



**AGENDA PACKET**

**REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, FEBRUARY 10, 2025 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, FEBRUARY 10, 2025 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 PARTICIPATION**

#### **APPROVAL OF MINUTES OF THE PREVIOUS MEETING**

Minutes of the Regular Meeting of the City Council of 01/13/2025

#### **COMMUNICATIONS FROM HIS HONOR THE MAYOR**

**1. C0050-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend donations totaling \$115.00 from City of Everett employees during the month of January for the Fire Victims Fund.

#### **PETITIONS AND LICENSES**

**2. C0051-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a lodging house license for 51 Cottage Street-BREC LHP LLC at 51 Cottage Street

**3. C0052-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a lodging house license for 450 Ferry Street-BREC LHP LLC at 450 Ferry Street

**4. C0053-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a lodging house license for 11-13 Ellsworth-BREC LHP LLC at 11-13 Ellsworth Street

**5. C0054-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Stadium Auto Sales at 35 Everett Ave

**COMMITTEE REPORTS**

**6. C0027-25** Resolution/s/ Councilor Anthony DiPierro

A resolution requesting the CFO to appear before the Committee on Ways & Means to discuss the Hero Act; specifically the increased local flexibility for Veteran Tax Exemptions.

**7. C0047-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$25,268.31 from General Fund Budgetary Fund Balance (Free Cash) to pay prior year departmental bills per the attached list

**8. C0041-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Karen Roebuck to the Library Board of Trustees for a term of three (3) years expiring January 31, 2028

**9. C0042-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Joanne Johnson to the Library Board of Trustees for a term of three (3) years expiring January 31, 2028

**10. C0044-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting that the City Council vote, pursuant to MGL 268A, to designate the members of the Board of Assessors as special municipal employees. I am requesting this designation so that the City will have a qualified individual (Ron Keohan) acting as Interim Director of Assessing while the City seeks to fill the position with a permanent replacement.

**UNFINISHED BUSINESS**

**11. C0255-24** Resolution/s/ Councilor Katy L. Rogers, Councilor Holly D. Garcia, Councilor Stephanie Martins

A resolution requesting that the City of Everett adopt a Textile Recycling Program

**On Tuesday, February 4, 2025, Councilor Holly D, Garcia requested that this measure be returned to the City Council agenda for an update.**

**12. C0343-24** Order/s/ Councilor Guerline Alcy Jabouin

That the Everett City Council engage the State Auditor's office for an audit of accounts, programs, activities and other public functions (in accordance with Mass General Law Part I, Title II, Chapter 11, Section 12).

**13. C0417-24** Ordinance/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Peter Pietrantonio, Councilor Holly D. Garcia, Councilor John F. Hanlon,

Councilor Robert J, Van Campen

An ordinance amending SECTION 32B OF THE ZONING ORDINANCES:  
INCLUSIONARY ZONING

**14. C0025-25** Order/s/ Councilor Stephanie Martins, as President

An order to appropriate \$35,000 from Budgetary Fund Balance (Free Cash) to the Human Resources professional services account to cover additional costs related to workers compensation

**15. C0028-25** Resolution/s/ Councilor Anthony DiPierro

A resolution requesting Chief Strong, or a designee, appear before the City Council to discuss what steps are being taken to ensure public safety concerns are addressed at any state run emergency shelter in Everett

**16. C0030-25** Resolution/s/ Councilor Wayne A. Matewsky

That Fire Chief Joseph Hickey, and His Honor Mayor DeMaria appear with regard to the Jupiter lithium battery proposal and safety concerns

**17. C0032-25** Resolution/s/ Councilor Peter Pietrantonio

That Fire Chief Joseph Hickey appear at the next regular city council meeting to see how his first couple of months are going

**18. C0033-25** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Guerline Alcy Jabouin

That the CFO provide an update on the ARPA funds expiring in December and the disbursement to recipients

**19. C0034-25** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Robert J. Van Campen

That the Director of Health and Human Services and Interim Director of HR appear at the next meeting to provide a status on the efforts to hire new school nurses as funded in 2024

**20. C0035-25** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Robert J. Van Campen

That the CFO and Director of Planning provide information on whether the city was able to receive any funding from the state's Affordable Homes Act/Housing Bond Bill

**NEW BUSINESS**

**21. C0055-25** Ordinance/s/ Councilor Robert J. Van Campen

An ordinance regulating the demolition of historical structures in the City of Everett

**22. C0056-25** Resolution/s/ Councilor Michael K. Marchese, Councilor Robert J. Van Campen

That a veterans square be dedicated at the intersection of Main Street & Woodville



Street, in the name of Corporal Salvatore F. Sachetta, who served in the U.S. Army during the Korean Conflict, and was a former member & President of the Everett Board of Alderman, as well as member of the new Everett City Council.

- 23. C0057-25** Order/s/ Councilor Stephanie V. Smith, Councilor Robert J. Van Campen, Councilor Stephanie Martins

An Order amending the Everett City Council Rule regarding pre-planned expenses for travel and conference fees

## ADJOURMENT

[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



## MEETING MINUTES

### REGULAR MEETING OF THE CITY COUNCIL MONDAY, JANUARY 13, 2025 7:00 PM

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

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#### ROLL CALL

##### Members Present

Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Wayne Matewsky, Peter Pietrantonio, Katy Rogers, Stephanie Smith, Robert Van Campen, Stephanie Martins

#### PLEDGE OF ALLEGIANCE

#### PUBLIC PARTICIPATION

#### APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of 09/23/2024

The minutes were taken collectively and approved unanimously.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

Minutes of the Regular Meeting of the City Council of 10/15/2024

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Anthony DiPierro

<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	Item Number {{item.number}}
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

Minutes of the Regular Meeting of the City Council of 10/28/2024

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

Minutes of the Regular Meeting of the City Council of 11/12/2024

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

Minutes of the Regular Meeting of the City Council of 11/25/2024

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

## COMMUNICATIONS FROM HIS HONOR THE MAYOR

### 1. **C0004-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend donations from Steven S. Luongo to the Council on Aging in the amount of \$500 and to the Office of Human Services in the amount of \$500

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>

<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
<b>NAYS:</b>	
<b>AWAY:</b>	

**2. C0006-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation from the Eagle Bank in the amount of \$500.00 to support the city's annual Tree Lighting Event

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
<b>NAYS:</b>	
<b>AWAY:</b>	

**3. C0007-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation from the Everett Foundation for Aged Persons in the amount of \$11,708.00 to the Council on Aging

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
<b>NAYS:</b>	
<b>AWAY:</b>	

**4. C0012-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend donations totaling \$160.00 from City of Everett employees during the month of December 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

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
<b>NAYS:</b>	
<b>AWAY:</b>	

5. **C0023-25** Order/s/ Councilor Stephanie Martins, as President **Item Number {{item.number}}**

An order to approve the disclosure filed by Kevin Noonan who has disclosed a financial interest in a municipal contract. Noonan Concessions, a company owned by Kevin Noonan, contracts with the city at certain community events

Referred to the Legislative Affairs committee.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	John Hanlon
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [8 TO 1]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Smith, Martins
<b>NAYS:</b>	Van Campen
<b>AWAY:</b>	Rogers

6. **C0025-25** Order/s/ Councilor Stephanie Martins, as President

An order to appropriate \$35,000 from Budgetary Fund Balance (Free Cash) to the Human Resources professional services account to cover additional costs related to workers compensation

Referred to the Ways and Means committee.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Robert Van Campen
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

## PETITIONS AND LICENSES

7. **C0008-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Fast & Furious Motor Inc. at 153 Ferry Street

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Wayne Matewsky
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins

<b>NAYS:</b>	Item Number {{item.number}}
<b>AWAY:</b>	

**8. C0009-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class three motor vehicle dealer license for Second St Iron & metals at 285 Second Street

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
<b>NAYS:</b>	
<b>AWAY:</b>	

**9. C0010-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Classic Cars of Boston Inc. at 5-7 Beacham Street

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
<b>NAYS:</b>	
<b>AWAY:</b>	

**10. C0011-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for Avanti Motors Inc. at 152 Ferry Street

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>[0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**11. C0020-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of an inn holder license for Envision Hotel Boston-Everett at 1834 Revere Beach Pkwy

<b>MOTION:</b>	Favorable Action	Item Number {{item.number}}
<b>MOVER:</b>	Robert Van Campen	
<b>SECONDER:</b>	Anthony DiPierro	
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>	
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins	
<b>NAYS:</b>		
<b>AWAY:</b>		

**12. C0021-25** Petition/s/ Councilor Stephanie Martins, as President

A petition requesting the renewal of a class two motor vehicle dealer license for E & C Foreign Auto Repair LLC at 29R Garden Street

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Anthony DiPierro
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
<b>NAYS:</b>	
<b>AWAY:</b>	

## COMMITTEE REPORTS

**13. C0444-24** Order/s/ Councilor Robert J. Van Campen, as President

An order requesting approval to appropriate \$122,704.38 from General Fund Budgetary Fund Balance (Free Cash) to pay prior year departmental bills per the attached list.

<b>MOTION:</b>	Favorable Action
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [10 TO 0]</b>
<b>AYES:</b>	Alcy Jabouin, DiPierro, Garcia, Hanlon, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
<b>NAYS:</b>	
<b>AWAY:</b>	

**14. C0399-24** Ordinance/s/ Councilor Katy L. Rogers

An ordinance requiring the display of the UNITED STATES FLAG when foreign flags are displayed by businesses

<b>MOTION:</b>	Refer Back to Sponsor(s)
<b>MOVER:</b>	Katy Rogers
<b>SECONDER:</b>	Stephanie Smith

<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	Item Number {{item.number}}
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

Councilor Rogers reiterated this was the first she heard of Councilor Jabouin's concerns and to please reach out in the future as it was amended to consider those things.

Councilor Hanlon said displaying the US flag is something done in this country with rules and regulations. He has been to Colombia where only their flag can be displayed. The US allows other flags but has regulations. He suggested the clerk provide a copy of the rules to all councilors.

Councilor Jabouin asked if this would apply to private properties as well, as she has seen non-US flags flown at houses.

Councilor Rogers clarified there are no actions, penalties or requirements in this - it is just a recommendation to provide more opportunities for businesses to participate if they wish.

#### 15. **C0416-24** Ordinance/s/ Councilor Stephanie V. Smith

An ordinance to amend live animal testing

<b>MOTION:</b>	Enroll
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	John Hanlon
<b>RESULT:</b>	<b>Passed [6 TO 4]</b>
<b>AYES:</b>	DiPierro, Hanlon, Matewsky, Pietrantonio, Smith, Van Campen
<b>NAYS:</b>	Alcy Jabouin, Garcia, Rogers, Martins
<b>AWAY:</b>	

Councilor Smith said she wants to reiterate why they are doing this and that it came out of committee unfavorable as she suspected. She provided statistics showing the life sciences industry has the highest annual income in Greater Boston due to high-skilled, high-wage workers, paying significantly more than other industries in Everett. She said Everett is being skipped over due to the animal testing ban while surrounding communities welcome these companies and jobs.

She proposed an amendment specifying under no circumstances shall testing be conducted on dogs, cats, horses, goats or other large vertebrate species. Her amendment limits it to just rats, mice and fish. She made a motion to amend, seconded by Councilor Matewsky.



Item Number {item.number}}  
Councilor Rogers urged upholding the ban as written, saying it reflects the will of residents and Everett's commitment to an ethical future. She argued this is being done to serve the Davis Companies' agenda with no guarantees of jobs or benefits for Everett. She said overturning the ban allows the Davis Companies to write rules for their own profit while residents wait for solutions to safety and quality of life issues.

Councilor Martins concurred, saying a majority of the previous council and the mayor signed off on the language banning animal testing completely.

Councilor Hanlon said most people are here because of animal testing and probably don't like seeing it but it has saved human lives. He is unsure how to proceed.

Councilor Matewsky said the Davis Company proposals have been concerning, like a battery company and animal testing labs, when he expected something like Assembly Square Mall. He sponsored an animal bill of rights as a state rep and is not in favor of hurting any creature, but mice and rats are not on that list. He can eliminate rabbits, monkeys, dogs and cats but is not into laboratories at all in that neighborhood. He wants the Davis Company to do better for the community.

Councilor DiPierro said he was 100% against the original amendment but is on the fence with the revised version excluding large animals. While alternatives sound great, if neighboring communities allow animal testing without forcing alternatives, companies will go there instead of Everett.

Councilor Alcy Jabouin asked if voting no shuts the door on innovative companies doing alternative testing. Councilor Smith said no, the ordinance is specific to animal testing only. Councilor Jabouin asked if the city would have monitoring rights on testing. Councilor Smith said other cities like Cambridge have a committee that monitors it on top of federal regulations.

Councilor Van Campen said it would be good to know the administration's position, particularly after a mayoral veto on another ordinance.

## UNFINISHED BUSINESS

### 16. C0137-24 Ordinance/s/ Councilor Katy L. Rogers

An ordinance requiring all playing fields in Everett to use environmentally sustainable organic grass instead of artificial turf

**On Monday, December 23, 2024, the mayor vetoed the ordinance; the city council office received the veto message on Monday, December 30, 2024**

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Katy Rogers
<b>SECONDER:</b>	Robert Van Campen

<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	Item Number {{item.number}}
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

Councilor Rogers said she doesn't think the ordinance infringes on the executive branch's authority but establishes policy aligned with the community's interest and ensures future administrations hold the same sustainable vision. She noted the ordinance specifies synthetic turf would only be replaced at the end of its lifespan to avoid added expenses, and natural grass has lower long-term costs. The ordinance allows flexibility for future sustainable turf technology while maintaining a commitment to public health. It received unanimous school committee support and reflects similar measures in other communities.

Since the full council was not present and the mayor vetoed it, Councilor Rogers suggested holding the item to the next meeting when the full body is there.

**17. C0354-24** Resolution/s/ Councilor Robert J. Van Campen, Councilor Peter Pietrantonio, Councilor Guerline Alcy Jabouin & the Entire Membership of the City Council

That the Administration take immediate steps to improve the senior meals program, including potentially terminating the current contract and engaging a new vendor.

**On Tuesday, January 7, 2025, Councilor Stephanie V. Smith requested that this measure be returned to the City Council agenda**

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Robert Van Campen
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

Councilor Smith thanked the administration for their response but said it didn't help her. She understands procurement law and lowest bid, but lowest bid should not affect food quality. She put this back on the agenda because on January 6th the food was inedible and disgusting. She understands the city makes the menu but there must be something else in procurement law about food quality. The meals are not even presented nicely in takeout containers. She can't believe this is being served to senior citizens. She wants to refer this to the procurement officer to understand if it is always the lowest bid or if there is a lowest bid with a quality caveat.

Councilors Matewsky and Pietrantonio asked if it had to go to the lowest bidder and Councilor Matewsky said overall this program serves a good purpose. The Clerk stated it is awarded to the lowest responsible bidder.

Item Number {{item.number}}

**18. C0411-24** Resolution/s/ Councilor Stephanie Martins, Councilor Robert J. Van Campen

That the Water Superintendent appear at the next meeting to clarify the purpose of the recent letters regarding lead that were sent to residents and the next steps

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Peter Pietrantonio
<b>RESULT:</b>	<b>Failed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

Councilor VanCampen and Smith spoke about the inconsistency concerns in responses from the Administration, noting she told a resident the superintendent would be present to address a lead notice so the resident was planning to tune in, but instead just a letter was read that didn't answer their questions. She said submitting questions in advance is unfair when issues affect the broader community, not just one resident, and councilors should be able to ask follow-up questions

The motion to postpone the item and request the water superintendent's appearance at the next meeting passed unanimously.

## NEW BUSINESS

**19. C0005-25** Resolution/s/ Councilor Katy L. Rogers, & Councilor Stephanie Martins

A resolution to implement a multi-lingual City of Everett app to enhance accessibility and communication

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Katy Rogers
<b>SECONDER:</b>	Holly Garcia
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**20. C0013-25** Resolution/s/ Councilor Stephanie V. Smith, Councilor Robert J. Van Campen

That the traffic commission implement a restriction on residents parking covered cars on public ways

Councilor Smith said she lives near a place with two parked covered cars at all times,

which makes it hard for traffic enforcement to do their job checking for resident stickers and 72-hour parking limits. With the city's parking problems, she said this is not a storage facility and if people want to cover cars long-term they should rent a lot, not use the public way. She made a motion to refer this to the traffic commission to implement a restriction on parking covered cars on public ways, which was seconded by Councilor Van Campen, who added that he has been working with Councilor Smith on this issue on a particular street for months with no solution. The motion to refer to the traffic commission passed.

Item Number {item.number}}

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Robert Van Campen
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

21. **C0014-25** Resolution/s/ Councilor Holly D. Garcia

That the Addiction Recovery Resource Specialist Paul Guarino from the Everett Fire Department Roadmap to Recovery appears at our January 27th meeting to discuss his role and data for calls and placements

Councilor Garcia said 2024 data is now available and included in the agenda packets. She made a motion to postpone the item to the January 27th meeting,

<b>MOTION:</b>	Postpone
<b>MOVER:</b>	Holly Garcia
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

22. **C0017-25** Resolution/s/ Councilor Stephanie V. Smith, Councilor Michael K. Marchese

That Sargent Gaff and the head of parking enforcement be invited to a special meeting of the city council be held to discuss the parking issues occurring in the city and the increased amount of cars on the streets

Councilor Smith said her top three resident complaints are parking, traffic and trash. She wants Sergeant Gaff and parking enforcement head Chad Luongo to come discuss the issues, provide updates on what the traffic commission is working on, get

council input, and explain what additional resources they may need since it is a revenue generating department. She noted the fire department put a number of streets on the traffic commission agenda because fire apparatus cannot get through due to parking problems. She made a motion to refer this to Sergeant Gaff and Chad Luongo and hold a special meeting.

Item Number {item number}}

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Robert Van Campen
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

23. **C0018-25** Resolution/s/ Councilor Robert J. Van Campen

In the interest of public safety, that all parking restrictions be strictly enforced in the area of Linden, Webster, Church and Warren streets, particularly on Fridays, Saturdays and Sundays

Councilor Van Campen said the intersection of Church, Webster and Linden Streets, particularly on weekends during food pantry distributions, is going to result in a serious injury with cars parked illegally on both sides and speeding traffic. He commended police officials who have been assisting but said more must be done at this point. He made a motion to refer this to the traffic enforcement division and request a written reply from Chief Strong on what actual steps will be taken to address the problem. Refer item to traffic enforcement division and request written reply from Chief Strong by next meeting

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

24. **C0019-25** Resolution/s/ Councilor Robert J. Van Campen, & The Entire City Council

That the Administration - working collaboratively with the City Council and other community stakeholders - convene a task force to discuss and address issues of food insecurity in the City of Everett, including the safest and most efficient way to coordinate distribution

Councilor Van Campen said while everyone recognizes the food insecurity issues in Everett and surrounding communities that need to be addressed, the current Church Street food distribution system is causing havoc in that dense neighborhood. Safety issues include illegally parked cars, people loading food in travel lanes, and speeding traffic. Months ago the mayor indicated a task force would be convened to figure out how food distribution should work effectively without neighborhood disruption, but it hasn't happened yet. Councilor Van Campen made a motion to refer this to the administration and amend it to include the entire city council with an update by the January 27th meeting. The item was amended to include the entire Council as co-sponsors.

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Robert Van Campen
<b>SECONDER:</b>	Stephanie Smith
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

**25. C0022-25** Resolution/s/ Councilor Robert J. Van Campen, Councilor Holly D. Garcia

That the administration provides an update on when community meetings will be held concerning the use of the former Everett High School and the former Pope John property

That the administration provides an update on when community meetings will be held concerning the use of the former Everett High School and the former Pope John property

SUMMARY: Councilor Van Campen said the council has had months-long deliberations about the future use of the former Everett High School and Pope John properties. A December meeting was held where the mayor offered to hold community meetings within 10 days, but that was deemed too tight given the approaching holidays. Now in mid-January, no update has been provided on scheduling those critical meetings for residents to weigh in on these properties and inform the council's decision-making. He made a motion to refer this to the administration for an update, as delaying decisions on these properties should be avoided. Councilor Hanlon seconded.

Councilor Garcia emphasized the importance of these meetings to hear from impacted residents, especially parents of students in the affected grade levels. The administration needs to move the process along so a decision can be made to address ongoing school overcrowding.

Refer item to administration for update

<b>MOTION:</b>	Refer	Item Number {{item.number}}
<b>MOVER:</b>	Robert Van Campen	
<b>SECONDER:</b>	John Hanlon	
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>	
<b>AYES:</b>		
<b>NAYS:</b>		
<b>AWAY:</b>		

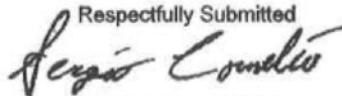
## MAINTENANCE REQUESTS

### A. Councilor Katy L. Rogers

Crosswalks to be installed at following intersections on Union St: Baker Rd, Chatham Rd, Francis St, Florence St

<b>MOTION:</b>	Refer
<b>MOVER:</b>	Stephanie Smith
<b>SECONDER:</b>	Katy Rogers
<b>RESULT:</b>	<b>Passed [0 TO 0]</b>
<b>AYES:</b>	
<b>NAYS:</b>	
<b>AWAY:</b>	

## ADJOURNMENT

Respectfully Submitted  
  
 Clerk of the City Council



C0050-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** February 10, 2025

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**Agenda Item:**

An order requesting approval to accept and expend donations totaling \$115.00 from City of Everett employees during the month of January for the Fire Victims Fund.

**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)

January 28, 2025

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 \$115.00 from City of Everett employees during the month of January 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



January 28, 2025  
**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 \$115.00 from City of Everett employees during the month of January 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.



C0051-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** February 10, 2025

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**Agenda Item:**

A petition requesting the renewal of a lodging house license for 51 Cottage Street-BREC LHP LLC at 51 Cottage Street

**Background and Explanation:**

**Attachments:**



C0052-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** February 10, 2025

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**Agenda Item:**

A petition requesting the renewal of a lodging house license for 450 Ferry Street-BREC LHP LLC

**Background and Explanation:**

**Attachments:**



C0053-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** February 10, 2025

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**Agenda Item:**

A petition requesting the renewal of a lodging house license for 11-13 Ellsworth-BREC LHP LLC

**Background and Explanation:**

**Attachments:**



C0054-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** February 10, 2025

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**Agenda Item:**

A petition requesting the renewal of a class two motor vehicle dealer license for Stadium Auto Sales at 35 Everett Ave

**Background and Explanation:**

**Attachments:**



C0027-25

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**To:** Mayor and City Council

**From:** Councilor Anthony DiPierro

**Date:** January 27, 2025

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**Agenda Item:**

A resolution requesting the CFO to appear before the Committee on the Ways & Means to discuss the Hero Act; specifically the increased local flexibility for Veteran Tax Exemptions.

**Background and Explanation:**

- Signed into law during the summer of 2024, the historic Hero Act is a comprehensive piece of veterans' legislation, including over 30 provisions that will positively impact hundreds of thousands of veterans' in Massachusetts. Included in the legislation is an increased local flexibility for veterans' property tax exemptions, allowing municipalities to double property tax exemptions with local options and ties the annual property tax abatement amount to inflation

**Attachments:**



C0047-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** January 27, 2025

---

**Agenda Item:**

An order requesting approval to appropriate \$25,268.31 from General Fund Budgetary Fund Balance (Free Cash) to pay prior year departmental bills per the attached list

**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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January 22, 2025

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

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate \$25,268.31 from General Fund Budgetary Fund Balance (Free Cash) to pay prior year departmental bills per the attached list.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



January 22, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Stephanie Martins, as President**

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

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

That the sum of \$25,268.31 be appropriated from the General  
Fund Budgetary Fund Balance (Free Cash) to pay prior year  
departmental bills per the attached list.

## FY25 Prior Year Outstanding Bills

Department	Vendor	Invoice Amount	
Human Resources	OHS Training	\$	21,549.00
Facilities	Citron	\$	3,719.31
Total		\$	25,268.31



C0041-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** January 27, 2025

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**Agenda Item:**

An order requesting confirmation on the appointment of Karen Roebuck to the Library Board of Trustees for a term of three (3) years expiring January 31, 2028

**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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January 21, 2025

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 I (II)(a)(b) of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Karen Roebuck to the Library Board of Trustees for a term of three (3) years expiring January 31, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor



January 21, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Stephanie Martins, as President**

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

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

I hereby submit for your approval the appointment of Karen  
Roebuck to the Library Board of Trustees for a term of three  
(3) years, expiring January 31, 2028.



C0042-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** January 27, 2025

---

**Agenda Item:**

An order requesting the confirmation on the appointment of Joanne Johnson to the Library Board of Trustees for a term of three (3) years expiring January 31, 2028

**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)

January 21, 2025

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 I (II)(a)(b) of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Joanne Johnson to the Library Board of Trustees for a term of three (3) years expiring January 31, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor





January 21, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Stephanie Martins, as President**

**Bill Number:**

**Bill Type: Order**

Be it

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

I hereby submit for your approval the appointment of Joanne Johnson to the Library Board of Trustees for a term of three (3) years, expiring January 31, 2028.



C0044-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** January 27, 2025

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**Agenda Item:**

An order requesting that the City Council vote to designate the position of Board of Assessors as a special municipal employee.

I am requesting this designation so that the City will have a qualified individual (Ron Keohan) acting as Interim Director of Assessing while the City seeks to fill the position with a permanent replacement.

**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)

---

January 22, 2025

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

Dear Honorable Members:

I hereby submit for your consideration an order, pursuant to MGL Chapter 268A, requesting that the City Council vote to designate the position of Board of Assessors as a special municipal employee.

I am requesting this designation so that the City will have a qualified individual (Ron Keohan) acting as Interim Director of Assessing while the City seeks to fill the position with a permanent replacement.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



January 22, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Stephanie Martins, as President**

**Bill Number:**

**Bill Type: Order**

Be it

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

An order, pursuant to MGL Chapter 268A, requesting that the City Council vote to designate the position of Board of Assessors as a special municipal employee.



C0255-24

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**To:** Mayor and City Council

**From:** Councilor Katy L. Rogers, Councilor Holly D. Garcia, Councilor Stephanie Martins

**Date:** July 22, 2024

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**Agenda Item:**

A resolution for the City of Everett to adopt a Textile Recycling Program

**Background and Explanation:**

This is the continued effort of Councilor Vivian Nguyen, who shared her research on this with me. The State of Massachusetts has passed a law in recent years prohibiting textiles from being disposed of in trash. The city has the opportunity to earn a profit for our community/schools by adding a Textile Recycling Program. Since the programs are self-sufficient and bring a profit to the community, they do not require additional maintenance from our DPW or city workers

**Attachments:**



C0343-24

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**To:** Mayor and City Council  
**From:** Councilor Guerline Alcy Jabouin  
**Date:** November 12, 2024

---

**Agenda Item:**

That the Everett City Council engage the State Auditor's office for an audit of accounts, programs, activities and other public functions (in accordance with Mass General Law Part I, Title II, Chapter 11, Section 12).

**Background and Explanation:**

**Attachments:**

EVERETT CITY COUNCIL OFFICE  
484 BROADWAY, ROOM 38  
EVERETT, MASSACHUSETTS 02149

Item Number 12

Michael J. Mangan  
Legislative Aide  
617-394-2237  
michael.mangan@ci.everett.ma.us



John W. Burley  
Clerk of Committee  
617-394-2236  
john.burley@ci.everett.ma.us

To: Stephanie Martins, President - City Council

Sergio Cornelio, Clerk - City Council

From: John W. Burley, Clerk of Committees - City Council

Date: January 16, 2025

Re: **Return of Papers**

Please be advised that the **Committee on Legislative Affairs** has failed to act on the following subject matters referred to them within the period of eight (8) weeks as required by City Council Rule #46C:

**Ordinance:** offered by Councilor Guerline Alcy-Jabouin

Dated: October 15, 2024

**C0333-24** - That the City Council consider voting to repeal the TDM Ordinance.

---

**Resolution:** offered by Councilor Guerline Alcy-Jabouin

Dated: October 28, 2024

**C0343-24** - That the Everett City Council engage the State Auditor's office for an audit of accounts, programs, activities and other public functions (in accordance with Mass General Law Part I, Title II, Section 12).

Therefore, pursuant to Rule #46C, I am required to forward the following subject matter back to the City Council via the Clerk of the City Council from which the reference was made and endorsed so that the matter will appear on the next City Council regular agenda for a determination of disposition of these items. *However, it should be noted that the Committee was awaiting information from the Sponsor on how she wanted the committee to proceed.*

Thank you in advance for your attention and cooperation.

cc: M. Mangan  
D. Flood  
G. Alcy-Jabouin

January 22, 2025

Dear Fellow Council Members and Mayor DeMaria,

I believe the city would benefit greatly by inviting the state auditor to come in. I recognize that this might not be a popular position for some of you, but I believe the Councilors operating on behalf of their constituents will hear me out.

It is my understanding that the auditor is primarily interested in finances, but would be willing to look at processes, too.

I will first describe just some of the worrying things I have seen that make me suggest that we take this unusual step. An audit may reveal that these areas are within normal limits and nothing the taxpayers should be concerned about. If they are not good practices, then we will have fulfilled our mandate to represent the citizen voters of our city by identifying the problems so that they can be fixed.

**1.Looming lawsuits.**

Our insurance does not cover discrimination lawsuits. Even a partial win or any type of settlement for anyone in the city could hammer our taxpayers.

**2.Money for schools.**

Four of our K-8 schools and our high school are critically overcrowded. Instead of using some of our ARPA funds to renovate another school property the city owns, The City spent \$9.9MM on the Devens School. That's \$247,500/pupil. Then we allocated ten million dollars for just fixing the roof on the old high school, which was left to rot between 2012 and 2024. Now there is talk about renovating that property for grades 7 and 8 for an additional \$76MM. If the plans carefully researched in 2022 to renovate the other property had come to fruition, it would likely have cost \$76MM total, some of which could have come out of our ARPA funds, and that school would be open by now, alleviating the overcrowding in the four K-8 schools. Our application to the state about a new high school is stalled. There is talk about building a high school and vocational school; no single city can afford to build a vocational school, that's why they're all regional.

**3.Over-reliance on residential taxes.**

The decline of our commercial/industrial tax base has been known for years; we knew when the power plant was going to close. No attempts were made to attract light manufacturing. All the talk was about entertainment, first



with more, more Encore!, then with The Stadium. The Zoning Board of Appeals approved building after building of giant luxury apartments with no parking, which contribute less than half of what a commercial enterprise on the site would garner, but have impossibly (and impassibly) clogged our roads with traffic. What sensible small manufacturer would want to have to deal with our traffic?

#### **4.Avoidance of bidding for contracts.**

It is the duty of the city to get the best price for the goods and services it needs. Lately, however, the city has been awarding Memoranda of Understanding (MOU) and Memoranda of Agreement (MOA) to previously-used favored providers and contractors instead of putting contracts of \$50,000 or more out to bid. It also lets vendors whose contracts supposedly expired just go on and on getting paid.

#### **5.Giving away use of city property.**

Examples of this are the Elliot Center, the Wellness Center and For Kids Only. \$60,000 here, \$395,000 there. It adds up! PlayFit gets paid \$395,000 to run the Wellness Center, but charges for some things that used to be included in the Wellness Center membership. The city provides the equipment and maintenance, which amounts to PlayFit conducting its private business on city property. A document request for recent rent paid by For Kids Only, part of a well-funded non-profit organization, resulted in 'no docs.' The most recent money the city received was grant money a few years ago.

#### **6.Inefficient/improper budgeting.**

The city went from an actual annual budget to an "adopted" budget in FY2017. Since then, the budget has had dancing numbers. The "expended" number changes from year to year, even though it's supposedly expended. The expended amount for the previous fiscal year is often inaccurate; one must look two years out to learn the actual expended number. In FY2022, the Finance Department used an old Standard & Poor's report(2019) for the city's financial outlook and its bond rating. The FY2025 budget does not have any rating information in it. The city apparently did not have S&P do a ratings report in calendar 2024, so we don't really know what our bond rating was. However, since the latest budget didn't contain either the financial outlook or the bond rating, the taxpayers are left to guess at the cost of the city's borrowing.

### **7. Ineffective negotiating resulting in lower revenue and higher expenses.**

Our PILOT agreement with Wynn/Encore started at about \$20MM annually and increases at 2.5%. The city also gets Host Community Agreement payment that started at \$5MM per year, and also increases at 2.5%. Even though Encore has average revenues of \$60,000,000 PER MONTH, it is not anticipated that the re-negotiation of these agreements triggered by the sale of Encore for over a billion dollars will significantly increase amounts to Everett.

### **8. Waste of our CARES/ARPA funds.**

The city could not figure out how to use some of our CARES funds and sent over \$2,000,000 back. This was discovered accidentally. ARPA funds were meant to try and make people, and then communities, whole again as the pandemic started to wane, not to rent overpriced trucks. The then-Superintendent of Schools made sure every child who didn't already have a computer at home got a Chromebook for remote learning, but without city wi-fi, many could not participate. Everett received its \$47.1MM in ARPA funds in 2021. As a disproportionately-affected community, it had leeway to use those funds in ways, for example, Brookline could not. It failed miserably. No additional unemployment assistance; .08% spent on rent/mortgage assistance; .006% on grants to small businesses; employees' regular salaries were paid out of ARPA money; and much money paid in administrative costs, especially to Anser, our ARPA "consultant." There was some food assistance, but no affordable childcare, no broadband, no mental-health help for students and nothing toward affordable housing. The city told the taxpayers that they had to give the rest of the money to a sub-recipient to manage, or they would lose it. Chelsea, another disproportionately-affected community had its ARPA plan complete and the money distributed by May of 2022.

### **9. Failure to build housing that is actually affordable.**

Much is made of how many units of a proposed luxury building will be set aside as "affordable housing." The problem is that the numbers are so skewed in Everett that "affordable" isn't. Naturally, developers are not much interested in building truly affordable housing; they gain more profit on luxury housing.

**10. Departments that do not seem to be functioning well.**

There has been a distinct decline in the performance of several departments. Selecting/placing candidates in positions they have absolutely no experience in. Lack of storage space at DPW for all of its vehicles in or near its own lot. ISD-issuing building permits without a site plan filed and in one instance, before the matter had even appeared on an agenda. Etc.

**11. No provisions for future growth.**

No one knows how many more people our water and sewer systems can support. There is no public safety substation near One Broadway, where the police, our ambulance and the Cataldo ambulance are frequently called. This area is substantially distant from Everett proper. Various departments were queried as to plans to accommodate more activity in that area if/when Encore expands and/or The Stadium is approved. They had no plans.

For all the above reasons, and any you would like to add, I hope you will join me in agreeing to invite the state auditor in to help us.

Sincerely,

Councilor Guerline Alcy Jabouin

Guerline Alcy <guerlineforeverett@gmail.com>

2/5/2025 2:22 PM

## Audit Letter to Council and Mayor

To Michael Mangan <michael.mangan@ci.everett.ma.us> • David Flood <david\_flood@comcast.net> •  
David Flood <david.flood@ci.everett.ma.us> • Stephanie Smith <stephanie.smith@ci.everett.ma.us>

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February 5, 2025

Dear Fellow Council Members and Mayor DeMaria,

As discussed at our January 27th meeting, below are the suggested departments that we would suggest to the administration for a referral to the auditor's office to conduct an audit:

Human Resources  
Procurement Office  
Finance Department  
ARPA Funds  
Mayor's Office  
Planning Department

I understand also that the concern might be how will we pay for this service or how much will it cost. The auditor's office is not able to give us a predetermined amount as they don't know yet which department/s they will need to audit without the council and the mayor's approval. Providing this service will assure the community that we are willing to provide transparency when it comes to managing their tax dollars.

I believe the city would benefit greatly by inviting the state auditor to come in. I recognize that this is not a popular position for some of you, but I believe the Councilors operating on behalf of their constituents will hear me out.

It is my understanding that the auditor is primarily interested in finances, but would be willing to look at processes, too.

I will first describe just some of the worrying things I have seen that make me suggest that we take this unusual step. An audit may reveal that these areas are within normal limits and nothing the taxpayers should be concerned about. If they are not good practices, then we will have fulfilled our mandate to represent the citizen voters of our city by identifying the problems so that they can be fixed.

1. Looming lawsuits.

Our insurance does not cover discrimination lawsuits. Even a partial win or any type of settlement for anyone in the city could hammer our taxpayers.

## 2. Money for schools.

Four of our K-8 schools and our high school are critically overcrowded. Instead of using some of our ARPA funds to renovate another school property the city owns, The City spent \$9.9MM on the Devens School. That's \$247,500/pupil. Then we allocated ten million dollars for just fixing the roof on the old high school, which was left to rot between 2012 and 2024. Now there is talk about renovating that property for grades 7 and 8 for an additional \$76MM. If the plans carefully researched in 2022 to renovate the other property had come to fruition, it would likely have cost \$76MM total, some of which could have come out of our ARPA funds, and that school would be open by now, alleviating the overcrowding in the four K-8 schools. Our application to the state about a new high school is stalled. There is talk about building a high school and vocational school; no single city can afford to build a vocational school, that's why they're all regional.

## 3. Over-reliance on residential taxes

The decline of our commercial/industrial tax base has been known for years; we knew when the power plant was going to close. No attempts were made to attract light manufacturing. All the talk was about entertainment, first with more, more Encore!, then with The Stadium. The Zoning Board of Appeals approved building after building of giant luxury apartments with no parking, which contribute less than half of what a commercial enterprise on the site would garner, but have impossibly (and impassibly) clogged our roads with traffic. What sensible small manufacturer would want to have to deal with our traffic?

## 4. Avoidance of bidding for contracts.

It is the duty of the city to get the best price for the goods and services it needs. Lately, however, the city has been awarding Memoranda of Understanding (MOU) and Memoranda of Agreement (MOA) to previously-used favored providers and contractors instead of putting contracts of \$50,000 or more out to bid. It also lets vendors whose contracts supposedly expired just go on and on getting paid.

## 5. Giving away use of city property.

Examples of this are the Elliot Center, the Wellness Center and For Kids Only. \$60,000 here, \$395,000 there. It adds up! PlayFit gets paid \$395,000 to run the Wellness Center, but charges for some things that used to be included in the Wellness Center membership. The city provides the equipment and maintenance, which amounts to PlayFit conducting its private business on city property. A document request for recent rent paid by For Kids Only, part of a well-funded non-

profit organization, resulted in ‘no docs.’ The most recent money the city received was grant money a few years ago.

#### 6. Inefficient/improper budgeting.

The city went from an actual annual budget to an “adopted” budget in FY2017. Since then, the budget has had dancing numbers. The “expended” number changes from year to year, even though it’s supposedly expended. The expended amount for the previous fiscal year is often inaccurate; one must look two years out to learn the actual expended number. In FY2022, the Finance Department used an old Standard & Poor’s report(2019) for the city’s financial outlook and its bond rating. The FY2025 budget does not have any rating information in it. The city apparently did not have S&P do a ratings report in calendar 2024, so we don’t really know what our bond rating was. However, since the latest budget didn’t contain either the financial outlook or the bond rating, the taxpayers are left to guess at the cost of the city’s borrowing.

#### 7. Ineffective negotiating resulting in lower revenue and higher expenses.

Our PILOT agreement with Wynn/Encore started at about \$20MM annually and increases at 2.5%. The city also gets Host Community Agreement payment that started at \$5MM per year, and also increases at 2.5%. Even though Encore has average revenues of \$60,000,000 PER MONTH, it is not anticipated that the re-negotiation of these agreements triggered by the sale of Encore for over a billion dollars will significantly increase amounts to Everett.

#### 8. Waste of our CARES/ARPA funds.

The city could not figure out how to use some of our CARES funds and sent over \$2,000,000 back. This was discovered accidentally. ARPA funds were meant to try and make people, and then communities, whole again as the pandemic started to wane, not to rent overpriced trucks. The then-Superintendent of Schools made sure every child who didn’t already have a computer at home got a Chromebook for remote learning, but without city wi-fi, many could not participate. Everett received its \$47.1MM in ARPA funds in 2021. As a disproportionately-affected community, it had leeway to use those funds in ways, for example, Brookline could not. It failed miserably. No additional unemployment assistance; .08% spent on rent/mortgage assistance; .006% on grants to small businesses; employees’ regular salaries were paid out of ARPA money; and much money paid in Administrative costs, especially to Anser, our ARPA “consultant.” There was some food assistance, but no affordable childcare, no broadband, no mental-health help for students and nothing toward affordable housing. The city told the taxpayers that we had to give the rest of the money to a sub-recipient to manage, or they would lose it. Chelsea, another disproportionately-affected community had its ARPA plan complete and the money distributed by May of 2022.

9.Failure to build housing that is actually affordable.

Much is made of how many units of a proposed luxury building will be set aside as “affordable housing.” The problem is that the numbers are so skewed in Everett that “affordable” isn’t. Naturally, developers are not much interested in building truly affordable housing; they gain more profit on luxury housing.

10. Departments that do not seem to be functioning well.

There has been a distinct decline in the performance of several departments. Selecting/placing candidates in positions they have absolutely no experience in. Lack of storage space at DPW for all of its vehicles in or near it’s own lot. ISD issuing building permits without a site plan filed and in one instance, before the matter had even appeared on an agenda, etc.

11. No provisions for future growth.

No one knows how many more people our water and sewer systems can support. There is no public safety substation near One Broadway, where the police, our ambulance and the Cataldo ambulance are frequently called. This area is substantially distant from Everett proper. Various departments were queried as to plans to accommodate more activity in that area if/when Encore expands and/or The Stadium is approved. They had no plans.

For all the above reasons, and any you care to add, I hope you will join me in agreeing to invite the state auditor in to help us.

Sincerely,

Councilor Guerline Alcy Jabouin



C0417-24

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Stephanie V. Smith

**Date:** December 9, 2024

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**Agenda Item:**

An ordinance amending SECTION 32B OF THE ZONING ORDINANCES: INCLUSIONARY ZONING

**Background and Explanation:**

**Attachments:**



## 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:

DATE OF PROPOSED ORDAINMENT:



**CITY COUNCIL .....No.C0417-24**

IN THE YEAR TWO THOUSAND AND TWENTY FOUR

### **AN ORDINANCE AMENDING SECTION 32B OF THE ZONING ORDINANCES: INCLUSIONARY ZONING**

Councilor/s/ Stephanie Martins, Stephanie Smith

**Whereas:** Changing demographics and development needs have increased the need for affordable housing production in the city; and

**Whereas:** The development of housing that is affordable to low and moderate income households should be encouraged; and

**Whereas:** The limited stock of affordable housing has accelerated displacement.

**Now,** therefore, by the authority granted to the City Council of the City of Everett,

Massachusetts to make ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that the Zoning Ordinances of the City of Everett be amended as follows:

(C0401-16)

(a) Purpose and intent

Due to changing demographics and development trends, affordable housing needs are expected to continue to increase in the city. The purpose of this section is to encourage development of new housing that is affordable to low and moderate-income households. Affordable housing produced through this regulation should be in compliance with the requirements set forth in M.G.L. c. 40B §§. 20-24 and other affordable housing programs developed by state, county and local governments.

It is intended that the affordable units created under this section be considered as local initiative units, in compliance with the requirements for the same as specified by the Department of Housing and Community Development, qualifying for inclusion in the city's subsidized housing inventory ("SHI").

(b) Applicability

In all zoning districts, the inclusionary zoning provisions of this section shall apply to:

- (1) Any project or series of projects that results, in the aggregate, in a total of ten (10) or more dwelling units, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or nonresidential space.

(C0187-18)

(c) Special permit

The development of any project set forth in subsection (b) of this section shall require the grant of a special permit from the planning board. A special permit under this section shall be granted if the proposal meets the requirements of this section, provided that nothing herein shall be intended to limit the discretion of any special permit granting authority under any other section of this Zoning Ordinance.

(d) Affordable units

As a condition of approval of a special permit, as required by subsection (c) of this section, the applicant shall contribute to the city's affordable housing opportunities in accordance with the following requirements:

- (1) A number of units equal to at least fifteen percent (15%) of the units at eighty percent (80%) AMI or at least ten percent (10%) of the units

at sixty percent (60%) AMI in a development subject to this section at the discretion of — shall be established as affordable units in any one or combination of methods provided for below (“affordable housing requirement”):

(C0187-18, C0062-24)

- a. Construction or rehabilitation of affordable units on the project site, pursuant to the special permit (See subsection (e) of this section); or
  - b. Construction or rehabilitation of affordable units on another site approved by the planning board (see subsection (f) of this section).
- (1) The applicant may offer, and the planning board may accept, any combination of the methods of compliance set forth in subsection (d)(1)a. and b. of this section, provided that in no event shall the total number of units be less than the equivalent number or value of affordable units required by this section.
  - (2) As a condition of the granting of a special permit, all affordable units shall be subject to an affordable housing restriction and a regulatory agreement in a form acceptable to the planning board, ensuring that the affordable units shall remain affordable in perpetuity. The regulatory agreement shall be consistent with any applicable guidelines issued by the Department of Housing and Community Development and shall ensure that affordable units can be counted toward the city’s SHI. The regulatory agreement shall also address all applicable restrictions listed in subsection (i) of this section. The special permit shall not take effect until the restriction, the regulatory agreement and the special permit are recorded at the Registry of Deeds and a copy is provided to the planning board and the director of inspectional services. Unless determined otherwise by the planning board or precluded by state law or regulation, the monitoring agent shall be the Everett Housing Authority.
  - (3) It shall be the responsibility of the applicant to prepare and execute all applications and forms necessary to ensure that the affordable units are added to the city’s SHI.
  - (4) The planning board may, at its discretion, reduce the affordable unit requirement in a development to ten percent (10%) of the total number of dwelling units in a development with an AMI of eighty

percent (80%) or to seven percent (7%) of the total number of dwelling units in a development with a AMI of sixty percent (60%) if the development meets either (or both) of the following requirements:

- a. The project site has a recorded activity and use limitation (AUL) and requires environmental remediation; or
  - b. The project site is located within a FEMA flood district.
- (C0187-18, C0318-21, C0062-24)

(e) Density bonus for additional affordable units

- (1) To facilitate the objectives of this section, the planning board may approve waivers of any dimensional restriction in this Zoning Ordinance in return for the creation of affordable dwelling units in excess of the affordable housing Requirement. Any applicant requesting such waivers shall present a baseline plan that demonstrates the number of units that could be developed without the need for such waivers. The planning board may approve waivers of such dimensional requirements (including setbacks, height restrictions, floor area ratio requirements and parking requirements) to allow for development of units in addition to the number depicted on the baseline plan (“bonus units”), provided that:
  - a. The total number of bonus units may not exceed fifty percent (50%) of the number of units that would be permitted without the need for such waivers, as shown on the baseline plan; and
  - b. The affordable housing requirement for the bonus units shall be twenty-five percent (25%) and
  - c. The planning board shall affirmatively find that granting such waivers will not be substantially more detrimental to the neighborhood than approval of the baseline plan would be.

(f) Provisions applicable to affordable units on and off site

- (1) Minimum design and construction standards for affordable units. Affordable units shall be integrated with the rest of the development, shall be of the same tenure type (i.e. rental or ownership) and shall be compatible in design, appearance, construction, and quality of materials with market rate units. Interior features and mechanical systems of affordable units shall conform to the same specifications as apply to market-rate units.

- (2) Mix of affordable units. The affordable units shall have an equal and proportionate mix equal to the market rate units. The affordable units within the project shall be proportionally equal to the number of market rate studios, one-bedroom, two-bedroom and/or three-bedroom units etc. on-site.
  - (3) Marketing plan for affordable units. Applicants shall submit a marketing plan to the planning board for its approval, which describes how the affordable units will be marketed to potential home buyers or tenants. This plan shall include a description of the lottery or other process to be used for selecting buyers or tenants. The applicant's marketing plan shall comply with all requirements set forth in the relevant regulations and guidelines of the Executive Office of Housing and Livable Communities.
- (g) Maximum incomes and selling prices: Initial sale
- (1) To ensure that only eligible households purchase affordable units, the purchaser of an affordable unit shall be required to submit copies of the last three (3) years' federal and state income tax returns and certify, in writing and prior to transfer of title, to the developer of the housing units or his/her agent, and within thirty (30) days following transfer of title, to the city's Affordable Housing Trust, that his/her or their family's annual income level does not exceed the maximum level as established by the Commonwealth's Department of Housing and Community Development, and as may be revised from time to time.
  - (2) The maximum housing cost for affordable units created under this section is established by the Commonwealth's Department of Housing and Community Development, Local Initiative Program or as revised by the city.
- (h) Preservation of affordability; restrictions on resale
- Each affordable unit created in accordance with this section shall have limitations governing its resale through the use of a regulatory agreement (See subsection (d) of this section). The purpose of these limitations is to preserve the affordability of the unit in perpetuity and to ensure its continued availability for affordable income households. The resale controls shall be established through a restriction on the property and shall be in force in perpetuity.

- (4) Right of first refusal to purchase. The purchaser of an affordable unit developed under this section shall agree to execute a deed rider prepared by city, consistent with model riders prepared by Department of Housing and Community Development, granting, among other things, the city a right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.
- (5) The planning board shall require, as a condition of the special permit hereunder, that the applicant complies with the mandatory set-asides and accompanying restrictions on affordability, including the execution of the deed rider required, above. The inspectional services department shall not issue an occupancy permit for any affordable unit until the deed restriction is recorded.

(i) Local Preference

To the maximum extent permitted by law, including the regulations of the Department of Housing and Community Development or any successor agency, any special permit granted hereunder shall include a condition that a preference for residents and employees of the city shall be included as part of the lottery and marketing plan for the affordable units. Residency shall be established through certification of the city clerk based on census, voter registration or other acceptable evidence.

(j) Fees

The applicant shall be responsible for all consultant fees, including engineering, architectural, legal, housing consultant and planning fees, incurred by the planning board in connection with the application, review of relevant plans and documents, and ensuring that the affordable units are included on the city's SHI.

(k) Conflict with other ordinances

The provisions of this section shall be considered supplemental of existing zoning requirements. To the extent that a conflict exists between this section and others, the more restrictive provision(s) shall apply.

(l) Severability

If any provision of this section is held invalid by a court of competent jurisdiction, the remainder of the section shall not be affected thereby. The invalidity of any subsection or subsections or parts of any subsection or subsections of this section shall not affect the validity of the remainder of the

city's Zoning Ordinance.

(m) Order of filing  
(C0187-18)

If a project proposed under this section also requires approval by the city's zoning board of appeals, application shall first be made to the planning board before seeking zoning board approval so as to allow applicants to adjust pro-forma schedules.

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

A true copy attest,



A handwritten signature in black ink that reads "Sergio Cornelio".

Sergio Cornelio, City Clerk

**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: 01/27/2025

DATE OF PROPOSED ORDAINMENT: 02/10/2025



**CITY COUNCIL..... No. C0417-24**

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

**AN ORDINANCE AMENDING SECTION 32 OF THE ZONING ORDINANCES:  
INCLUSIONARY ZONING**

Councilor /s/ Stephanie Martins, Stephanie V. Smith, Holly D, Carcia, John F. Hanlon, Peter  
Pietrantonio and Robert J. Van Campen

**Whereas:** Changing demographics and development needs have increased the need for  
affordable housing production in the city; and

**Whereas:** The development of housing that is affordable to low and moderate income  
households should be encouraged; and

**Whereas:** Whereas: The limited stock of affordable housing has accelerated displacement.

**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  
(Zoning Ordinance), Section 32 of the Revised Ordinances of the City of Everett is hereby  
amended as follows:

All occurrences of the phrase “Department of Housing and Community Development” in the  
section are hereby replaced with the phrase “Executive Office of Housing and Livable  
Communities”.

Subsection (d)(1) is hereby amended by deleting the current version of the subsection and  
replacing it with the following new version of the subsection:

- (1) A number of units equal to at least 15% of the units at 80% AMI or at least 10%  
of the units at 60% AMI in a development subject to this section at the discretion  
of the planning board shall be established as affordable units in any 1 or  
combination of methods provided for below (“affordable housing requirement”):

Subsection (d)(5) is hereby amended by deleting the current version of the subsection and  
replacing it with the following new version of the subsection:



- (2) The planning board may, at its discretion, reduce the affordable unit requirement in a development to ten percent 10% of the total number of dwelling units in a development with an AMI of 80% or to 7% of the total number of dwelling units in a development with an AMI of 60% if the development meets either (or both) of the following requirements:
- a. The project site has a recorded activity and use limitation (AUL) and requires environmental remediation; or
  - b. The project site is located within a FEMA flood district.

Subsections (f)(1) and (f)(4) are hereby deleted and the remaining subsequent subsections in subsection (f) are re-sequenced accordingly.

Subsection (g) is hereby deleted and the remaining subsequent subsections in Section 32 are re-sequenced accordingly.

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



A true copy attest

A handwritten signature in black ink that reads "Sergio Cornelio".

Sergio Cornelio, City Clerk

**LEGAL NOTICE**

**CITY OF EVERETT**



**EVERETT CITY COUNCIL**

**PUBLIC HEARING NOTICE FOR A ZONING ORDINANCE CHANGE**

**AN ORDINANCE AMENDING SECTION 32 OF THE ZONING ORDINANCE:  
INCLUSIONARY ZONING**

To all interested parties,

In accordance with MGL Chapter 40A, Section 5 and Section 12 of the City of Everett Zoning Ordinance (Revised Ordinances, Appendix A), the Everett City Council shall conduct the required public hearing for changes to the city's zoning ordinance. Said public hearing shall be held during a regular meeting of the council on Monday, January 27, 2025 at 7:00 PM in the City Council Chambers at Everett City Hall, Third Floor, 484 Broadway, Everett, MA 02149.

At said meeting, the public shall be allowed to speak on proposed amendments to the City of Everett's Zoning Ordinance by modifying Sections 32 of the Zoning Ordinance – Inclusionary Zoning.

A copy of the documents associated with this proposed amendment shall be available in the City Clerk's Office for public inspection. A list of the changes being proposed to Section 32 can also be found in Item 6 of the Planning Board agenda for their meeting of January 6, 2024. This agenda is posted on the city web site at the following link: <https://cityofeverett.com/wp-content/uploads/2024/12/01-06-2025-Planning-Board.pdf>. A copy of an updated version of Section 32 if these changes are adopted as submitted can also be found on pages 106 thru 112 of the agenda packet for the December 9, 2024 regular meeting of the City Council. This agenda packet is posted on the city web site at the following link: <https://cityofeverett.com/wp-content/uploads/2024/12/12-09-2024-City-Council.pdf>.

Questions and comments may be directed in advance of the public hearing to the Legislative Aide for the City Council, Michael Mangan at [Michael.Mangan@ci.everett.ma.us](mailto:Michael.Mangan@ci.everett.ma.us) or 617-394-2237.

Stephanie Martins, President  
Michael Mangan, Legislative Aide

January 10, 2025

# City of Everett

Item Number 13

PLANNING BOARD  
484 BROADWAY  
EVERETT, MA 02149

## PLANNING BOARD MEMBERSHIP

Frederick Cafasso – *Chairman*  
Leo Pizzano, Jr. – *Member*  
Michael O'Connor – *Member*  
Shayane Rangel – *Member*  
James Tarr – *Member*  
Michael Hart – *Alternate*



## PLANNING DEPARTMENT STAFF

Matthew Lattanzi, Esq. – Planning Director  
Jay Monty – Transportation Director  
Eric Molinari – Transportation Planner  
Tom Philbin – Conservation Planner  
Katherine Jenkins-Sullivan – Sustainability Planner  
Zerina Gace – Affordable Housing Coordinator  
Jeannie Vitukevich – Administrative Assistant  
Main Office Line: 617-394-2334

January 9, 2025

Michael Mangan  
Office of the City Council  
484 Broadway, Room 38  
Everett, MA 02149

### **RE: Zoning Amendment Recommendations of the Planning Board to City Council**

Mr. Mangan,

Below, please find the Planning Board's Recommendation regarding a proposed Zoning Amendment to Section 32 ("Inclusionary Zoning") referred now to the Everett City Council for introduction at the Council's January 27<sup>th</sup> City Council Regular Meeting.

### **(1) Section 32 ("Inclusionary Zoning") of the City of Everett Zoning Ordinance**

During the January 6, 2025 meeting of the Everett Planning Board, a motion was made and seconded for **Favorable Recommendation with two (2) additional considerations** to amend Section 32 in the following manner:

All occurrences of the phrase "Department of Housing and Community Development" in the section are hereby replaced with the phrase "Executive Office of Housing and Livable Communities".

Subsection (d)(1) is hereby amended by deleting the current version of the subsection and replacing it with the following new version of the subsection:

- (1) A number of units equal to at least 15% of the units at 80% AMI or at least 10% of the units at 60% AMI in a development subject to this section at the discretion of the Planning Board shall be established as affordable units in any 1 or combination of methods provided for below ("affordable housing requirement"):

Subsection (d)(5) is hereby amended by deleting the current version of the subsection and replacing it with the following new version of the subsection:

- Item Number 13
- (2) The planning board may, at its discretion, reduce the affordable unit requirement in a development to ten percent 10% of the total number of dwelling units in a development with an AMI of 80% or to 7% of the total number of dwelling units in a development with an AMI of 60% if the development meets either (or both) of the following requirements:
- a. The project site has a recorded activity and use limitation (AUL) and requires environmental remediation; or
  - b. The project site is located within a FEMA flood district.

Subsections (f)(1) and (f)(4) are hereby deleted and the remaining subsequent subsections in subsection (f) are re-sequenced accordingly.

Subsection (g) is hereby deleted and the remaining subsequent subsections in Section 32 are re-sequenced accordingly.

**The two additional considerations are as follows:**

1. Consider adding a third requirement under Section 32(d)(5), allowing for a reduction in the percentage of total units deed-restricted as affordable if “The project site contains an historic structure that will be preserved through the redevelopment contemplated.”
2. Consider revising the AMI thresholds to include “blended averages” to achieve the target AMI percentage, allowing for greater flexibility and negotiation between City staff and project Proponent.

All members were in favor to refer the matter to the City Council with **Favorable Recommendation** (5-0 vote), adding in the above-listed additional two considerations.

Respectfully Submitted,

Matt Lattanzi, Esq.  
Director, Planning & Development

cc: Sergio Cornelio, City Clerk  
David Flood, Legislative Research Analyst  
Colleen Mejia, Esq., City Solicitor



C0025-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** January 13, 2025

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**Agenda Item:**

An order to appropriate \$35,000 from Budgetary Fund Balance (Free Cash) to the Human Resources professional services account to cover additional costs related to workers compensation

**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)

---

January 8, 2025

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

Dear Honorable Members:

I hereby submit for your consideration an order to appropriate \$35,000 from Budgetary Fund Balance (Free Cash) to the Human Resources professional services account to cover additional costs related to workers compensation.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria  
Mayor



January 8, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Stephanie Martins, as President**

**Bill Number:**

Be it

**Bill Type: Order**

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

That the sum of \$35,000 be appropriated from the General Fund Budgetary Fund Balance (Free Cash) to the Human Resources professional services account.

This appropriation is necessary to cover additional costs related to workers compensation.

#1 - C0025-25

Ways and Means Committee  
January 27, 2025

The Committee on Ways and Means met on Monday, January 27, 2025 at 6:00pm in the City Council Chambers at City Hall.

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

Members present were Councilor Stephanie Smith, presiding; Councilors Anthony DiPierro, John Hanlon and Pietrantonio.

The Committee met on an Order offered by Councilor Stephanie Martins, as President: An Order to appropriate \$35,000 from Budgetary Fund Balance (Free Cash) to the Human Resources Professional Services account to cover additional costs related to workers compensation.

Acting Human Resource Director John Russolillo was also present.

Councilor Hanlon asked what the additional money was for and Mr. Russolillo explained that the request for additional funding was for legal fees for outside counsel as a result of the third party administrator they were utilizing for workers compensation provided the City with a 60 day notice that they would no longer be performing this service for the City. Mr. Russolillo stated that as a result they retained the Attorney that had knowledge of the existing cases but the rate had changed from \$150 to \$250 per hour. Councilor Pietrantonio inquired to how many City employees were on workers compensation and Mr. Russolillo responded that he could provide that exact number that included School personnel since workers compensation was in the City budget. Chairperson Smith asked if this had any relation to the recent City Council passage of an Order for an additional \$48,000 for the Human Resources department and Mr. Russolillo noted that funding was for unemployment. Chairperson Smith referenced that the original line item for Professional Services in budget for Human Resources was \$25,000 so she expressed concerned that the request for \$35,000 was over 100% of the original budget. Mr. Russilillo explained that he was not involved in the original budget preparation. Chairperson Smith noted that she did not see any reference of a Third party Administrator or Attorney listed under the Professional Services line item and announced that she couldn't support until she had a better financial understanding of this transaction. Motion for favorable action was made by Councilor Hanlon but the motion failed on a 2-2 vote with Councilors Hanlon and DiPierro in the affirmative with Chairperson Smith and Councilor Pietrantonio in opposition.

The Committee voted: to report back to the City Council with no recommendation.

Respectfully Submitted,

John W. Burley  
Clerk of Committees



**From:** [Stephanie Smith](#)  
**To:** [Eric Demas](#)  
**Cc:** [Peter Pietrantonio](#); [Anthony DiPierro](#); [John Hanlon](#); [John Russolillo](#); [JOHN BURLEY](#); [David Flood](#); [David Flood](#); [Michael Mangan](#); [Erin Deveney](#)  
**Subject:** \$35K for Workmans Comp  
**Date:** Tuesday, January 28, 2025 10:38:28 AM

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Hi Eric,

The follow-up questions from the \$35K appropriation from free cash are below. We invited you to come up to the next Council meeting to address these so we can vote in it.

- When did we receive notice from the 3<sup>rd</sup> party administrator that they were closing down?
- How much did we spend in professional services for this specific administrator in FY 24? FY 25?
- How much have we spent in professional services for the lawyer at the new rate in FY25?
- What account was the \$5-6K retainer for the 3<sup>rd</sup> party administrator taken out of in FY24?
- If we are no longer paying that retainer, is there a reason we cannot transfer the money saved in that account to the professional services account?
- How did the Administration underestimate the Mayor's proposed budget of \$25K for this line item? You are asking for asking for over 100% increase from the budgeted amount
- How many cases were there in FY24? FY25 to date? How many have gone to court/arbitration that we have paid the legal fees on?
- I don't see in the notes in the budget book that there are any legal fees being paid out of the professional services account for Workmans Comp unless it is the "contract administration for TPA"?

Hope you are feeling better!

Thanks,  
Stephanie

*City Councilor at Large*  
City of Everett  
617-465-1038

Hi Eric,

**(Stephanie Smith)** The follow-up questions from the \$35K appropriation from free cash are below. We invited you to come up to the next Council meeting to address these so we can vote in it.

- When did we receive notice from the 3<sup>rd</sup> party administrator that they were closing down?
- How much did we spend in professional services for this specific administrator in FY 24? FY 25?
- How much have we spent in professional services for the lawyer at the new rate in FY25?
- What account was the \$5-6K retainer for the 3<sup>rd</sup> party administrator taken out of in FY24?
- If we are no longer paying that retainer, is there a reason we cannot transfer the money saved in that account to the professional services account?
- How did the Administration underestimate the Mayor's proposed budget of \$25K for this line item? You are asking for asking for over 100% increase from the budgeted amount
- How many cases were there in FY24? FY25 to date? How many have gone to court/arbitration that we have paid the legal fees on?
- I don't see in the notes in the budget book that there are any legal fees being paid out of the professional services account for Workmans Comp unless it is the "contract administration for TPA"?

**(Peter Pietrantonio)** One more will the 35k us though the rest of the year?



C0028-25

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**To:** Mayor and City Council

**From:** Councilor Anthony DiPierro

**Date:** January 27, 2025

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**Agenda Item:**

A resolution requesting Everett Police Chief Paul Strong to appear before the City Council to discuss what measures are being taken to ensure public safety concerns are addressed regarding emergency shelter housing in Everett

**Background and Explanation:**

**Attachments:**



C0030-25

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**To:** Mayor and City Council

**From:** Councilor Wayne A. Matewsky

**Date:** January 27, 2025

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**Agenda Item:**

That Fire Chief Joseph Hickey, and His Honor Mayor DeMaria appear with regard to the Jupiter lithium battery proposal and safety concerns

**Background and Explanation:**

**Attachments:**



C0032-25

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**To:** Mayor and City Council

**From:** Councilor Peter Pietrantonio

**Date:** January 27, 2025

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**Agenda Item:**

That Fire Chief Joseph Hickey appear at the next regular city council meeting to see how his first couple of months are going

**Background and Explanation:**

**Attachments:**



C0033-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Guerline Alcy Jabouin

**Date:** January 27, 2025

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**Agenda Item:**

That the CFO provide an update on the ARPA funds expiring in December and the disbursement to recipients

**Background and Explanation:**

**Attachments:**



C0034-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Robert J. Van Campen

**Date:** January 27, 2025

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**Agenda Item:**

That the Director of Health and Human Services and Interim Director of HR appear at the next meeting to provide a status on the efforts to hire new school nurses as funded in 2024

**Background and Explanation:**

**Attachments:**



C0035-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Robert J. Van Campen

**Date:** January 27, 2025

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**Agenda Item:**

That the CFO and Director of Planning provide information on whether the city was able to receive any funding from the state's Affordable Homes Act/Housing Bond Bill

**Background and Explanation:**

**Attachments:**



# AFFORDABLE HOMES ACT

## FACT SHEET

On August 6, 2024, Governor Maura Healey signed the Affordable Homes Act into law (Chapter 150 of the Acts of 2024). The historic legislation authorizes **\$5.16 billion** in spending over the next five years along with **nearly 50 policy initiatives** to counter rising housing costs caused by high demand and limited supply. Here's a look at the spending authorizations and policy initiatives in this comprehensive legislation:

### UNLOCKING HOUSING PRODUCTION:

#### **\$800M for Affordable Housing Trust Fund**

Provides resources to create or preserve affordable housing for households whose incomes are not more than 110% of area median income; includes up to \$50M for MassDREAMS to provide downpayment/closing cost assistance for homebuyers in Disproportionately Impacted Communities.



#### **\$425M for Housing Stabilization and Investment Fund**

Consolidates the Housing Stabilization Fund and the Community Investment and Preservation Fund; supports preservation, new construction, and rehabilitation projects. \$10M made available for the Small Properties State Acquisition Funding Pilot Program.

#### **\$275M for Sustainable and Green Housing Initiatives**

Consolidates the existing Transit Oriented Development Program and the Climate Resilient Affordable Multifamily Housing Program; supports innovative solutions to accelerating/unlocking new housing solutions (e.g., office conversions, modular homes, accessory dwelling units); adds language to authorize the creation of a new social housing pilot program.

#### **\$175M for HousingWorks Infrastructure Program**

Funds infrastructure projects to encourage additional housing development.

#### **\$50M for the Momentum Fund**

A new program that capitalizes a permanent, revolving fund (administered by MassHousing and seeded through state and private investment) to accelerate development of mixed-income multifamily housing.



**\$25M for Community Planning Grants**

Makes grants to municipalities for planning and zoning initiatives that support housing.

**\$20M for Smart Growth/40R/40Y Program**

Provides incentive payments to municipalities who adopt smart growth housing districts, under Chapter 40R/40Y.

**Accessory Dwelling Units (ADUs) As-Of-Right**

Permits ADUs (<900 SF) to be built by-right in single-family zoning districts in all communities; prohibits owner occupancy requirements as well as parking mandates within ½ mile of transit.

*Effective Date: 180 days from the effective date of the Act.*

**Abutter Appeal Reforms**

Increases the maximum bond that a court may require in an appeal of an approval of a special permit, variance or site plan from \$50,000 to \$250,000 and clarifies that a court need not find bad faith or malice of a plaintiff for the court to require posting of a bond; allows the courts to award reasonable attorneys' fees if the court finds the appellant acted in bad faith or with malice in making appeal.

**Statewide Housing Plan**

Requires EOHLC to prepare a statewide housing plan every 5 years, conducting regional outreach following robust data analysis, to help inform statewide housing goals and strategies

**RESTORING DIGNITY TO PUBLIC HOUSING:****\$2B for Public Housing**

Supports the repair, rehabilitation and modernization of over 43,000 state-aided public housing units across the Commonwealth, includes \$150 million dedicated to the decarbonization of public housing and \$15 million for accessibility upgrades.

**\$200M for Public Housing Demonstration Program**

Encourages housing authorities to pursue innovative, market-driven strategies and leverage private resources to maintain, preserve and create public housing.

**Allowing Local Housing Authorities (LHAs) to Borrow Against Capital Funding**

Allows LHAs, with approval from EOHLC, to raise additional funds for rehabilitation projects by borrowing against their capital funds.

**LHA Replacement Value for Mass. Architectural Access Board (MAAB)**

Requires calculation of replacement value for Public Housing for MAAB accessibility threshold to align with requirements governing state-owned properties, basing values on industry standards per a published database.





### **Increasing Availability of Regional Capital Assistance Teams (RCATs)**

Allows RCATs, which help LHAs to plan for and complete capital projects, to expand their services and capacity by allowing payment for maintenance and operations services, as well as allows larger LHAs to join the program if they elect to pay for these services; eliminates the 3 separate advisory boards and replaces with 1 advisory board covering the entire RCAT program, with bi-annual meetings.

### **Sets Schedule for Agreed-Upon Procedure Audits (to align with LHA performance management reviews)**

Allows EOHLC to set its own schedule for performance audits, which would be to follow the same practice as the Performance Management Review – biennial with more frequent follow-up in situations of poor performance.

### **Tenant Protections in LHA Redevelopment**

Requires any public housing redevelopment project to (i) ensure certain resident protections; (ii) provide a clear path to enforce protections; (iii) provide for the issuance of regulations and subregulatory contracts and forms; (iv) provide that residents should not be adversely affected by change in subsidy or ownership; and (v) provide residents with technical assistance to allow for meaningful input.

## **BUILDING MIDDLE-INCOME & HOMEOWNERSHIP OPPORTUNITIES:**

### **\$100M for Commonwealth Builder**

Creates a permanent capital resource to support the expansion of homeownership opportunities for first-time homebuyers and socially and economically disadvantaged individuals through the construction of affordable homeownership units.

### **\$100M for Mixed-Income Housing Fund**

Formerly known as the “Workforce Housing Fund,” funds housing development for households earning 60-120% AMI.

### **\$50M for MassDREAMS program**

Included within the Affordable Housing Trust Fund authorization to support first-time homebuyers through down payment and closing cost assistance in Disproportionately Impacted Communities.

### **Creates a Homeownership Production Tax Credit**

*Learn more under tax credits*

## **SUPPORTING OUR VETERANS:**

### **Veterans Supportive Housing**

Creates a program to help develop supportive housing for veterans.

### **Veterans Preference**

Allows cities and towns to create a preference for veterans in affordable housing.





## **PRESERVING & STRENGTHENING LIVABLE COMMUNITIES:**

### **\$426M for Local Housing Initiatives**

Authorizes over \$426M in spending on local capital projects in communities across Massachusetts.

### **\$50M for Neighborhood Stabilization**

Funds the acquisition, rehabilitation, and sale of distressed properties.

### **\$50M for Housing Choice Grant Program**

Provides payments to municipalities that receive a Housing Choice designation through high housing production and/or demonstration of housing best practices and a grant program to assist MBTA communities in complying with the multi-family zoning requirement.

### **\$30M for State Surplus Property Disposition**

Authorization to support efforts to use state surplus land to address housing and other critical needs, for example, when sites with existing, obsolete structures such as former hospitals or prisons may need costly demolition or environmental remediation.



### **Seasonal Communities Designation**

Creates the framework for designating communities with substantial seasonal variations in employment and housing needs to develop policies and programs targeting seasonal communities; creates a Seasonal Communities Coordinating Council to provide advice and recommendations to EOHLC regarding seasonal communities.

### **Surplus Public Land Disposition Reforms**

Creates a temporary streamlined disposition process for land under the control of a state agency or public agency if it will be conveyed for housing purposes.

### **Receivership Reforms for Affordable Housing**

Amends the state's receivership statute to permit courts to expeditiously approve the sale of vacant properties in receivership to a nonprofit for the fair market value of the property "as is" if the entity will rehabilitate and sell affordably to an income-eligible first-time homebuyer.

### **Commercial Property Conversion Program**

Creates a program to support the conversion of commercial properties into housing or mixed-use developments.

### **Municipal Conversion Project Program**

Creates a program for municipalities to assist with the development costs of converting commercial property into residential housing.



## SUPPORTING VULNERABLE POPULATIONS:

### **Supportive Housing Pool Fund**

Creates a flexible supportive housing pool program to provide critical assistance for supportive housing by funding staffing, case management, service coordination and other tenancy-related services not funded through other sources.

### **\$200M for Housing Innovations Fund**

Supports innovative and alternative forms of rental housing including single person occupancy units, transitional and permanent housing for people experiencing homelessness, housing for seniors and veterans, and transitional units for persons recovering from substance use disorder.

### **\$70M for Facilities Consolidation Fund**

Supports the development of appropriate community-based housing for clients of the Department of Mental Health and Department of Developmental Services.

### **\$60M for Home Modification Loan Program**

Provides funding to modify homes or create accessory dwelling units for individuals or families with disabilities or seniors so that they may stay in their homes or return home from institutional or skilled care settings.

### **\$55M for Community Based Housing**

Provides funding for the development of integrated housing for people with disabilities, including seniors, with priority for individuals who are in institutions, nursing facilities or at risk of institutionalism.

### **Massachusetts Healthy Homes Program**

Creates a program to address habitability concerns in homes, including lead paint, asbestos, & mold abatement

### **\$50M for Early Education and Out of School Time Grants**

Offers grants to help build early education and out of school time program facilities that serve low-income children.

## ESTABLISHING MEANINGFUL COMMISSIONS:

### **Extremely Low-Income Commission**

Creates a commission to recommend policy, programs, and other investments to expand the supply of housing that is affordable to households earning not more than 30% AMI.

### **Senior Housing Commission**

Creates a commission to recommend policy, programs, and other investments to expand the supply of housing for seniors and older adults.

### **Accessible Housing Commission**

Creates a commission to study accessibility in housing for persons with disabilities and seniors.





## FAIR HOUSING FOR ALL:

### Eviction Record Sealing

Provides a process for tenants to petition the court to seal an eviction record for: (i) no-fault evictions, or eviction actions where the case was dismissed/tenant prevailed: after conclusion of the case; (ii) solely non-payment evictions: no other eviction action within past 4 years and judgment for underlying eviction has been satisfied; and (iii) all other fault evictions: 7 years from conclusion of the matter and 3 years without any other eviction case filed against the tenant. Also prohibits consumer reporting agencies from disclosing information in a sealed eviction record. *Effective Date: 270 days from the effective date of the Act.*

### Establishes the Office of Fair Housing and Fair Housing Trust Fund

Establishes an office within EOHLC with explicit focus on fair housing as an essential element of EOHLC's mission and establishes a trust fund for enforcement initiatives, fair housing testing, education, and outreach.

### Foreclosure Prevention Pilot Program

Creates a Massachusetts Foreclosure Prevention Pilot Program, administered by the Massachusetts Office of Public Collaboration at UMass Boston, to operate in up to 5 communities disproportionately impacted by high rates of foreclosure. The program will provide supervised conferences where parties make a good faith effort to avoid foreclosure through sustainable foreclosure prevention alternatives.

## TAX CREDITS:

### Homeownership Production Tax Credit

Creates a new tax credit to incentivize production of homeownership units for first-time homebuyers earning up to 120% AMI.

### Community Investment Tax Credit (CITC)

Makes the CITC permanent and expands its annual authorization from \$12M to \$15M to support Community Development Corporations or nonprofit Community Support Organizations.

### Commercial Property Conversion Tax Credit

Creates a new tax credit to support the conversion of commercial properties into housing or mixed-use developments.

### Historic Rehabilitation Tax Credit

Increases the annual authorization for the State Historic Rehabilitation Tax Credit from \$55M to \$110M; extends sunset date to December 31, 2030.



## CREATING A STRONGER COMMONWEALTH:

### **Adjacent Lots Merger Reforms**

Establishes that adjacent lots under common ownership shall not be treated as a single lot for local zoning purposes.

### **Alternative Housing Voucher Program (AHVP)**

Amends the AHVP statute to allow for project-based vouchers.

### **Condo Board Meeting Reforms**

Allows condo boards and governing bodies to conduct meetings by telephone or video conference call; allows unit owners to vote by mail-in ballot or by electronic means so long as there is a quorum.

### **Condo Conversion Protections**

Extends the condo conversion protection law to buildings that are not owner-occupied and contain fewer than four residential units.

### **Home Inspection Regulations**

Requires EOHLIC to promulgate regulations to prohibit a residential home seller from (1) conditioning the sale on the potential buyer waiving or limiting an inspection; or (2) accepting an offer if the seller has been informed in advance that the prospective buyer intends to waive their right to an inspection.

### **Homestead Exemption Increase**

Increases the Declared Homestead Exemption from \$500,000 to \$1M to protect homeowner equity from certain debt.

### **Housing Appeals Committee (HAC) Reporting**

Requires the HAC to notify the Secretary of any deadline extensions or delays for any appeals and report annually to the Governor and the legislature on the delay or extension of any deadlines.

### **MassDevelopment I-Cubed**

Allows MassDevelopment to support and prioritize Economic Development Projects that incorporate residential development.

### **MassHousing Licensing Exemptions**

Exempts MassHousing from debt collectors/third party loan servicers licensing; mortgage lender/broker licensing; and mortgage loan originator licensing.

### **MassHousing Borrowing Authority Increase**

Increases MassHousing borrowing authority from \$4.9B to \$10.8B

### **Registered Land Administration Modernization**

Modernizes the administration of registered land.

### **Security Deposit Reform**

Authorizes EOHLIC to promulgate regulations to authorize a lessor and a tenant to agree to payment of a fee in lieu of a security deposit.

### **Worker Protections**

Requires a private entity engaged in projects receiving funds under the bond bill to properly classify individuals employed on the project and comply with all laws concerning workers' compensation.



## TECHNICAL UPDATES:

### **Community Economic Development Assistance Corporation (CEDAC) Updates**

Amends CEDAC enabling act to place it under EOHLC rather than EOED and repeals EOED reporting requirements that are no longer relevant to CEDAC.

### **MassHousing & Massachusetts Housing Partnership (MHP) Updates**

Amends the MassHousing and MHP enabling acts to replace DHCD with EOHLC.

### **Community Based Housing (CBH) Updates**

Amends prior authorizations of CBH to clarify that (i) CBH loans may be refinanced and (ii) CBH property owners may transfer an affordable housing restriction to a new property if it is determined that clients will be better served at an alternative property.

### **Facilities Consolidation Fund (FCF) Updates**

Amends prior authorizations of FCF to clarify that (i) FCF loans may be refinanced and (ii) FCF property owners may transfer an affordable housing restriction to a new property if it is determined that clients will be better served at an alternative property.

### **Housing Innovations Fund (HIF) Updates**

Amends prior authorizations of HIF to clarify that (i) HIF loans may be refinanced and (ii) HIF property owners may transfer an affordable housing restriction to a new property if it is determined that clients will be better served at an alternative property.

### **HousingWorks Infrastructure Program Updates**

Technical amendments to HWIP to align funding to support housing purposes.

### **Capital Improvement & Preservation Fund (CIPF) Updates**

Combines CIPF into the Housing Stabilization Fund statute.







C0055-25

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**To:** Mayor and City Council

**From:** Councilor Robert J. Van Campen

**Date:** February 10, 2025

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**Agenda Item:**

An ordinance regulating the demolition of historical structures in the City of Everett

**Background and Explanation:**

**Attachments:**

**AN ORDINANCE REGULATING  
THE DEMOLITION OF HISTORICAL STRUCTURES  
IN THE CITY OF EVERETT**

1. Purpose

This ordinance is intended to preserve and protect significant buildings within the City of Everett which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the city; and to encourage owners of such buildings to seek out individuals who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolishing them. In order to achieve these important purposes, the Everett Historical Commission is authorized to advise and consult with the Director of Inspectional Services/Building Commissioner, or his designee, with respect to the issuance of permits for the demolition of significant buildings. The issuance of demolition permits for significant buildings shall be regulated as set forth in this ordinance.

2. Definitions

For the purposes of this ordinance, the following definitions shall apply:

“Applicant” – any person or entity seeking a demolition permit.

“Building” – any combination of materials creating shelter for persons, animals or property.

“Director of Inspectional Services/Building Commissioner” – the municipal officer authorized to issue Demolition Permits pursuant to the Massachusetts State Building Code.

“Commission” – the Everett Historical Commission.

“Demolition” – any act of pulling down, destroying, removing, or razing a building in total, as such will necessitate the issuance of a Demolition Permit under the State Building Code.

“Demolition Permit” – a permit issued by the Director of Inspectional Services/Building Commissioner under the State Building Code for the demolition of a building or structure.

“Demolition Plan” – the plan submitted to the Commission by the Applicant setting forth the facts related to the property and its proposed use pursuant to section 3.5 of this ordinance.

“Preferably Preserved Building” – a significant building which is the subject of an application for a Demolition Permit, and thereafter determined by vote of the Commission to be worthy of preservation.

“Moratorium” – a period of six (6) months following the hearing date of the Commission’s Determination of Detriment regarding the demolition of a Preferably Preserved Building.

“Significant Building” – any building or portion thereof, not listed in the exemptions in Section 6, and which:

- i. is listed on, or is within an area listed on, the State or National Register of Historic Places, or is the subject of a pending application for listing in said National Register; or
- ii. was built in whole or in part prior to 1940 as based upon the age ascribed to the building in the records of the Assessor’s Office and that is used exclusively for dwelling purposes as defined and regulated under the State Building Code.

### 3. Determination/Procedure

3.1 The Director of Inspectional Services/Building Commissioner will hold in abeyance any application for a Demolition Permit affecting a Significant Building pending compliance with the procedures set forth herein.

3.2 Within ten (10) days of receipt, the Director of Inspectional Services/Building Commissioner will forward any application for a Demolition Permit affecting a Significant Building to the Commission.

3.3 The Commission will hold a public hearing within thirty-five (35) days of receipt of the application for the Demolition Permit. Such hearing may be adjourned at the discretion of the Commission, but in no event shall the hearing be held open for longer than sixty (60) days from receipt of the application for a Demolition Permit, unless the Commission and the applicant agree otherwise.

3.4 The Commission shall give public notice of the hearing by:

3.4.1 Publishing notice of the time, place and purpose of the hearing in a local newspaper at least fourteen (14) days prior to the hearing date; and

3.4.2 By mailing a copy of said notice by first class mail at least fourteen (14) days prior to the hearing to:

3.4.2.1 the applicant;

3.4.2.2 the owners of all property directly abutting the property that is the subject of the application, as they appear on the most recent tax list;

- 3.4.2.3 to such other persons as the Commission shall deem entitled to notice.

The applicant shall be responsible for the costs associated with the mailing, posting and publishing of the required notices.

3.5 No less than fourteen (14) days before the public hearing, the applicant shall submit a sufficient number of copies of the Demolition Plan to the Commission, as may be required by the Commission, which shall include the following:

- 3.5.1 An Assessor's Map or plot plan showing the location of the structure to be demolished on its property with reference to the neighboring properties;
- 3.5.2 Photographs of all façade elevations of the subject property, street elevations of abutting properties and photos of the subject property in the context of its surroundings;
- 3.5.3 A description of the structure to be demolished;
- 3.5.4 The reason for the proposed demolition and data supporting said demolition;

Data requested by the Commission may include:

- 3.5.4.1 If the Applicant or Owner claims that the structure is structurally deficient, an independent licensed structural engineer's report from a qualified structural engineer with proven expertise in historic building techniques.
- 3.5.4.2 If the Applicant or Owner claims financial hardship, (1) an estimate from an architect, developer, contractor, or appraiser experienced in rehabilitation as to the cost to rehabilitate the building to the level of reasonable use or a reasonable profit can be realized from the property, (2) appraised value from a licensed appraiser for the property's current condition, after completion of the proposed demolition, and after rehabilitation of the existing property for continued use, (3) amount paid for the property, and (4) proof of effort to obtain financing, tax incentives, or preservation grants to earn a reasonable economic return.
- 3.5.5 A brief description of the proposed reuse of the property on which the structure to be demolished is located;

- 3.6 The Commission shall distribute copies of the Demolition Plan to the Director of Inspectional Services/Building Commissioner, as well as any other city agency the Commission deems appropriate.
- 3.7 The Commission will make one of either of the alternative determinations, which it will forward to the Director of Inspectional Services/Building Commissioner:
  - 3.7.1 No Detriment. The Commission may determine that the demolition of the Significant Building would not be detrimental to the historical or architectural heritage or resources of the city.
  - 3.7.2 Detriment. The Commission may determine that the demolition of the Significant Building would be detrimental to the historical or architectural heritage or resources of the city, and is therefore a Preferably Preserved Building based on the following criteria: it is (1) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts or (2) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of Buildings.

The Commission will forward a copy of its determination to the Director of Inspectional Services/Building Commissioner, the applicant, the building owner, and the City Clerk within ten (10) days of the Commission's determination. The failure to forward its determination as herein provided will be equivalent to a Determination of No Detriment.

3.8 In the event of a Determination of No Detriment, or in the event that the Building Commissioner has not received a notice of the Commission's Determination of Detriment within ten (10) days of the determination, then the Director of Inspectional Services/Building Commissioner may issue the Demolition Permit, subject to the requirements of the State Building Code and any other applicable laws, rules, or regulations.

3.9 In the event of a Determination of Detriment, the Director of Inspectional Services/Building Commissioner will hold the application in abeyance for the issuance of a Demolition Permit regarding the Preferably Preserved Building during the Moratorium, which will be for a period of six (6) months commencing from the date of the determination

3.9.1 Notwithstanding the foregoing, the Director of Inspectional Services/Building Commissioner may issue a Demolition Permit regarding the Preferably Preserved Building prior to the expiration of the Moratorium, upon receipt of a determination by the Commission that::

3.9.1.1 the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person, group or entity is willing to purchase, preserve, rehabilitate or restore the Preferably Preserved Building; or,

3.9.1.2 in exceptional circumstances, the Commission has imposed additional conditions on an applicant, including but not limited to submission of photographic documentation and/or architectural rendering of the structure, salvage of materials, or installation of historic signage, and said conditions have been met.

#### 4. Emergency Demolition

If the Director of Inspectional Services/Building Commissioner determines that the Building poses an imminent threat to public health and safety and that immediate Demolition of the Building is warranted, the Director of Inspectional Services/Building Commissioner may issue a Demolition Permit without requiring compliance with the provisions of this Ordinance. The Director of Inspectional Services/Building Commissioner will make every reasonable effort to inform the Chair of the Commission of his order to require demolition.

#### 5. Remedies

5.1 The Commission and the Director of Inspectional Services/Building Commissioner are each authorized to institute any and all proceedings in law or in equity as they deem necessary and appropriate to obtain compliance with the requirements of this ordinance, or to prevent a violation thereof.

5.2 No Building Permit will be issued with respect to any premises upon which a Significant Building has been demolished in violation of this ordinance for a period of two years after the date of the completion of such demolition. As used herein, "premises" will include the parcel of land upon which the demolished Significant Building was located, together with abutting parcels in common ownership.

5.3 Upon filing an application for a Demolition Permit of a Significant Building, the owner will be responsible for properly securing and maintaining the building. Should the owner fail to secure the building, the loss of such building through fire or other cause will be considered a demolition in violation of this ordinance for the purposes of Section 5.2.

#### 6. Exceptions

- 6.1 This ordinance shall not apply to any building or structure owned by the City of Everett and/or any of its various departments and agencies, nor shall it apply to any building that has received a Special Permit, Variance or Site Plan Approval from the relevant permit granting authorities at the time of adoption of this Ordinance.

DRAFT



C0056-25

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese, Councilor Robert J. Van Campen

**Date:** February 10, 2025

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**Agenda Item:**

That a veterans square be dedicated at the intersection of Main Street & Woodville Street , in the name of Corporal Salvatore F. Sachetta, who served in the U.S. Army during the Korean Conflict, and was a former member & President of the Everett Board of Alderman.

**Background and Explanation:**

**Attachments:**





C0057-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie V. Smith, Councilor Robert J. Van Campen, Councilor Stephanie Martins

**Date:** February 10, 2025

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**Agenda Item:**

An Order amending the Everett City Council Rule regarding pre-planned expenses for travel and conference fees

**Background and Explanation:**

**Attachments:**



**CITY COUNCIL .....No. C0057-25**

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDER AMENDING THE EVERETT CITY COUNCIL RULE REGARDING PRE-PLANNED EXPENSES FOR TRAVEL AND CONFERENCE FEES**

/s/Councilors Stephanie V. Smith, Robert J. Van Campen and Stephanie Martins

**Whereas:** The purpose of City Council Rules is to document the accepted practices and clarify expectations by establishing guidelines for the orderly, consistent, and fair conduct of the City Council's business.

**Whereas:** City Council Rules should be updated whenever better practices are identified.

**Now,** therefore, by the authority granted to the City Council of the City of Everett, Massachusetts by its City Charter to adopt rules regulating its procedures:

**Be it Ordered** by the City Council of the City of Everett, Massachusetts that Rule 54 of the Rules of the Everett City Council of Everett be amended as follows:

Subsection D.5 of Rule 54 is hereby amended by deleting the current text of the subsection in its entirety and replacing it with a new version of the subsection text as follows:

5. Whenever possible, reservations for pre-planned expenses for travel and conference fees for city council members that are to be paid from funds appropriated for city council expenses shall be made by a member of the city council office staff using a city credit card.
  - a. The associated charges shall be applied to the same line item used to reimburse members for their personal actual and necessary expenses;
  - b. The council staff member who made the reservations shall submit expense reports as necessary for such expenses;
  - c. Such expense reports may contain expenses attributed to one or more members; but such reports shall clearly delineate the expenses attributed to each member; and.
  - d. For members of the city council staff who have pre-planned expenses for travel and conference fees, the same process shall be followed but the associated charges shall be applied to the department's professional development line item.

This act shall take effect upon its passage.



A true copy attest

A handwritten signature in black ink that reads "Sergio Cornelio". The signature is written in a cursive, flowing style.

Sergio Cornelio, City Clerk