor

---

March 6, 2024

Mayor Carlo DeMaria  
Everett City Hall  
484 Broadway  
Everett, MA 02149

Re: Free Cash Certification and Financial Reserve Policies

Mayor DeMaria,

As you are aware, the Department of Revenue certified the City's FY24 free cash in the amount of \$25,105,861, of which, \$10,000,000 was applied to the FY24 tax rate. The certification of free cash, in accordance with MGL Chapter 59, Section 23, allows for the City to appropriate these funds for any lawful municipal purpose, with City Council approval.

In accordance with the City's Financial Reserve Policies, I have attached council orders for appropriations to the following funds. The policies set forth specific uses of free cash, once appropriated, as follows:

- 15% to be appropriated to the City's Stabilization account (\$2,265,879)
- 15% to be appropriated to the City's Other Post-Employment Benefit Liability Trust Fund (\$2,265,879)
- 20% to be appropriated to the City's Capital Improvement Stabilization account (\$3,021,172)

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

Respectfully,

Eric J. Demas

Cc: Erin Deveney ~ Chief of Staff



C0008-24

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**To:** Mayor and City Council  
**From:** Councilor Stephanie V. Smith  
**Date:** January 22, 2024

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**Agenda Item:**

That a National Grid Electric representative come to the first meeting in February to discuss street lights

**Background and Explanation:**

**Attachments:**



C0097-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** February 26, 2024

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**Agenda Item:**

A petition requesting the renewal of a mechanical repair license for Emporium Auto Body Shop Inc. at 367 3<sup>rd</sup> Street

**Background and Explanation:**

**Attachments:**



C0098-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** February 26, 2024

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**Agenda Item:**

A petition requesting the renewal of a class two motor vehicle dealer license for Emporium Auto Body Shop Inc. at 367 3<sup>rd</sup> Street

**Background and Explanation:**

**Attachments:**



C0015-24

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** January 22, 2024

---

**Agenda Item:**

That the appropriate representative appear at the next meeting to discuss how the Supplemental Final Environmental Impact Report (SFEIR) for Encore Boston Harbor (EEA #15060), submitted by Wynn regarding the design, funding, and construction of the Mystic River Bridge will the impact Everett

**Background and Explanation:**

**Attachments:**

#1-C0015-24

Government Operations, Public Safety & Public Service Committee  
February 8, 2024

The Committee on Government Operations, Public Safety & Public Service met on Monday, February 8, 2024 at 6pm in City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Stephanie Martins, presiding and Councilors Peter Pietrantonio, Holly Garcia and Guerline Alcy Jabouin.

The Committee considered a Resolution offered by Councilor Stephanie Martins: That the appropriate representative appear at this meeting to discuss how the supplemental Final Environmental Impact Report (SFEIR) for Encore Boston Harbor (EEA #15060) submitted by Wynn Regarding the design, funding, and construction of the Mystic River Bridge will impact Everett.

Matt Lattanzi, Planning Director was also present.

Chairperson Martins noted that the first time she heard about this bridge was back in October 2021 when Governor Charlie Baker announced State funding for the bridge and since that time she has heard that other communities have had meetings pertaining to the bridge, but none were held in Everett. Mr. Lattanzi explained that the \$50 million construction of the bridge would be funded as a Capital Improvement by the Commonwealth with Wynn Encore funding the design which is currently going through the final review process. Mr. Lattanzi explained further that construction would start in 2025 and would be strictly a pedestrian/bike bridge connecting the MBTA station at Assembly to the Wynn Encore waterfront. Councilor Pietrantonio asked if motorized bikes would be allowed on the bridge and who would be responsible for maintaining the bridge. Mr. Lattanzi responded that as far as he knew only pedal bikes would be allowed and that the State would be responsible for maintaining the bridge. Councilor Pietrantonio asked if there would be any cost to City and Mr. Lattanzi assured him that there would be no cost to City. Councilor Pietrantonio asked what would be the benefit to the Everett people and Mr. Lattanzi explained that the connection to the MBTA station would help lessen traffic on lower Broadway. Councilor Jabouin inquired on how it would help residents in the Ferry street area and Mr. Lattanzi informed the Committee that eventually with the proposed East of Broadway project that there would be new transportation routes and bridges connecting lower Broadway to Second Street that would allow easier connection routes to other parts of the community. Councilor Garcia inquired if there would be any impact during construction of the bridge and Mr. Lattanzi responded no. Councilor Pietrantonio expressed concern about the traffic and public parking availability with all the proposed development for the east side of Broadway and Mr. Lattanzi informed him that there would be public parking and that there would be an extensive public hearing process on the proposals. Councilor Pietrantonio remarked that he didn't want to wake up one morning and find a highway was built over his house to access this area. Councilor Jabouin expressed concern that the communities of Cambridge and Somerville have already held meetings on the proposed bridge but not the City of Everett. Mr. Lattanzi explained that these communities have a large bike advocacy group that drives these types of discussions and mentioned that the City of Everett looking to create a pedestrian/bike advocacy group here. Councilor Jabouin stated that the City needs to do a better job of sharing information other than GOPSPS Committee - #1-C0015-24 - - 2/8/24

page 2

on Facebook. Chairperson Martins asked if the City of Everett had any say on the matter of the bridge being designed and constructed. Mr. Lattanzi reminded her that the State was funding the construction of the bridge and Wynn Encore was funding the design which is now in final review. Chairperson Martins mentioned the meetings that occurred in the other communities and referenced some of the comments from these meetings such as people felt that Encore should take on more of the financial burden of constructing the bridge, others felt that the bridge should be wider than what is being proposed in the design and she felt that there should be more community meetings pertaining to this bridge.

The Committee voted: To report back to the City Council with a recommendation to send Transportation Director Jay Monty a correspondence outlining some issues the City Council has with the construction of the bridge.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

# STREETS BLOG

USA NYC MASS LA CHISICAL

MASS

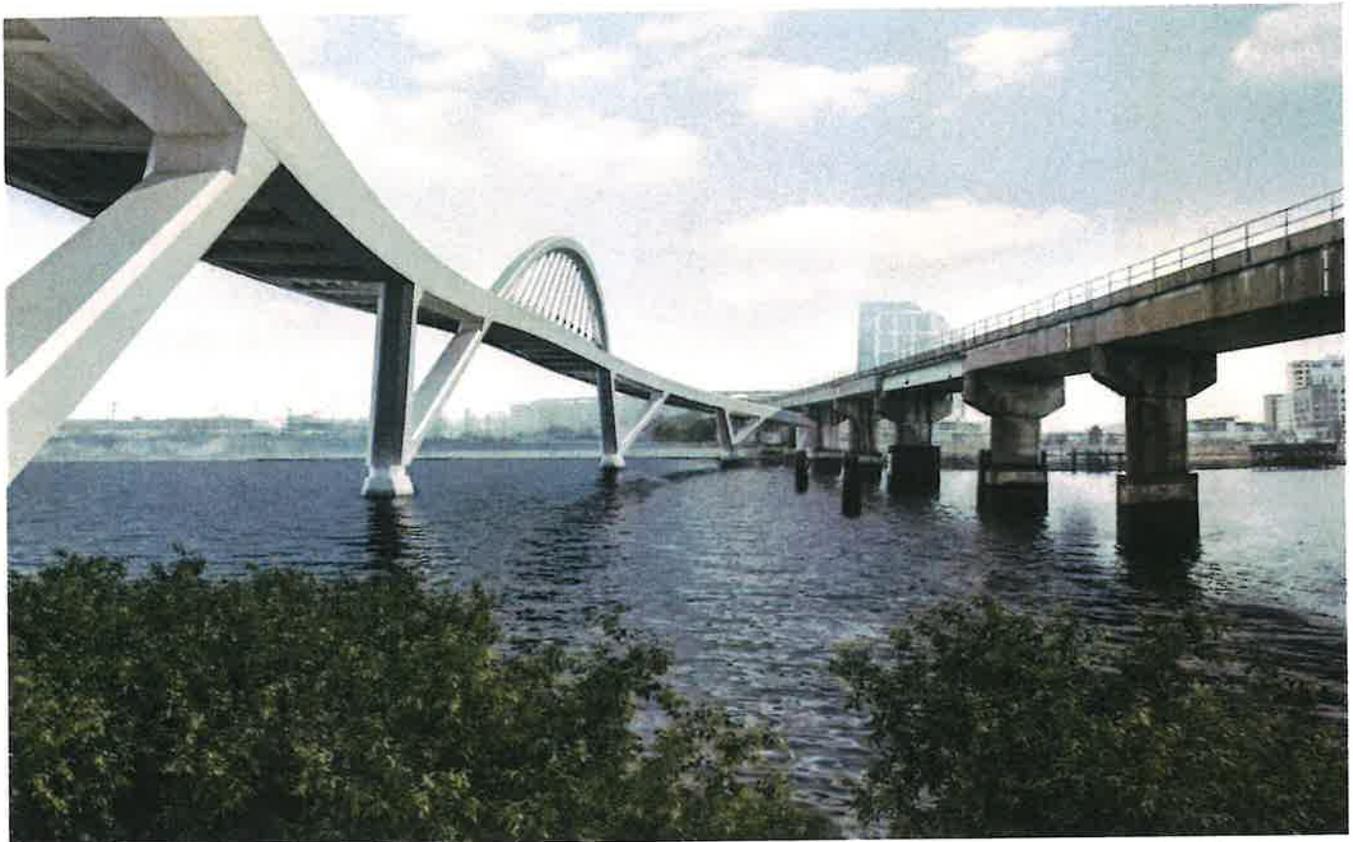
TRAILS

## Car-Free Mystic River Bridge Will Begin Construction In 2024



"We are on schedule for the project to go out to bid at the end of the calendar year," a state official confirmed for StreetsblogMASS.

5:45 AM EDT on June 20, 2023

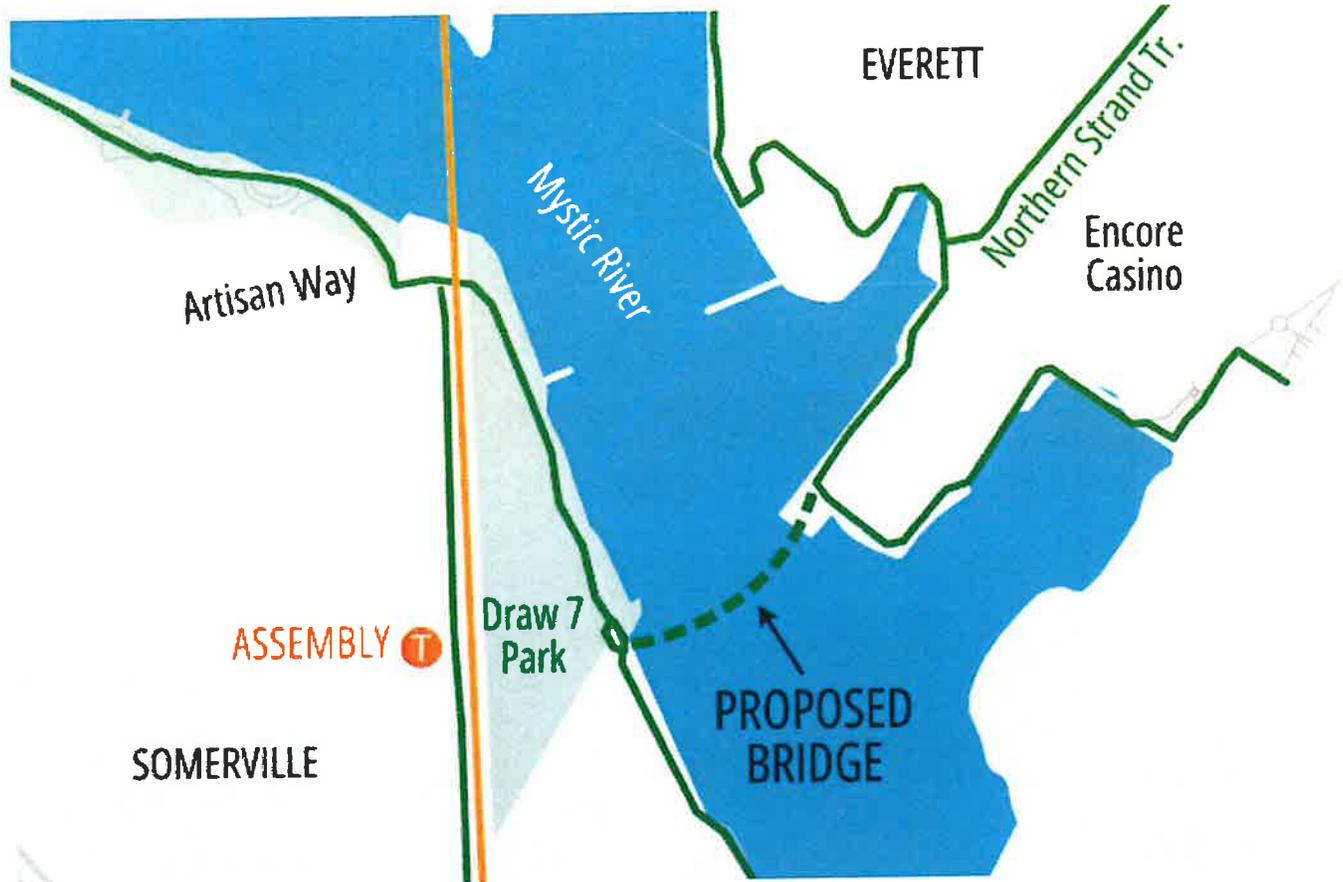


A rendering of a proposed Mystic River bike and pedestrian bridge, which could connect the Northern Strand multi-use path in the City of Everett to the Assembly Orange Line Station in Somerville. Rendering by AECOM, courtesy of the Massachusetts Department of Conservation and Recreation.



A new car-free bridge to connect Everett and Somerville over the Mystic River is on schedule to begin construction in 2024, according to state officials.

The bridge would provide a direct link between the Encore Casino and the Northern Strand Trail on the northern banks of the Mystic River in Everett to the Assembly Square neighborhood and its Orange Line station in Somerville, on the southern bank.



Two years ago, [former Governor Charlie Baker committed funding to finish designing and permitting the bridge.](#)

However, there had been no public updates on the bridge since then. [The federal government declined to fund the project](#) from its competitive RAISE grant program in 2022.

During [last week's MassTrails grant announcements in Billerica](#), StreetsblogMASS buttonholed Kurt Gaetner, Asst. Secretary for Environmental Policy at the Commonwealth's Executive Office of Energy & Environmental Affairs, to ask for an update.

Gaetner promised to get us an answer, and followed up by email last Friday.

"I have confirmed that DCR (the Department of Conservation and Recreation) and MassDOT continue to make good progress on the design and permitting of the Mystic River Bicycle and Pedestrian Bridge," wrote Gaetner. "We are on schedule for the project to go out to bid at the end of the calendar year."

Bridge proponents – particularly the Encore Casino – had also hoped for [cooperation from the MBTA](#) to build a new Assembly station entrance on the east side of the Orange Line tracks to provide a direct walking connection from the T to the new bridge.

The current Assembly station's entrances are all located to the west of the MBTA Orange Line tracks, facing the Assembly Row development.

[The T's latest Capital Investment Plan](#), its 5-year budget for upcoming construction projects, does not include any projects for the Assembly station.

That means that even though the Somerville end of the new bridge will land right next to the Assembly station, MBTA riders will only be able to get there by walking half a mile out of their way in order to cross under the Orange Line at Artisan Way (see map above).



## Read More:

[EVERETT, MYSTIC RIVER GREENWAYS, NORTHERN STRAND PATH, SOMERVILLE](#)

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February 8, 2024



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STREETSBLOG USA

### [Thursday's Headlines Check In On Vision Zero](#)

February 8, 2024



Maura Healey, Governor  
Kimberley Driscoll, Lieutenant Governor  
Monica Tibbitts-Nutt, Acting Secretary & CEO

Item Number 13



### MEMORANDUM

TO: David J. Mohler, Executive Director  
Office of Transportation Planning

FROM: J. Lionel Lucien, P.E., Manager  
Public/Private Development Unit

DATE: October 10, 2023

RE: Everett – East of Broadway – SFEIR  
(EEA #15060)

The Public/Private Development Unit (PPDU) has reviewed the Supplemental Final Environmental Impact Report (SFEIR) for the East of Broadway (EOB) Project in Everett as submitted by Fort Point Associates Inc. on behalf of Wynn MA, LLC (the “Proponent”). The EOB project proposes the construction of approximately 1.8 million square feet (sf) of development with a mix of complementary commercial uses that would include 20,000 sf of event space; 600,000 sf of hotel space; 68,300 sf of food & beverage (F&B) facilities; 52,400 sf of entertainment space; 20,000 sf of retail; 60,000 sf of warehouse; 2,640 new parking spaces, and a 12,500-sf pedestrian bridge over Broadway (“Project”).

The Project is located across from the existing Encore Boston Harbor Casino Resort (EBH) on approximately 12.9 acres of land, which span portions of four blocks between Dexter Street and Beacham Street on the east side of Broadway. The site is currently occupied by vacant parcels and surface parking lots comprising the Lower Broadway Community Lot and a 711-space parking lot spanning several parcels of land between Dexter Street and Lynde Street.

The Project is expected to be built in two phases. Phase 1 includes the construction of a pedestrian bridge, an F&B venue with sports betting, a poker room, a day club, a 999-person occupancy night club, a 200-seat comedy club, and a 979-seat theater for a total gross floor area (GFA) of 165,000 sf. An approximately 740,500 sf parking garage ( $\pm$ 2,133 parking spaces) is proposed for the Phase 1 development program. Phase 2 consists of 730,000 sf of additional development including hotel, event, retail, and restaurant uses, and 201,300 sf for parking ( $\pm$  507 parking spaces).

The Project is an expansion of the existing EBH, which opened in 2018. On November 15, 2022, the Proponent filed a Notice of Project Change (“NPC”) with MEPA for the EOB proposal, and, on January 6, 2023, the Secretary of Energy and Environmental Affairs (EEA) issued a Certificate requiring the preparation of a Supplemental Draft EIR (SDEIR) for the Project. On April 26, 2023, the Proponent filed the SDEIR, and the Secretary of EEA issued

Ten Park Plaza, Suite 4160, Boston, MA 02116  
Tel: 857-368-4636, TTY: 857-368-0655  
[www.mass.gov/massdot](http://www.mass.gov/massdot)

on June 2, 2023 a Certificate requiring the preparation of a SFEIR to address several outstanding issues including transportation impacts.

In commenting on the SDEIR, MassDOT recommended that the Proponent continue consultation with the appropriate agencies to address the following issues:

- Revisions needed to the traffic analysis to better reflect queuing and delay at the intersections in the study area;
- Localized improvements necessary at key intersections such as geometric improvements and traffic signal;
- More comprehensive multimodal transportation system improvements included to help reduce congestion in the study area; and
- Reconsideration of the number of parking spaces along with more aggressive transportation demand management (TDM) strategies.

The SFEIR includes an updated transportation section that is generally consistent with the *EOEEA/MassDOT Transportation Impact Assessment (TIA) Guidelines*. Based on the TIA revised analysis, the SFEIR includes an updated mitigation program intended to offset the adverse impacts of the project in the Future Build condition. The mitigation program generally consists of: geometric improvements at the Project's intersection with Broadway; the installation of a pedestrian bridge over Broadway; signal coordination and optimization at several intersections; safety improvements at Sweetser Circle and Alford Street based on prior road safety audit (RSA) recommendations; queue detection on the I-93 NB ramp; land donation along the Project's frontage area and funding to support MBTA transit expansion along the Broadway corridor; a reduction in the number of proposed parking spaces by 452; and further refinements to the TDM program.

MassDOT commends the Proponent for working cooperatively through several meetings and discussions to address the prior comments; update the transportation analysis; and refine the mitigation program. The revised information and analysis address the MassDOT 's key concerns regarding traffic operations in the study area; however, strict compliance with the monitoring program, coordination with the MBTA and the City of Everett, and a commitment to revisit and update the TDM program as necessary are paramount to achieving mobility and the Project's target mode shares along the Broadway corridor. We offer the following comments to guide the permitting process and the post-construction monitoring of the Project:

#### Study Area Traffic Operations

The SFEIR has reevaluated traffic operations for both existing and future build conditions at several key intersections in the study area, as well as additional intersections and roadway segments that were recommended for inclusion as part of discussions with the Proponent. In the SDEIR, these intersections were shown to experience excessive queues and delays inconsistent with observed traffic operations during field visits or in traffic video camera recordings. These conditions are further worsened with the addition of site traffic

with significant impacts to multimodal travel along the corridor. As a result, MassDOT suggested that other traffic analysis software with a simulation component be considered to better model existing and future conditions in the study area. In consultation with MassDOT, the SimTraffic analysis software was identified as the appropriate tool to conduct the analysis due to its capability to analyze complex multimodal traffic networks by optimizing and simulating signalized and unsignalized intersections.

The Proponent subsequently worked with MassDOT to use SimTraffic to calibrate the roadway network using traffic variables such as roadway geometrics, speeds, and queue lengths which were measured by traffic detectors and traffic video cameras installed at key locations in the study area. The SimTraffic software model did reasonably reproduce the operating conditions in the modeling area but also identified significant congestion in the study area as indicated by the delay and queuing in the network in both existing and future conditions.

#### Off-site Improvements

To alleviate these conditions, the Proponent proposes to implement comprehensive traffic signal system improvements in the study area. Using SimTraffic, the traffic signal timings were revised and optimized, and the analysis results indicate that future Build conditions would operate at a similar or better LOS and delay condition than the No Build conditions at the intersections along Cambridge Street, Maffa Way, Alford Street, Broadway, and Sweetser Circle. One key concern of MassDOT was the potential queuing of the I-93 NB ramp onto the I-93 mainline, which would impact regional highway traffic. The traffic signal improvements seem to contain the queue within the ramp while maintaining acceptable traffic operating conditions at the I-93 ramp intersection with Cambridge Street. As an added precautionary measure, the Proponent has committed to installing a queue detector on the ramp to prioritize ramp operations if necessary and prevent any queue spillback onto the mainline. We note that these improvements are contingent on approval by both the Cities of Boston and Everett to update and modify the traffic signals at their intersections. The Proponent has indicated that they have coordinated with both cities during the preparation of the SFEIR.

The Proponent has also committed to addressing safety concerns at the intersection of Alford Street with Dexter and at Sweetser Circle based on recommendations from the RSAs conducted at these locations. The Proponent will work with the respective MassDOT district offices to implement some of the low-cost improvements upon review and approval by MassDOT.

#### Multimodal Improvements

The MBTA currently operates extensive rapid transit service near the site and bus service directly to the site. MassDOT requested that the Proponent identified more aggressive strategies to make the use of public transit more efficient and attractive for commuting to and

from the Project. Accordingly, the Proponent has consulted with the MBTA to update previous analyses conducted in the SFEIR, particularly the methodology used to measure the impacts of the Project on the Orange Line. Although the transit analysis conducted for both the transit and bus system indicate that they would both operate at acceptable conditions per the MBTA Standard Delivery Policy, the Proponent is aware of the MBTA's capital investment plan to improve bus service, including improved passenger information; bus stop accessibility upgrades; bus transit priority; and fleet and facility modernization. The SFEIR references the Bus Network Redesign, ("BNRD"), an element of the MBTA Better Bus Project, which is expected to improve bus service by focusing on high-frequency corridor and improved midday, evening, and weekend service. As part of BNRD, high frequency corridor routes are planned along Broadway and Alford Street in the study area.

To support this effort, the Proponent commits to dedicate right-of-way (ROW) on the east side of Broadway to accommodate a future bus-only lane. This lane is expected to be utilized by the future Bus Routes 109 and 113 identified in BNRD. MassDOT believes high frequency service along this corridor would have a positive impact on transit ridership and provide a viable option for patrons and employees to travel to the EBH and EOB facilities.

In addition, to helping the MBTA advance the bus lane project, the Proponent has committed to provide funding for additional planning, permitting, and design of the dedicated bus lane. MassDOT strongly supports the MBTA's request for the Proponent to provide additional funding to help expedite the construction of the bus lane. The provision of BRT service is critical to maintain or improve transit mobility for the Project's patrons, visitors, and employees within this corridor and would significantly contribute to the Proponent's mode shift efforts.

Key to improving pedestrian conditions as part of the EOB is the provision of the pedestrian bridge over Broadway that would connect the land uses on the site and the parking garage within the EBH site. The bridge would significantly reduce the number of at grade pedestrian crossings on Broadway through parking consolidation and improve operations of the intersection of Broadway and Horizon Way by reducing the amount of time allocated to the pedestrian phase. The bridge would also provide a connection to the future Mystic River Crossing, which is currently in the design phase with the Department of Conservation and Recreation (DCR) and allow pedestrians and bicyclists to travel directly between EBH, the EOB, and the Assembly Row MBTA station thereby making the Orange Line a more viable option to travel to these facilities. The Proponent should continue coordination with DCR to advance this Project as this infrastructure is critical to achieve the targeted overall mode shares included in the SFEIR.

*Parking and TDM measures*

According to the SFEIR, the Project would now include 2,640 new parking spaces, a 452-space reduction from the SDEIR program. The SFEIR includes parking demand estimates based on the ITE Parking General Manual using independent variables to determine unadjusted parking demand. The number of parking spaces were adjusted based on a combination of internal capture; unmet demand for the EBH facility; accommodation for rideshare service in the parking garage; parking utilization; and operational efficiency factors. The last two factors (operational efficiency and parking utilization) are rarely considered in the *MassDOT/EEA TIA Guidelines* methodology to estimate parking needs; however they are commonly used in parking management to improve operations or customer service. Even with the increase associated with these two factors, the Project would result in a net overall decrease in the number of parking spaces. MassDOT is encouraged by the proposed reduction in the number of parking spaces.

We note however that consistent with most gaming facilities, the transportation analysis for both the EBH and the EOB projects have identified trip generation and distribution patterns that lead towards higher automobile mode of travel than other alternative modes. In fact, the annual transportation monitoring reports for the EBH project have so far documented trip generation numbers than projected, and the existing EBH parking garage is frequently at capacity. While we continue to encourage the Proponent to reduce parking to encourage mode shift; we understand that it is also important to right-size the amount of parking spaces and ensure any shortage of parking does not result in an increase of rideshare trips, which could then exacerbate traffic operations at the Project's site drive on Broadway and spillback to nearby intersections.

The Project is expected to be built in two phases with 2,137 parking spaces in the first phase and the balance in the second phase. Given that the EBH and the EOB projects are subject to annual monitoring to ensure that the target mode shares are met, MassDOT would recommend that the Secretary of EEA condition the construction of additional parking spaces for Phase 2 on the Proponent's meeting the mode share targets and that there is a demonstrated need for additional parking to accommodate site trips.

The SFEIR includes a comprehensive mitigation program based on the EBH program currently under implementation. The TDM program is designed to assist the EOB in meeting the set target modes. As part of the TDM program, the Proponent proposes to subsidize the minimum of 60% of the cost of MBTA passes for employees. While this is commendable, we believe that the Proponent should provide full subsidy of the cost of MBTA passes for employees to create a mode shift significant enough to achieve the set target mode shares. The infrastructure improvements currently plan for the area provide a unique opportunity for the Proponent to encourage a modal shift by maximizing incentives for employees and finding creative ways for patrons to consider other options than driving.

### Conclusion

MassDOT recommends that no further environmental review be required based on transportation issues. We do not believe further analysis is required; however, monitoring and updating the TDM program is an integral part of the success of the proposed mitigation plan as some of the multimodal infrastructure proposed by the Proponent and others have evolved over time. Accordingly, MassDOT would like to see some revisions to the Section 61 Finding to address the following:

1. A clear commitment to not proceed with the Phase 2 component of the Project and to file a Notice of Project Change to identify appropriate additional mitigation if the mode share targets for the EBH project and the Phase 1 EOB are not met.
2. A commitment to fully subsidize MBTA passes for employees to encourage mode shift to transit. At a minimum, this commitment should be provided if the target mode shares are not met following the first monitoring report.
3. A clear commitment to consult with MassDOT on the methodology and metrics to measure target mode shares.

The Proponent should continue consultation with MassDOT, the MBTA, the Cities of Everett and Boston to update the draft Section 61 Finding, which will be the basis for MassDOT to issue the final Section 61 Finding for the Project. If you have any questions, please contact me at *Lionel.Lucien@dot.state.ma.us*.



C0091-24

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** February 26, 2024

---

**Agenda Item:**

A petition from National Grid requesting to install approximately 75" of 2 – 4" conduit from existing pole #2161 underground to a customer owned manhole #170 at 380 Second Street

**Background and Explanation:**

**Attachments:**



February 15, 2024

City of Everett

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

If you have any questions regarding this permit please contact:

If this petition meets with your approval, please return an executed copy to:

National Grid Contact: Vincent LoGuidice; 1101 Turnpike Street; North Andover, MA 01845  
Phone 978-725-1392.

Very truly yours,

*Bob Coulter*

Bob Coulter  
Supervisor, Distribution Design

Enclosures

Questions contact – Alex Yatzus 978-725-1392

Petition of the Massachusetts Electric Company d/b/a National Grid  
Of NORTH ANDOVER, MASSACHUSETTS  
For Electric conduit Location:

To City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked: 2<sup>nd</sup> St - Everett - Massachusetts.

The following are the streets and highways referred to:

Plan # 30742492 2<sup>nd</sup> St - National Grid to install approximately ~75', 2-4" PVC conduits from Pole # 2161 to customer owned manhole #170.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a

NATIONAL GRID *Bob Coulter*

BY \_\_\_\_\_

Engineering Department

Dated: February 15, 2024

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 15th day of February, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – 2<sup>nd</sup> St - Everett - Massachusetts. Plan # 30742492.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

2<sup>nd</sup> St - National Grid to install approximately ~75', 2-4" PVC conduits from Pole # 2161 to customer owned manhole #170.

I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....  
....., ..... 20 .....

Received and entered in the records of location orders of the City/Town of  
Book ..... Page .....

Attest:  
.....

..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

.....  
.....  
.....

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a National Grid be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 15th day of February, 2024.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – 2<sup>nd</sup> St - Everett - Massachusetts. Plan # 30742492.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

2<sup>nd</sup> St - National Grid to install approximately ~75', 2-4" PVC conduits from Pole # 2161 to customer owned manhole #170.

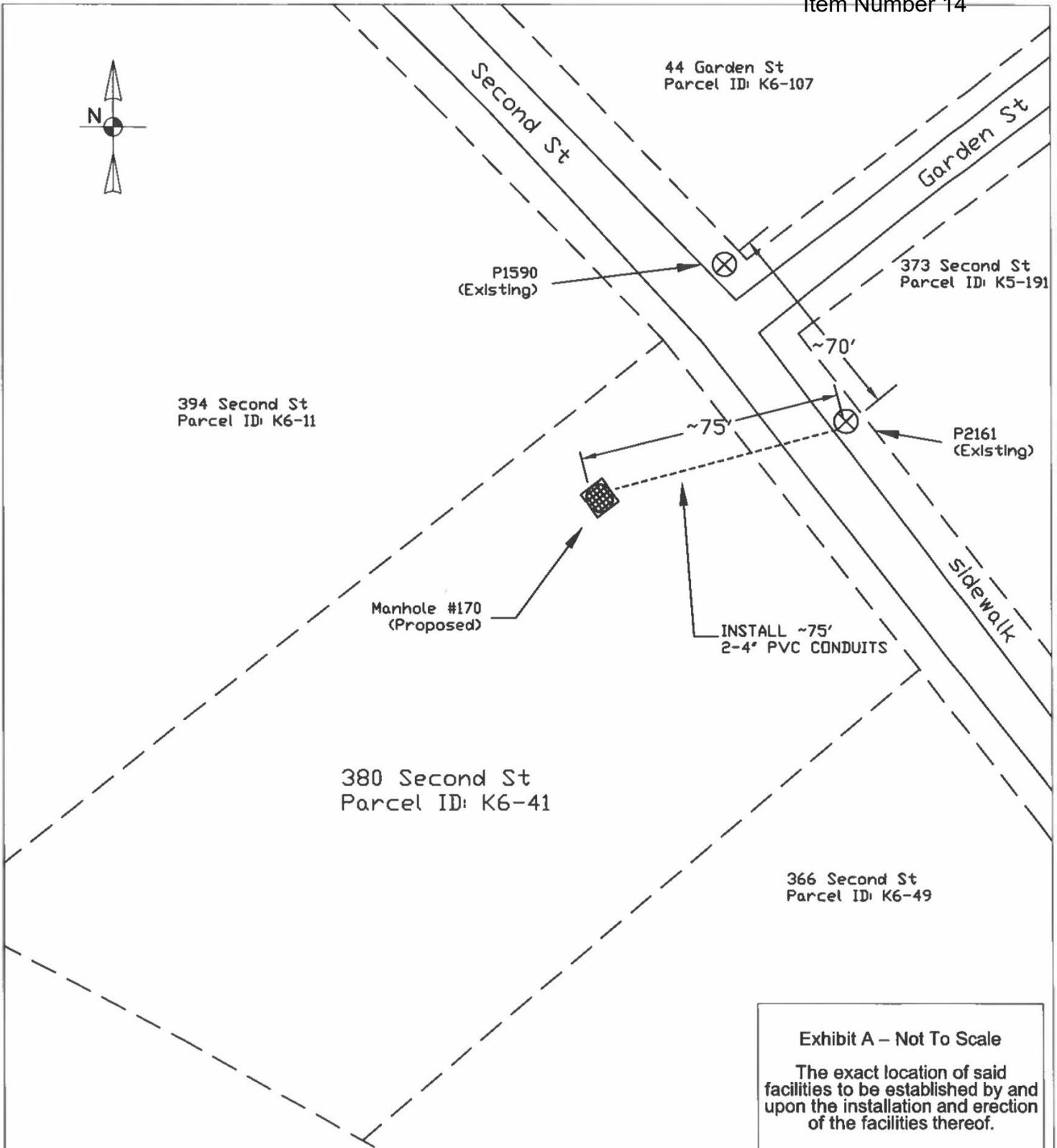
I hereby certify that the foregoing order was adopted at a meeting of the .....  
.....  
....., held on the ..... day of ....., 20 .....  
....., ..... 20 .....

Received and entered in the records of location orders of the City/Town of  
Book ..... Page .....

Attest:  
.....

..... hereby certify that on .....20....., at ..... o'clock, ....M  
at ....., a public hearing was held on the petition of  
Massachusetts Electric Company d/b/a National Grid for permission to construct the underground  
electric conduits described in the order herewith recorded, and that I mailed at least seven days  
before said hearing a written notice of the time and place of said hearing to each of the owners of  
real estate (as determined by the last preceding assessment for taxation) along the ways or parts of  
ways upon which the Company is permitted to construct the underground electric conduits under  
said order. And that thereupon said order was duly adopted.

.....  
.....  
.....



**Exhibit A – Not To Scale**  
 The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.

**UNDERGROUND PETITION**



**LEGEND**

- Conduit
- Property Line
- Road Edge
- ⊗ Existing Pole
- New MH

Date: 2/13/2024

To Accompany Petition Dated:

Plan Number: 30742492-1

To The: City

Of Everett

For Proposed: SO Pole: N/A Location: Second St

Date Of Original Grant:

**DISTANCES ARE APPROXIMATE**

**From:** [Sergio Cornelio](#)  
**To:** [Michael Mangan](#)  
**Cc:** [David Flood \(david\\_flood@comcast.net\)](mailto:david_flood@comcast.net)  
**Subject:** FW: Motion to Reconsider Item Number 2  
**Date:** Wednesday, February 28, 2024 8:24:42 AM

---

Hello gentlemen, Councilor Garcia has requested reconsideration on item number C0091-24, please have this item placed on the March 11<sup>th</sup> agenda for reconsideration.

Best,

*Sergio Cornelio*

**City Clerk**

**President of the Massachusetts City Clerk's Association**

City of Everett

484 Broadway, Everett MA 02149

(617) 394-2229



Please note the Massachusetts Secretary of State's office has determined that most emails to and from municipal officials are public records. FMI please refer to: <http://www.sec.state.ma.us/pre/preidx.htm>. Please consider the environment before printing this email.

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**From:** Holly Garcia <Holly.Garcia@ci.everett.ma.us>  
**Sent:** Tuesday, February 27, 2024 7:14 PM  
**To:** Sergio Cornelio <Sergio.Cornelio@ci.everett.ma.us>  
**Subject:** Motion to Reconsider Item Number 2

Hello!

I'm writing to you asking if we can reconsider item number 2? I voted no and wasn't exactly sure how to have approached this during the meeting when it failed but since there's still time to resolve it I'd like to reconsider the vote.

Let me know if you need anything else from me.

Thank you,  
Holly

2. **C0091-24** Public Hearing/s/ Councilor Robert J. Van Campen, as President

A petition from National Grid requesting to install approximately 75' of 2 – 4" conduit from existing pole #2161 underground to a customer owned manhole #170 at 380 Second Street

**PUBLIC HEARING HELD, FAILED**



C0101-24

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**To:** Mayor and City Council

**From:** Councilor Wayne A. Matewsky, Councilor Holly D. Garcia

**Date:** March 11, 2024

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**Agenda Item:**

That representatives from National Grid appear relative to upgrades to electric service at Glendale Towers, to accomodate air conditioners for residents

**Background and Explanation:**

**Attachments:**



C0102-24

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**To:** Mayor and City Council  
**From:** Councilor Katy L. Rogers  
**Date:** March 11, 2024

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**Agenda Item:**

A resolution to declare the month of April as Earth Month

**Background and Explanation:**

Since we don't usually celebrate Earth Day on April 22, there are more opportunities to raise awareness of Everett's environmental issues by declaring the entire month of April as Earth Month. By declaring April as Earth Month, we recognize that celebrating our local environment exceeds just one day a year, and should be encompassed within daily life in our community

**Attachments:**



C0106-24

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**To:** Mayor and City Council  
**From:** Councilor Peter Pietrantonio  
**Date:** March 11, 2024

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**Agenda Item:**

That the Veterans Director be invited to the city council meeting on March 25, to go over policies and procedures of the veterans office

**Background and Explanation:**

**Attachments:**



C0110-24

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**To:** Mayor and City Council  
**From:** Councilor Guerline Alcy Jabouin  
**Date:** March 11, 2024

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**Agenda Item:**

A resolution introducing a formal proposal to coat public courts, community parks and school playgrounds in Everett with Solar Reflective Paint as a cooling intervention by the summer of 2024

**Background and Explanation:**

This improvement would provide relief to Everett residents, particularly the youth, in combating heat island effects. Our City parks and playgrounds offer few shaded options. Other cities like Los Angeles are implementing this solution and it's a supported solution by the Mystic Watershed Association. This will give us an opportunity to work closely with our community artists on designing colorful murals on our local playgrounds, and basketball courts

**Attachments:**



C0111-24

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**To:** Mayor and City Council  
**From:** Councilor Guerline Alcy Jabouin  
**Date:** March 11, 2024

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**Agenda Item:**

A resolution requesting that the Administration provide programs for disabled children during school breaks and during the summer vacation

**Background and Explanation:**

Parents of disabled children in our community have been excluded and would appreciate enrichment activities for their children

**Attachments:**



C0112-24

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**To:** Mayor and City Council  
**From:** Councilor Guerline Alcy Jabouin  
**Date:** March 11, 2024

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**Agenda Item:**

That the city consider placing a moratorium on the construction of any new residential developments consisting of ten units or more.

**Background and Explanation:**

The city cannot handle the ongoing construction of apartment buildings. Our schools and infrastructure cannot support these developments

**Attachments:**



C0113-24

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**To:** Mayor and City Council

**From:** Councilor Wayne A. Matewsky

**Date:** March 11, 2024

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**Agenda Item:**

That the Traffic Commission consider special parking passes for the residents of Victoria Street to be able to park in the municipal lot on that street

**Background and Explanation:**

**Attachments:**



C0116-24

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Peter Pietrantonio

**Date:** March 11, 2024

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**Agenda Item:**

That the Rec Center consider covering transportation costs for the basketball team so the children can be safely bused to and from games

**Background and Explanation:**

**Attachments:**