



AGENDA PACKET

**REGULAR MEETING OF THE CITY COUNCIL
TUESDAY, MAY 27, 2025 7:00 PM**

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



AGENDA

REGULAR MEETING OF THE CITY COUNCIL TUESDAY, MAY 27, 2025 7:00 PM

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

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. C0178-25 Public Hearing/s/ Councilor Stephanie Martins, as President

A petition requesting approval for National Grid to install approximately 8' of 1-3" conduit from existing manhole B-530 to private property to provide a permanent underground service at 229-231 Main Street

2. C0179-25 Public Hearing/s/ Councilor Stephanie Martins, as President

A petition requesting approval for National Grid to install 1 JO pole on Spring Street approximately 30' south of existing pole 2473

3. C0184-25 Public Hearing/s/ Councilor Stephanie Martins, as President

A petition requesting approval for National Grid to relocate 1 JO pole #844-0 approximately 25 feet at 24 Silver Rd

PUBLIC PARTICIPATION

APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Minutes of the Regular Meeting of the City Council of 04/28/2025

Minutes of the Joint Convention of the City Council and School Committee of 05/12/2025

COMMUNICATIONS FROM HIS HONOR THE MAYOR

4. C0175-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend funds from the Massachusetts Department of Conservation and Recreation (DCR), in the amount of \$100,000.00 to Youth Development and Enrichment for the purpose of enhancing sensory awareness equipment at the Recreation Center

5. C0176-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation in the amount of \$5,000.00 from Everett Firefighters Local 143 Union for the Fire Victims Fund

6. C0181-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Planning Board for a term of three (3) years, expiring May 31, 2028

7. C0182-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Conservation Commission for a term of two (2) years, expiring May 31, 2027

8. C0183-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend a donation in the amount of \$500.00 from the Carmen A. Schiavo Club to support the Annual Spring Clean-up

9. C0190-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$216,664 from the Insurance recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building

10. C0191-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to transfer \$14,000 from the Election Training account to the Election Salaries account. The Election Department is requesting this transfer to fund election employees

11. C0192-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$14,500 from General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account. This appropriation is necessary to cover insurance premiums through the end of the fiscal year

12. C0193-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting confirmation to issue a special one-day alcoholic beverage license to Tram Tran and Michael Nguyen to serve at a private event occurring on June 21, 2025 from 6:00pm – 10:00pm at 47 Elm Street, Everett, MA

13. C0195-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to accept and expend funds from the Everett Citizens Foundation in the amount of \$4,622 to Department of Planning and Development for the purpose of hiring a Monitor for the Everett Community Fridge

14. C0196-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting city council approval to accept multiple Mass General Laws related to The Heroes Act

15. C0197-25 Ordinance/s/ Councilor Stephanie Martins, as President

An ordinance that proposes to amend the City of Everett's Division III (Revised General Ordinances), Chapter 9 – "Flood Damage Prevention".

COMMITTEE REPORTS

16. C0174-25 Order/s/ Councilor Stephanie Martins, as President

That the amount of \$3,000,000.00 be appropriated by borrowing for the following two (2) capital improvement projects
#1) Streets & Sidewalks \$2,000,000.00, #2) Complete Streets \$1,000,000.00, for a total of \$3,000,000.00

UNFINISHED BUSINESS

17. C0155-25 Resolution/s/ Councilor Stephanie Martins as president, Councilor Guerline Alcy Jabouin, Councilor Holly Garcia, Councilor John Hanlon, Councilor Michael Marchese, Councilor Peter Pietrantonio, Councilor Katy Rogers, Councilor Stephanie Smith

Pursuant to Charter Section 2-7(c), the Council requires the Administration (Mayor, CFO, and Budget Director) to provide the following information and documents within seven (7) days: copies of all emails, text messages, other correspondence and draft ordinances from January 1, 2016 to the present regarding proposed or approved increases in the Mayor's salary or other compensation other than the longevity ordinances, including but not limited to C0218-16 and C0185-17

18. C0149-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting consideration of a proposed Tax Increment Finance (TIF) agreement between the City of Everett and The Sofia 2nd Street Owner, LLC pertaining to a mixed use redevelopment to be located at 380 Second Street

NEW BUSINESS

19. C0177-25 Resolution/s/ Councilor Katy L. Rogers

Resolution requesting a status update on Central Ave. Park which remains inaccessible to residents

20. C0180-25 Resolution/s/ Councilor Stephanie V. Smith, Councilor Stephanie Martins

That the Administration updates the City Council on the status of the \$740MM ARPA funding that was approved for small businesses, nonprofits and arts organizations in Everett

21. C0187-25 Resolution/s/ Councilor Stephanie Martins

That the Garland Street hospital parking restriction/resident only parking rule as previously approved by the Traffic Commission be enforced and signs be appropriately installed

22. C0188-25 Resolution/s/ Councilor Stephanie Martins

That the CFO provide an update on the balance of the Linkage Fee fund in accordance with the Linkage Fee ordinance

23. C0189-25 Resolution/s/ Councilor Stephanie Martins, Councilor Holly D. Garcia

That the administration provide an update on the Municipal Scholarship awards for the Class of 2025

24. C0194-25 Resolution/s/ Councilor Robert J. Van Campen

A resolution requesting that the Office of the Massachusetts Attorney General commence an action to recover the \$180,000 in longevity payments improperly made to Mayor DeMaria

ADJOURMENT

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



C0178-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

A petition requesting to install underground facilities on Main St beginning at a point approximately 105 feet Northeast of the centerline of the intersection of Main St and Linden St and continuing approximately 8 feet in an Easterly direction. National Grid to install approximately 8' of 1-3" conduit from existing manhole B-530 to private property to provide a permanent underground service at 229-231 Main St

Background and Explanation:

Attachments:

Questions contact – Joseluis Azurdia – joseluis.azurdia@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc. for Joint or Identical Pole Locations

To City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts and Verizon New England, Inc. requests permission to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain pole and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked: **Main Street - Everett - Massachusetts.**

The following are the streets and highways referred to:

No. # 31114927 – Main Street - National Grid to install underground facilities on Main Street beginning at a point approximately 105 feet Northeast of the centerline of the intersection of Main Street and Linden Street and continuing approximately 8 feet in an Easterly direction. National Grid to install approximately 8' of 1-3" conduit from existing manhole B-530 to private property to provide a permanent underground service at 229-231 Main Street. Everett MA

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a National Grid
BY _____
Engineering Department

Questions contact – Joseluis Azurdia joseluis.azurdia@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

To the City Council of Everett, Massachusetts

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

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

The following are the streets and highways referred to:

WR# 31114927

Main Street - National Grid to install underground facilities on Main Street beginning at a point approximately 105 feet Northeast of the centerline of the intersection of Main Street and Linden Street and continuing approximately 8 feet in an Easterly direction. National Grid to install approximately 8' of 1-3" conduit from existing manhole B-530 to private property to provide a permanent underground service at 229-231 Main Street. Everett, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*
BY _____
Engineering Department

Questions contact – Joseluis Azurdia joseluis.azurdia@nationalgrid.com

Dated: March 31, 2025

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 28th day of March, 2025.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – Main Street - Everett, Massachusetts.

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

WR# 31114927

Main Street - National Grid to install underground facilities on Main Street beginning at a point approximately 105 feet Northeast of the centerline of the intersection of Main Street and Linden Street and continuing approximately 8 feet in an Easterly direction. National Grid to install approximately 8' of 1-3" conduit from existing manhole B-530 to private property to provide a permanent underground service at 229-231 Main Street. Everett, MA.

I hereby certify that the foregoing order was adopted at a meeting of the

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....., held on the day of, 20

....., 20

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

Book Page

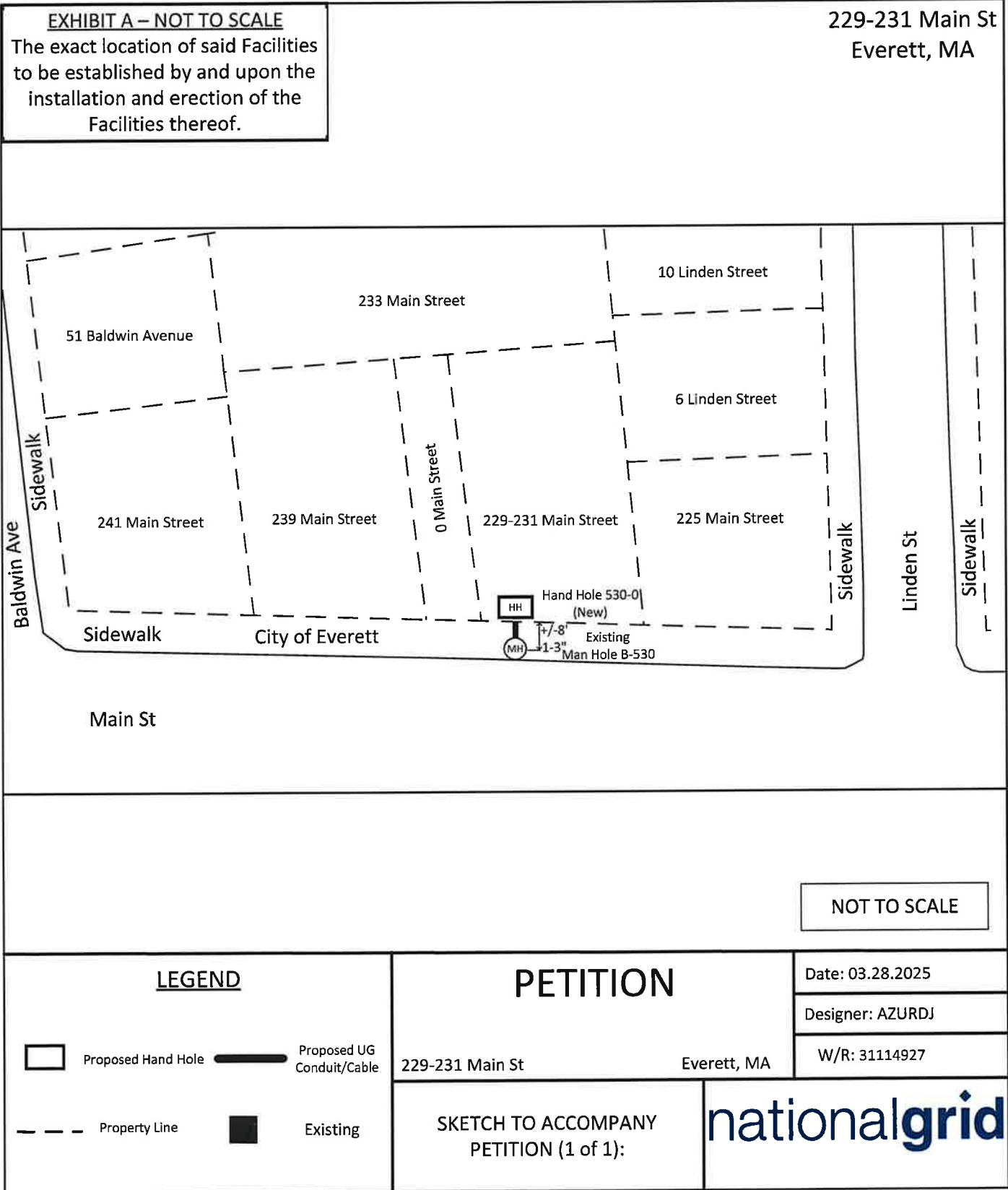
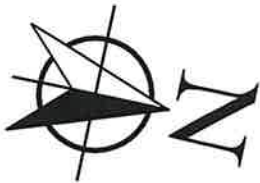
Attest:

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..... hereby certify that on20....., at o'clock,M

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

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C0179-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

A petition requesting approval for National Grid to install 1 JO pole on Spring St approximately 30' South of existing P2473

Background and Explanation:

Attachments:

Questions contact – Erica Troha – erica.troha@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc. for Joint or Identical Pole Locations

To City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts and Verizon New England, Inc. requests permission to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain pole and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked: **Spring Street - Everett - Massachusetts.**

The following are the streets and highways referred to:

No. # 30979502 - Spring Street - National Grid to install 1 JO pole on Spring Street. Installation of 1 JO pole approximately 30' South of existing P2473. Everett MA

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a National Grid
BY _____
Engineering Department

Questions contact - Erica Troha erica.troha@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Everett, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Spring Street - National Grid to install 1 JO pole on Spring Street. Installation of 1 JO pole approximately 30' South of existing P2473. Everett, MA.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Spring Street - Everett, Massachusetts.

No.# 30979502

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

March 11, 2025

Questions contact – Central Design Erica Troha erica.troha@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Everett, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the 16th day of January, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points indicated upon the plan marked – Spring Street - Everett, Massachusetts.

No.# 30979502

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all of said wires and cables shall be placed at a height of not less than twenty (20) feet from the ground.

The following are the public ways or part of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:

Spring Street - National Grid to install 1 JO pole on Spring Street. Installation of 1 JO pole approximately 30' South of existing P2473. Everett, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the

Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20 .

Massachusetts

City/Town Clerk.

20 .

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

Attest:
City/Town Clerk

I hereby certify that on 20 , at o'clock, M
At a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

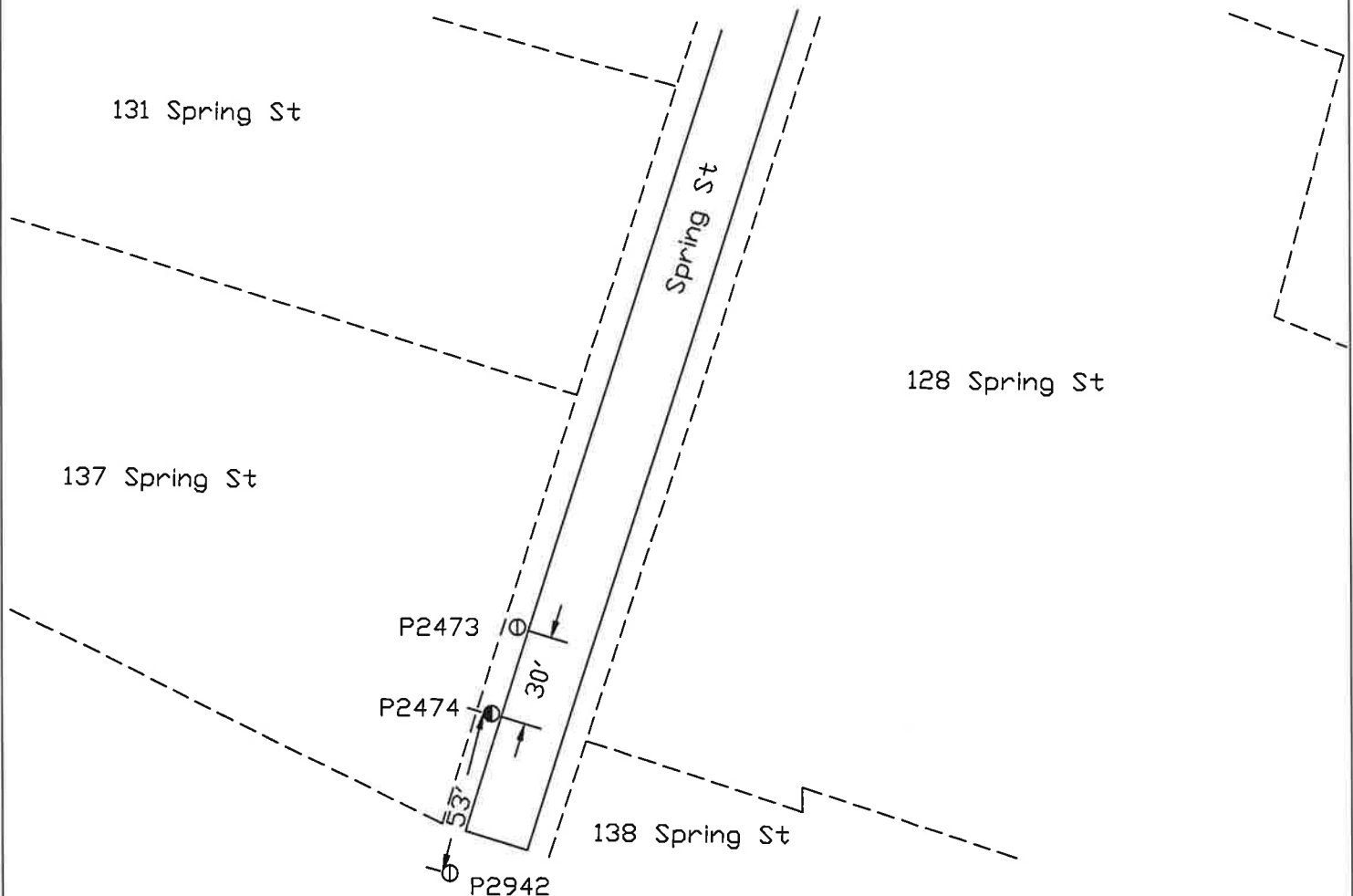
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Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the of the City of
Massachusetts, on the day of 20 and recorded with the records of location
orders of the said City, Book , and Page . This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:
City/Town Clerk



POLE PETITION		nationalgrid	
<input checked="" type="radio"/> Proposed NGRID Pole Locations		Date: 1/16/25	
<input type="radio"/> Existing NGRID Pole Locations		Plan Number: 30979502	
<input checked="" type="radio"/> Proposed J.O. Pole Locations		To Accompany Petition Dated: 1/16/25	
<input type="radio"/> Existing J.O. Pole Locations		To The: Town Of Everett	
<input checked="" type="radio"/> Existing Telephone Co. Pole Locations		For Proposed: JO Pole: 2474 Location: Spring St	
<input checked="" type="radio"/> Existing NGRID Pole Location To Be Made J.O.		Date Of Original Grant:	
<input checked="" type="radio"/> Existing Pole Locations To Be Removed			
DISTANCES ARE APPROXIMATE			



C0184-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

A petition requesting approval for National Grid to relocate 1 JO pole #844-0 approximately 25 feet at 24 Silver Rd

Background and Explanation:

Attachments:

Questions contact – Joseluis Azurdia – joseluis.azurdia@nationalgrid.com

Petition of the Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc. for Joint or Identical Pole Locations

To City Council of Everett, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a National Grid of North Andover, Massachusetts and Verizon New England, Inc. requests permission to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain pole and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked: **Silver Road - Everett - Massachusetts.**

The following are the streets and highways referred to:

No. # 31118422 – Silver Road - National Grid to relocate 1 JO pole on Silver Road. National Grid to relocate pole# 844-0 approximately 25 feet at 24 Silver Road. Everett MA

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Location approximately as shown on plan attached

Massachusetts Electric Company d/b/a National Grid
BY _____
Engineering Department

Questions contact - Joseluis Azurdia (781) 632-7975 or joseluis.azurdia@nationalgrid.com

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council
Of Everett, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Silver Road - National Grid to relocate 1 JO pole on Silver Road. National Grid to relocate pole# 844-0 approximately 25 feet at 24 Silver Road. Everett, MA.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked - Silver Road - Everett, Massachusetts.

No.# 31118422

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Nick Memmolo*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY *FB* _____
Manager / Right of Way

May 5, 2025

Questions contact – Central Design, Joseluis Azudia (781) 632-7975 or
joseluis.azurfia@nationalgrid.com

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

To the City Council - Everett, Massachusetts

Notice having been given and public hearing held, as provided by law,
IT IS HEREBY ORDERED: that Massachusetts Electric Company d/b/a NATIONAL GRID and
VERIZON NEW ENGLAND INC. (formerly known as NEW ENGLAND TELEPHONE AND
TELEGRAPH COMPANY) be and they are hereby granted joint or identical locations for and
permission to erect and maintain poles and wires to be placed thereon, together with such
sustaining and protecting fixtures as said Companies may deem necessary, in the public way or
ways hereinafter referred to, as requested in petition of said Companies dated the 28th day of
March, 2025.

All construction under this order shall be in accordance with the following conditions:

Poles shall be of sound timber, and reasonable straight, and shall be set substantially at the points
indicated upon the plan marked – Silver Road - Everett, Massachusetts.

No.# 31118422

Filed with this order:

There may be attached to said poles by Massachusetts Electric Company d/b/a NATIONAL GRID
and Verizon New England Inc. such wires, cables, and fixtures as needed in their business and all
of said wires and cables shall be placed at a height of not less than twenty (20) feet from the
ground.

The following are the public ways or part of ways along which the poles above referred to may be
erected, and the number of poles which may be erected thereon under this order:

Silver Road - National Grid to relocate 1 JO pole on Silver Road. National Grid to relocate pole#
844-0 approximately 25 feet at 24 Silver Road. Everett, MA.

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or
intersecting public ways for the purpose of making connections with such poles and buildings as
each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the
Of the City/Town of _____, Massachusetts held on the _____ day of _____ 20__.

City/Town Clerk.
20__
Massachusetts
Received and entered in the records of location orders of the City/Town of _____
Book _____ Page _____

Attest:
City/Town Clerk

I hereby certify that on _____ 20__, at _____ o'clock, M
At _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a NATIONAL GRID and VERIZON NEW ENGLAND,
INC. for permission to erect the poles, wires, and fixtures described in the order herewith recorded,
and that we mailed at least seven days before said hearing a written notice of the time and place of
said hearing to each of the owners of real estate (as determined by the last preceding assessment
for taxation) along the ways or parts of ways upon which the Company is permitted to erect
Poles, wires, and fixtures under said order. And that thereupon said order was duly adopted.

City/Town Clerk.

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Board or Council of Town or City, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of the location order and certificate of
hearing with notice adopted by the _____ of the City of _____
Massachusetts, on the _____ day of 20__ and recorded with the records of location
orders of the said City, Book _____, and Page _____. This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

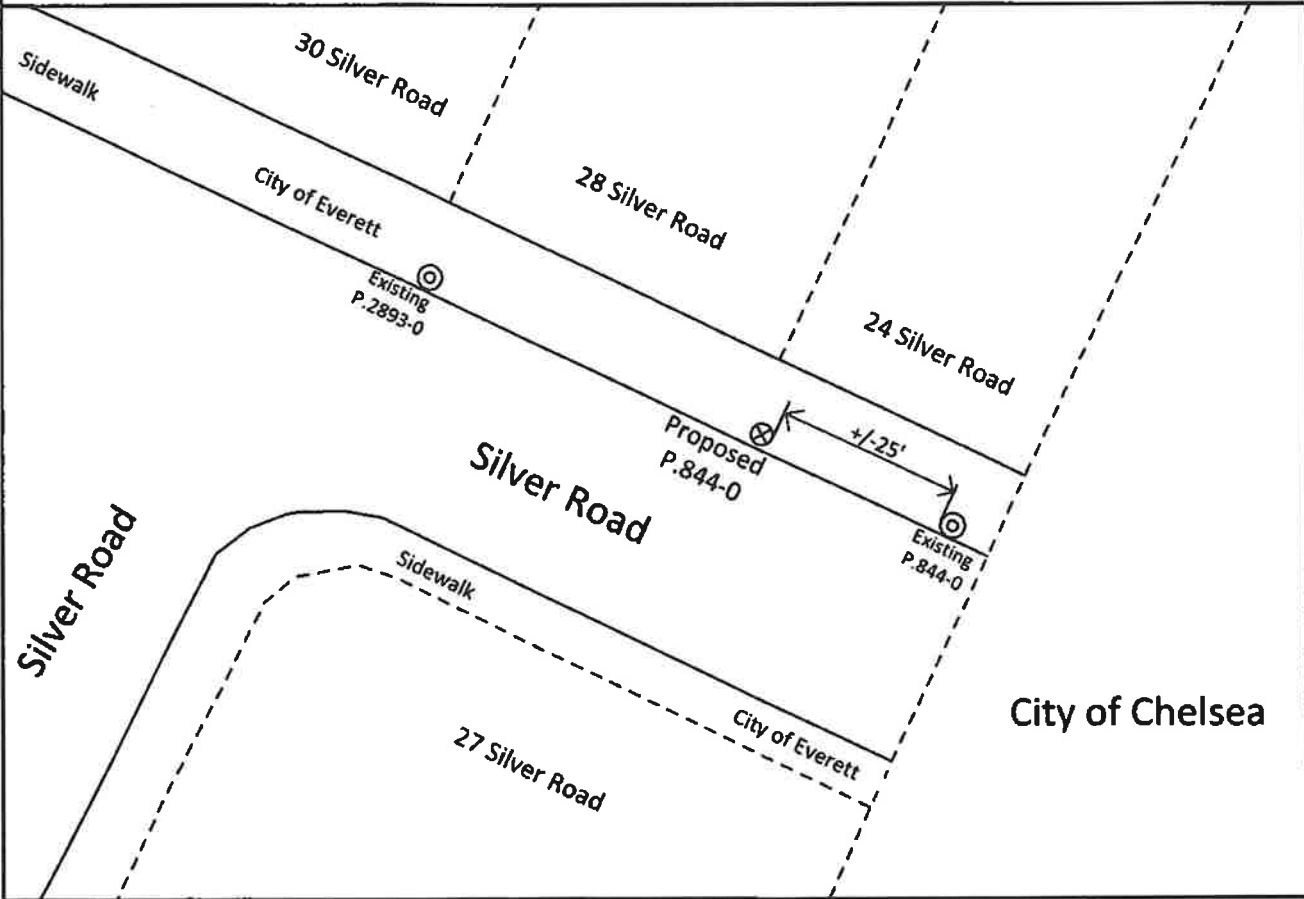
Attest:
City/Town Clerk



EXHIBIT A – NOT TO SCALE

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

24 Silver Road
Everett, MA



NOT TO SCALE

LEGEND

- Existing Pole
- Proposed Pole
- Property Line
- Existing

PETITION

Date: 03.28.2025

Designer: AZURDJ

W/R: 31118422

24 Silver Road
Everett, MA

SKETCH TO ACCOMPANY
PETITION (1 of 1):





MEETING MINUTES

REGULAR MEETING OF THE CITY COUNCIL MONDAY, APRIL 28, 2025 7:00 PM

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

ROLL CALL

Members Present

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

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **C0141-25** Order/s/ Councilor Stephanie Martins, as President

An order to amend the City of Everett's Administrative Code to create a separate and distinct position of City Auditor.

Public Hearing was held and 2 residents spoke in favor and one spoke against the Administrative Code amendment.

Paula Sterite, Resident, spoke in favor of this order, stating it was recommended by the Inspector General's report to avoid issues like the undisclosed \$180,000 in payments. She also suggested the CFO's salary should be reduced with reduced responsibilities.

Peggy Serino, Resident, spoke in favor, saying if this separation of roles had been in place earlier, the current issues with the \$180,000 in payments could have been avoided. She stated the mayor knew he should not have received this money.

Mary Fortin, Resident, spoke against the order, stating "it's just not right". The Hearing was then closed after the third speaker.

Councilor Stephanie Smith stated she is against this order because the auditor

position still reports to the mayor rather than an independent authority. She said this does not provide sufficient independent oversight as recommended. Item Number {{item.number}}

Councilor Robert Van Campen expressed concerns that no one from the administration was present at the committee meeting to answer questions. He wanted to work with the administration to get this right based on the Inspector General's recommendations.

Councilor Michael Marchese called for a vote in favor, stating if it's a start toward the Inspector General's recommendations, the Council should approve it.

MOTION:	Postpone
MOVER:	Robert Van Campen
SECONDER:	Anthony DiPierro
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

PUBLIC PARTICIPATION

COMMUNICATIONS FROM HIS HONOR THE MAYOR

2. **C0147-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the re-appointment of Maeve Kernan to the Conservation Commission for a term of Three (3) years, expiring May 1, 2028

The item was referred to the Legislative Affairs committee.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	John Hanlon
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

3. **C0149-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting consideration of a proposed Tax Increment Finance (TIF) agreement between the City of Everett and The Sofia 2nd Street Owner, LLC

pertaining to a mixed use redevelopment to be located at 380 Second Street
Item Number {{item.number}}

Councilor Wayne Matewsky moved to suspend the rules and take up this item out of order, inviting Scott Brown, president of the development company, to provide a presentation. Mr. Brown provided details on the proposed 620-unit, 21-story mixed-use development at 380 Second Street. Key points:

- It will be 100% union built by Suffolk Construction
- Will include 31 affordable units, with 24 for veterans
- Estimated to create 1,342 union jobs during construction and 52 full-time jobs once operating
- A 14-year TIF agreement is proposed to make the project financially feasible in the current high interest rate environment; alternative would be a smaller project generating less tax revenue
- Traffic and parking impacts were raised as concerns by councilors

The item was ultimately referred to a special meeting by unanimous vote for further discussion, with city officials also to be invited to that meeting to address the TIF proposal.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Michael Marchese
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

4. **C0154-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the approval to appropriate by borrowing the amount of \$200,000.00 for the Everett Police station roof improvement project.

Referred to the Committee on Ways and Means.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

PETITIONS AND LICENSES

5. **C0146-25** Petition/s/ Councilor Stephanie Martins, as President
Item Number {{item.number}}

A petition requesting the renewal of a precious metals license for Art Gold Jewelry Inc.
at 159 Main Street

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

COMMITTEE REPORTS

6. **C0092-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to authorize the City Administration to develop a municipal aggregation plan and to take any and all necessary action to prepare the plan for submission to the Massachusetts Department of Public Utilities pursuant to M.G.L. c. 164, §134

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Wayne Matewsky
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

7. **C0055-25** Ordinance/s/ Councilor Robert J. Van Campen, & the entire city council

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

Councilor Robert Van Campen moved to accept the committee report and for favorable action, as amended in committee. He provided a summary, noting the ordinance is intended to protect older historic structures from demolition by creating a review process through the building department and historical commission. Structures 80 years or older would be subject to review. The goal is to slow down, but not prevent, development to try to make projects better by considering alternatives to demolition. He thanked city officials and the historical commission for their input.

MOTION:	Enroll
MOVER:	Robert Van Campen

SECONDER:	Michael Marchese	Item Number {{item.number}}
RESULT:	Passed [9 TO 0]	
AYES:	Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins	
NAYS:		
AWAY:	Alcy Jabouin, DiPierro	

8. **C0135-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$6,672 from General Fund Budgetary Fund Balance (Free Cash) to pay prior year legal bills per the attached list

Councilor Stephanie Smith stated the item was amended in committee to \$6,794.43. She expressed frustration with the number of prior year bills coming before the Council, noting it is an unprecedented situation according to the city auditor. She said she will vote for it since the services were already rendered, but finds the situation "sickening".

Councilor John Hanlon asked which departments the bills were from. Clerk Sergio Cornelio stated one was from his office, one from the City Council, and one from the Solicitor's office. He explained the reason more are being seen now is due to not having encumbered funds from previous years' as we used to encumber monies from each office and pay bills that came in late or were missed at times.

MOTION:	Favorable Action
MOVER:	Stephanie Smith
SECONDER:	Anthony DiPierro
RESULT:	Passed [9 TO 1]
AYES:	DiPierro, Garcia, Hanlon, Marchese, Matewsky, Rogers, Smith, Van Campen, Martins
NAYS:	Alcy Jabouin
AWAY:	Pietrantonio

9. **C0136-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$82,000 from General Fund Budgetary Fund Balance (Free Cash) to the Human Resources Local 25 benefits account. This appropriation is necessary to cover additional costs related to the three local 25 unions

Councilor Stephanie Smith questioned HR Director John Russolillo on whether this expense was budgeted for FY24, which he said it was not. She expressed serious concerns with the city's budgeting practices, noting 90% of the HR Local 25 benefits account was already spent halfway through the fiscal year on unbudgeted items. She also revealed employee withholding funds were improperly used to pay these costs. While she said the appropriation is needed, she finds the situation unbelievable.

Councilor Peter Pietrantonio agreed, saying "it's mind-boggling how we're still alive,

how we're not in bankruptcy" and that the city is lucky to have free cash to cover such gaps. Item Number {{item.number}}

Mr. Russolillo took some responsibility, saying he should have caught the budgeting error sooner, but could not fully explain past practices. He committed to correcting it in the FY26 budget.

MOTION:	Favorable Action
MOVER:	Anthony DiPierro
SECONDER:	John Hanlon
RESULT:	Passed [5 TO 6]
AYES:	DiPierro, Hanlon, Marchese, Matewsky, Rogers
NAYS:	Alcy Jabouin, Garcia, Pietrantonio, Smith, Van Campen, Martins
AWAY:	

10. **C0121-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting confirmation on the appointment of Belushi Previlon to the Cultural Council for a term of three years expiring May 1, 2028

moved to accept the committee report and for favorable action

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Wayne Matewsky
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

11. **C0123-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the re-appointment of Carol Garrett to the Council on Aging for a term of Two (2) years expiring May 1, 2027

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

moved to accept the committee report and for favorable action

12. C0138-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting the confirmation on the appointment of Beninson Pena to the position of City Assessor for a one-year term ending May 1, 2026

moved to accept the committee report and for favorable action

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

13. C0144-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting that the City Council vote to rescind its designation of the position of Board of Assessors as a special municipal employee, pursuant to MGL Chapter 268A, as of June 30, 2025

moved to accept the committee report and for favorable action, as amended to change the date to July 1, 2025

MOTION:	Favorable Action
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [11 TO 0]
AYES:	Alcy Jabouin, DiPierro, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	
AWAY:	

UNFINISHED BUSINESS**14. 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

Councilor Katy Rogers stated no official update has been received. She made a motion, which was seconded, to refer the item to the administration with a recommendation to go with the Civita app. She requested a response from the administration within a month or the Council will look into communicating directly with

15. C0066-25 Resolution/s/ Councilor Stephanie Martins

That the administration consider providing equitable funding to support local organizations providing emergency assistance to residents

MOTION:	Postpone
MOVER:	Robert Van Campen
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

16. C0073-25 Resolution/s/ Councilor Peter Pietrantonio, Councilor Stephanie Martins

That a representative from National Grid appear at the next meeting to explain the power outages we had in Everett recently.

Council President Stephanie Martins stated a response was received from National Grid. Clerk Sergio Cornelio read the response, which was from John Prudente of National Grid. It acknowledged some infrastructure disruptions from windstorms in February and a couple of small outages in March, but nothing out of the ordinary. Mr. Prudente offered to provide more specifics on any particular outages of concern.

Councilor Peter Pietrantonio moved to refer the item back to the sponsor

MOTION:	Refer Back to Sponsor(s)
MOVER:	Peter Pietrantonio
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

17. C0093-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$500,000 from the Capital Improvement Stabilization Fund for the costs of design services and related ancillary costs associated with the potential reuse of additional space at the former Everett High School

Councilor Stephanie Smith provided an update, noting the original question was about using the \$2.5 million in leftover ARPA funds allocated for the school roof toward this \$500,000 appropriation instead. She reported the administration stated the \$2.5 million can be reallocated to other approved ARPA uses through FY26, but cannot be

applied to this \$500,000 request, which must be funded separately. She thanked the administration for the clarification. Item Number {{item.number}}

Councilor Smith also requested to be included on the school design committee that will be working with the architects, citing specific concerns about the building entrance location. She said it's best to provide that input upfront before designs are finalized.

Councilor Robert Van Campen commented on the importance of this school reuse project finally moving forward to address overcrowding. He expressed frustration that the administration had previously requested \$72 million for the project without any designs, and the Council had to push for this current process to get designs before approving such a large appropriation.

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

18. **C0102-25** Resolution/s/ Councilor Holly D. Garcia

That contractors that work in the city have a designated staging area for their equipment and construction materials when they are going to be working in a designated area for more than three days

Councilor Holly Garcia reported she received a response indicating National Grid was informed their equipment on Broadway would be removed tonight. She said she has seen some improvement with equipment being moved within three days on Ferry Street. She made a motion, which was seconded, to refer the item back to the sponsor.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Holly Garcia
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

19. **C0103-25** Resolution/s/ Councilor Stephanie Martins Item Number {{item.number}}

That the administration provide a copy of any proposed host agreements with Jupiter Battery Storage

Council President Stephanie Martins clarified an initial request was made for a host agreement, and a response was received on April 9th stating there was no host agreement. She said a follow-up request was made for a copy of the PILOT agreement instead, but no response has been received to that yet.

Councilor Wayne Matewsky spoke at length about his opposition to the battery storage project, stating he had envisioned that area being redeveloped with hotels, restaurants, housing and parks, especially if the soccer stadium happens nearby. He felt 25 acres of battery storage was not the best use and would only create 7 permanent jobs. However, he still wanted to see a robust host agreement with a requirement for a public safety building to be provided by the developer.

Councilor John Hanlon made a motion, which was seconded, to amend the item to insert the word "lithium" to read "Jupiter Lithium Battery Storage". The amendment passed unanimously.

MOTION:	Postpone
MOVER:	John Hanlon
SECONDER:	Katy Rogers
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

20. **C0104-25** Resolution/s/ Councilor Stephanie V. Smith, Councilor Stephanie Martins

That the Postmaster General provides the City Council with a list of the tentative consolidating of 5 routes in the Ward 2/Ward 3 area and anything other route consolidations that are happening in Everett

Councilor Stephanie Smith assumed no communication had been received on this item. She made a motion, which was seconded, to resend the request to the postmaster via certified mail, to at least confirm receipt, as she feels the Council is being ignored.

Councilor Wayne Matewsky agreed, citing various complaints about mail service. He suggested if no response is received, the Council should seek higher levels of the postal service for answers.

MOTION:	Refer
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MOVER:	Stephanie Smith	Item Number {{item.number}}
SECONDER:	Wayne Matewsky	
RESULT:	Passed [0 TO 0]	
AYES:		
NAYS:		
AWAY:		

21. C0108-25 Order/s/ Councilor Stephanie Martins, as President

An order requesting approval to appropriate \$100,000 from General Fund Budgetary Fund Balance (Free Cash) to the Legal Department litigation/professional services account. This amount is requested to ensure the legal department has sufficient funds through the remainder of the fiscal year

Councilor Stephanie Smith made a motion, which was seconded, to amend the appropriation amount to \$77,000. She stated this was discussed in executive session, which is why she could not discuss the reason publicly, but this amended amount was the outcome of that executive session discussion.

MOTION:	Favorable Action
MOVER:	Stephanie Smith
SECONDER:	Robert Van Campen
RESULT:	Passed [9 TO 1]
AYES:	DiPierro, Garcia, Hanlon, Marchese, Pietrantonio, Rogers, Smith, Van Campen, Martins
NAYS:	Alcy Jabouin
AWAY:	Matewsky

22. C0116-25 Resolution/s/ Councilor Stephanie V. Smith, Councilor Holly D. Garcia, Councilor Katy L. Perry

That the City shall reinstate the seasonal overflow trash collection service in both the Fall and Spring, as was customarily done in previous years. In order to discourage illegal dumping and ensure the efficient use of City resources, the City shall implement an online request system whereby residents may obtain a limited number of designated stickers per household to be used during this period

Item was amended to add Councilor Katy Rogers as a sponsor.

Councilor Smith said the city looks atrocious with trash everywhere, even in the yards of responsible homeowners, because of issues with neighboring properties. She pushed for a return of some kind of overflow trash pickup, even with limitations to prevent abuse, because residents deserve this based on the high taxes they pay. She disputed the \$48,000 cost cited by Ms. Devaney as insignificant in a nearly \$300 million city budget.

Councilor Holly Garcia agreed and suggested modeling it after the city's successful

hazardous waste drop-off program to limit abuse.

Item Number {{item.number}}

Councilor Peter Pietrantonio also supported it, noting the Christmas overflow pickup was very helpful to residents.

Ms. Deveney said the administration is willing to work with the Council to develop a limited program that provides a needed service to residents while reasonably preventing abuse by non-residents or for inappropriate materials. She committed to also addressing issues with trash falling out of trucks during pickup and implementing street sweeping towing enforcement.

Motion to request a written response from the administration within 30 days on how they will work with the Council to implement a limited overflow pickup program.

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

23. **C0117-25** Resolution/s/ Councilor Stephanie Martins, Councilor Stephanie V. Smith, Councilor Holly D. Garcia

That the head of the Communications Department and the Administration appear at the next meeting to discuss the Communications Department resources being used exclusively for the Mayor.

Council President Stephanie Martins expressed concern that the Communications Department staff seem to be used mostly to cover mayoral events, with a lesser focus on the City Council, based on social media posts and media coverage. Photos of councilors have been omitted or removed from posts in some instances. She wanted to ensure public funds for the department are used equitably to cover the entire city government.

Ms. Deveney defended the department, noting the ECTV staff's extensive work to broadcast Council meetings. She said the City of Everett social media page is meant to cover the whole community and city government. While the Mayor has asked that councilors be included in city event photos, he will not feature councilors on his own mayoral page due to policy disagreements with the Council. However, she said there is no mayoral prohibition on ECTV staff photographing councilors.

Councilor Smith cited a specific example from the St. Patrick's Day event where photos she was in were posted by ECTV, but then removed when the Mayor arrived later, with only mayoral photos remaining. She said it's become a pattern requiring her to specifically request inclusion.

Item Number {{item.number}}

Councilor Holly Garcia asked about the practice of hiding certain public comments on social media posts, which Ms. Deveney said she would look into. She speculated it may be due to inappropriate content.

Councilor Alcy Jabouin expressed frustration that more city business posts seem to be on the Mayor's page rather than the city page. Ms. Deveney said the Mayor can post about city events on his own page as he chooses.

MOTION:	Refer Back to Sponsor(s)
MOVER:	Stephanie Martins
SECONDER:	Stephanie Smith
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

24. C0127-25 Resolution/s/ Councilor Stephanie Martins, & The Entire City Council

That a representative from the Kraft group appear at the first meeting in May to provide a presentation on the renderings and site plans for the soccer stadium

Council President Stephanie Martins noted a community meeting on the soccer stadium project is scheduled for Wednesday, April 30th at 6:30pm at the Connolly Center and will be televised. The administration is also seeking feedback from the Council on desired community benefits to include in a host agreement.

Councilor Peter Pietrantonio felt the Kraft Group should still come before the Council to present, arguing many residents watch the Monday Council meetings for such information.

Councilor John Hanlon questioned who has approved the stadium project, as many questions remain about the plans, property acquisition, and other details.

Councilor Wayne Matewsky said the project has been reported on for over two years, with their state senator as a major proponent, so it is not a mystery. He watched the senator's recent meeting discussing the plans. While he has concerns about parking and would like to see that area developed differently, he felt the stadium would be better than the current derelict state of the site and better than a proposed battery storage project.

After further discussion, a motion was made by Council President Martins, and seconded, to refer the item to the administration and Kraft Group to request they provide an answer by June as to when they can appear before the Council for a presentation.

Motion to refer the item to the administration and Kraft Group to request an answer by June on when they can present to the Council

MOTION:	Refer
MOVER:	Stephanie Martins
SECONDER:	Peter Pietrantonio
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

NEW BUSINESS

25. **C0145-25** Order/s/ Councilor Stephanie Martins, as President

An order requesting approval of the report and recommendations of the City of Everett 2024 – 2025 Charter Review Committee

Councilor Robert Van Campen made a motion, which was seconded, to refer the item to a special meeting of the City Council, with a request to coordinate that meeting on the same night as the meeting on the 380 Second Street TIF proposal.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Wayne Matewsky
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

26. **C0151-25** Resolution/s/ Councilor Stephanie Martins, Councilor Katy L. Rogers

That ISD provide an update on baiting and overflow trash enforcement as the warm months begin

Council President Stephanie Martins noted she has received complaints and video footage from residents showing extensive rat issues, even at well-maintained properties, due to issues at neighboring properties with absentee landlords who are not addressing the problem. She is looking for solutions the city can provide, even if it requires some investment, to help impacted residents. She also noted ongoing issues with overflowing trash bags being left out improperly on trash day without being ticketed.

Council President Martins made a motion, which was seconded, to refer the item to ISD for a written response or to appear at the next Council meeting to provide an update on rodent baiting efforts and enforcement of overflow trash regulations.

MOTION: Refer
MOVER: Stephanie Martins
SECONDER: Wayne Matewsky
RESULT: Passed [0 TO 0]
AYES:
NAYS:
AWAY:

27. C0152-25 Resolution/s/ Councilor Stephanie Martins

That the department of engineering provide an update on why it continues to take months for permit approvals and additional conditions are added after the fact delaying projects.

Council President Stephanie Martins said she has continued to receive complaints from residents that permit approvals are severely delayed once they reach the Engineering Department. In some cases, permits are approved but then later held up by Engineering adding additional conditions that were not originally stipulated. She finds this unacceptable, especially for smaller residential projects by homeowners.

Council President Martins made a motion, which was seconded, to refer the item to the Engineering Department for a written response or for the City Engineer to appear before the Council to explain the situation and any possible process changes to rectify it.

MOTION: Refer
MOVER: Stephanie Martins
SECONDER: Katy Rogers
RESULT: Passed [0 TO 0]
AYES:
NAYS:
AWAY:

28. C0155-25 Resolution/s/ Councilor Stephanie Martins, as President

Pursuant to Charter Section 2-7(c), the Council requires the Administration (Mayor, CFO, and Budget Director) to provide the following information and documents within seven (7) days: copies of all emails, text messages, other correspondence and draft ordinances from January 1, 2016 to the present regarding proposed or approved increases in the Mayor's salary or other compensation other than the longevity ordinances, including but not limited to C0218-16 and C0185-17

Council President Stephanie Martins stated this request is part of the Council's ongoing effort to comply with the Inspector General's recommendations to recover and protect public funds. She made a motion, which was seconded, to refer the item to the Mayor's Office, CFO, and Budget Director for a response by the next meeting.

MOTION:	Refer
MOVER:	Stephanie Martins
SECONDER:	Robert Van Campen
RESULT:	Passed [0 TO 0]
AYES:	
NAYS:	
AWAY:	

29. **C0156-25** Resolution/s/ Councilor Stephanie Martins, as President

Executive Session pursuant to G.L. c. 30A, s. 21(a)(3) to discuss strategy with respect to anticipated litigation and 21(a)(7) to act in accordance with the provisions of the Public Records Law (discuss litigation strategy and privileged written legal advice regarding longevity payments to the Mayor)

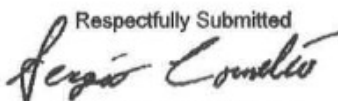
Councilor Stephanie Smith moved to enter into executive session to discuss this item, which was seconded. Councilor Smith stated the executive session's purpose is pursuant to G.L. c. 30A, s. 21 (a)(3) to discuss strategy with respect to anticipated litigation and 21 (a)(7) to act in accordance with the provisions of the Public Records Law (discuss litigation strategy and privileged written legal advice regarding longevity payments to the Mayor). The motion included allowing the City Clerk, Clerk of Committees, and all members of the Council to participate, and specified the Council would adjourn from executive session and not return to open session.

The Council adjourned from executive session and did not return to open session.

MOTION:	Favorable Action
MOVER:	Stephanie Martins
SECONDER:	Michael Marchese
RESULT:	Passed [9 TO 0]
AYES:	Alcy Jabouin, Garcia, Hanlon, Marchese, Matewsky, Pietrantonio, Rogers, Van Campen, Martins
NAYS:	
AWAY:	DiPierro, Smith

ADJOURNMENT

Adjourned at 10:56 PM

Respectfully Submitted

 Clerk of the City Council



MEETING MINUTES

JOINT CONVENTION OF THE CITY COUNCIL & SCHOOL COMMITTEE MONDAY, MAY 12, 2025 6:00 PM

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

ROLL CALL

Members Present

Guerline Alcy Jabouin, Anthony DiPierro, Holly Garcia, John Hanlon, Michael Marchese, Peter Pietrantonio, Katy Rogers, Stephanie Smith, Robert Van Campen, Stephanie Martins, Robin Babcock, Kristin Bairos, Marcony Almeida Barros, Margaret Cornelio, Jeanne Cristiano, Carlo DeMaria, Joseph D'Onofrio, Joanna Garren, Joseph LaMonica, Samantha Hurley

PLEDGE OF ALLEGIANCE

NEW BUSINESS

1. **C0153-25** Resolution/s/ Councilor Stephanie Martins, as President

In accordance with Sections 6-2 and 6-3 of the City Charter, His Honor Mayor Carlo DeMaria hereby calls for a joint meeting of the City Council and School Committee for the presentation of the city's proposed Fiscal Year 2026 operating budgets and to review the city's budget policy.

Eric Demas, City of Everett CFO, presented an overview of the financial condition of the city, the FY26 budget submittal, five-year financial forecast, revenue and expenditure summaries. Key points:

- The city has not issued new debt and has had ample cash reserves. They expect to issue new debt in the next 6 months as interest rates are dropping. Standard & Poor's has assigned a AA+ stable rating.
- The FY26 operating budget is broken into four sections: operating budget, water/sewer operating budget, ECTV budget, and capital improvement plan.
- The city plans to submit the budget for the GFOA Distinguished Budget Award this

year after missing last year due to staff turnover.

Item Number {{item number}}

- Revenues have recovered from the pandemic downturn and stabilized. The Senate just approved a bill proposing \$139.3M in state aid to the city.
- The tax levy is estimated at \$190.5M, with \$132.9M to be levied to balance the FY26 budget, a 13% increase over FY25.
- The total recommended school operating budget is \$142.2M, a 5% increase over FY25.
- Fixed costs are increasing significantly, especially health insurance which is budgeted 24% higher than FY25 due to a premium increase. The retirement assessment also increased by over \$1M.
- The budget is balanced with over \$57M in excess levy capacity. Sound financial policies are expected to maintain the city's financial success.

Eric Demas, City of Everett CFO, presented an overview of the financial condition of the city, the FY26 budget submittal, five-year financial forecast, revenue and expenditure summaries. Key points:

- The city has not issued new debt and has had ample cash reserves. They expect to issue new debt in the next 6 months as interest rates are dropping. Standard & Poor's has assigned a AA+ stable rating.
- The FY26 operating budget is broken into four sections: operating budget, water/sewer operating budget, ECTV budget, and capital improvement plan.
- The city plans to submit the budget for the GFOA Distinguished Budget Award this year after missing last year due to staff turnover.
- Revenues have recovered from the pandemic downturn and stabilized. The Senate just approved a bill proposing \$139.3M in state aid to the city.
- The tax levy is estimated at \$190.5M, with \$132.9M to be levied to balance the FY26 budget, a 13% increase over FY25.
- The total recommended school operating budget is \$142.2M, a 5% increase over FY25.
- Fixed costs are increasing significantly, especially health insurance which is budgeted 24% higher than FY25 due to a 21% premium increase. The retirement assessment also increased by over \$1M.
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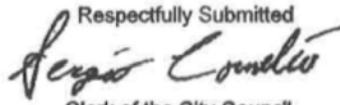
- The city has not issued new debt and has had ample cash reserves. They expect to issue new debt in the next 6 months as interest rates are dropping. Standard & Poor's has assigned a AA+ stable rating.
- The FY26 operating budget is broken into four sections: operating budget, water/sewer operating budget, ECTV budget, and capital improvement plan.
- The city plans to submit the budget for the GFOA Distinguished Budget Award this year after missing last year due to staff turnover.
- Revenues have recovered from the pandemic downturn and stabilized. The Senate just approved a bill proposing \$139.3M in state aid to the city.
- The tax levy is estimated at \$190.5M, with \$132.9M to be levied to balance the FY26 budget, a 13% increase over FY25.

- The total recommended school operating budget is \$142.2M, a 5% increase over FY25. Item Number {{item.number}}
- Fixed costs are increasing significantly, especially health insurance which is budgeted 24% higher than FY25 due to a 21% premium increase. The retirement assessment also increased by over \$1M.
- The budget is balanced with over \$57M in excess levy capacity. Sound financial policies are expected to maintain the city's financial success.

Motions regarding FY26 budget deliberations and guidelines referred to the scheduled Budget Committee meetings.

MOTION:	Refer
MOVER:	Robert Van Campen
SECONDER:	Holly Garcia
RESULT:	[0 TO 0]
AYES:	
NAYS:	
AWAY:	

ADJOURNMENT

Respectfully Submitted

Clerk of the City Council



C0175-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to accept and expend funds from the Massachusetts Department of Conservation and Recreation (DCR), in the amount of \$100,000.00 to Youth Development and Enrichment for the purpose of enhancing sensory awareness equipment at the Recreation Center

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

May 12, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend funds from the Massachusetts Department of Conservation and Recreation (DCR), in the amount of \$100,000.00 to Youth Development and Enrichment for the purpose of enhancing sensory awareness equipment at the Recreation Center.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 12, 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:

to accept and expend funds from the Massachusetts Department of Conservation and Recreation (DCR), in the amount of \$100,000.00 to Youth Development and Enrichment for the purpose of enhancing sensory awareness equipment at the Recreation Center.



C0176-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to accept and expend a donation in the amount of \$5,000.00 from Everett Firefighters Local 143 Union 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

May 12, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a donation in the amount of \$5,000.00 from Everett Firefighters Local 143 Union for the Fire Victims Fund.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 12, 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:

to accept and expend a donation in the amount of \$5,000.00
from Everett Firefighters Local 143 Union for the Fire Victims
Fund.



C0181-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Planning Board for a term of three (3) years, expiring May 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

May 19, 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 K (II) of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Stephanie McColaugh to the Planning Board for a term of three (3) years, expiring May 31, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria
Mayor



May 19, 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 Stephanie McColaugh to the Planning Board for a term of three (3) years, expiring May 31, 2028.



C0182-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting the confirmation on the appointment of Stephanie McColaugh to the Conservation Commission for a term of two (2) years, expiring May 31, 2027

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

May 19, 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 III, E. II of the City of Everett Administrative Code, I hereby appoint, subject to confirmation by the City Council, Stephanie McColaugh to the Conservation Commission for a term of two (2) years, expiring May 31, 2027.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria
Mayor



May 19, 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 Stephanie
McColaugh to the Conservation Commission for a term of two
(2) years, expiring May 31, 2027.



C0183-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to accept and expend a donation in the amount of \$500.00 from the Carmen A. Schiavo Club to support the Annual Spring Clean-up

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

May 19, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend a donation in the amount of \$500.00 from the Carmen A. Schiavo Club to support the Annual Spring Clean-up.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 19, 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:

to accept and expend a donation in the amount of \$500.00
from the Carmen A. Schiavo Club to support the Annual Spring
Clean-up.



C0190-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to appropriate \$216,664 from the Insurance recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building

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

May 21, 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 \$216,664 from the Insurance recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 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:

An order to appropriate \$216,664 from the Insurance recovery fund. These funds were received from the insurance company related to the loss that occurred at the school administration building.



C0191-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to transfer \$14,000 from the Election Training account to the Election Salaries account. The Election Department is requesting this transfer to fund election employees

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

May 21, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to transfer \$14,000 from the Election Training account to the Election Salaries account. The Election Department is requesting this transfer to fund election employees.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



May 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:

That the sum of \$14,000 be transferred from the Election Training account to the Election Salaries account. The Election Department is requesting this transfer to fund election employees.



C0192-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to appropriate \$14,500 from General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account. This appropriation is necessary to cover insurance premiums through the end of the fiscal year

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

May 21, 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 \$14,500 from General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account. This appropriation is necessary to cover insurance premiums through the end of the fiscal year.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 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:

An order to appropriate \$14,500 from General Fund Budgetary Fund Balance (Free Cash) to the Solicitor's insurance account. This appropriation is necessary to cover insurance premiums through the end of the fiscal year.



C0193-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting confirmation to issue a special one-day alcoholic beverage license to Tram Tran and Michael Nguyen to serve at a private event occurring on June 21, 2025 from 6:00pm – 10:00pm at 47 Elm Street, Everett, MA

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

May 21, 2025

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

Dear Honorable Members:

I hereby submit for your consideration an order to issue a special one-day alcoholic beverage license to Tram Tran and Michael Nguyen to serve at a private event occurring on June 21, 2025 from 6:00pm – 10:00pm at 47 Elm Street, Everett, MA.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 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:

order to issue a special one-day alcoholic beverage license to Tram Tran and Michael Nguyen to serve at a private event occurring on June 21, 2025 from 6:00pm - 10:00pm at 47 Elm Street, Everett, MA.



C0195-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting approval to accept and expend funds from the Everett Citizens Foundation in the amount of \$4,622 to Department of Planning and Development for the purpose of hiring a Monitor for the Everett Community Fridge

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

May 21, 2025

Honorable City Council
484 Broadway
Everett, MA 02149

Dear Honorable Members:

I hereby submit for your consideration an order to accept and expend funds from the Everett Citizens Foundation in the amount of \$4,622 to Department of Planning and Development for the purpose of hiring a Monitor for the Everett Community Fridge.

I recommend your favorable passage of this order.

Respectfully submitted,

Carlo DeMaria
Mayor



May 12, 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:

to accept and expend funds from the Everett Citizens
Foundation in the amount of \$4,622 to Department of Planning
and Development for the purpose of hiring a Monitor for the
Everett Community Fridge.



C0196-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order requesting city council approval to accept multiple Mass General Laws related to The Heroes Act

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

May 21, 2025

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

Dear Honorable Members:

I hereby submit for your consideration an order to adopt two new veteran property tax exemptions.

Section 23 of Chapter 178 of the Acts 2024 (hereinafter "Act"), entitled An Act Honoring, Empowering and Recognizing Our Servicemembers and Veterans ("HERO" Act) added two new veteran property tax exemption clauses, Clauses 22I and 22J, to Mass General Laws, c. 59, §5, which is the statute that establishes local property tax exemptions for individuals and organizations. Clauses 22I and 22J are local options that must be accepted by the city to apply in Everett. Acceptance requires a vote of the City Council.

If accepted, Clause 22I will increase the amount of the tax exemption granted to veterans on their domiciles under Clause 22, 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F annually by a cost-of-living adjustment (COLA) determined by the MA Department of Revenue (DOR) based on the consumer price index (CPI). This would work like the annual COLA adjustment determined by DOR that is already a local option for certain senior exemption amounts and financial means standards. (See Mass General Laws, c. 59, §5, Clauses 17E, 17F and 41D).

If accepted, Clause 22J provides an additional exemption up to 100% of the amount of the tax exemption granted to veterans on their domiciles under Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E, and Clause 22F. This would work like the optional additional exemption that is already a local option under Mass General Laws, c.59, §5C½ for all persons granted exemptions on their domiciles as veterans, seniors, blind persons, and surviving spouses. Clause 22J will not apply in a year in which the City already uses Mass General Laws, c.59, §5C½ to grant an additional exemption to all persons granted exemptions. It is an option for cities and towns that do not use that general additional exemption to be able to just grant one for persons granted veteran exemptions. As with the general additional exemption, the application of the Clause 22J additional exemption cannot reduce the tax owed below what the taxpayer would owe

Item Number 14
on 10% of the current assessed valuation of the domicile. However, unlike the general additional exemption, the exemption granted to veterans can result in the taxpayer paying less than the taxes paid in the preceding fiscal year.

To implement, Everett must vote to accept the statute and establish the additional exemption percentage before the July 1 beginning of Fiscal Year 2026 if we wish for that to be the first year for it to apply. The voted percentage will continue to apply in subsequent years unless and until another percentage is voted before July 1 beginning of a later fiscal year.

Example of the impact of adopting both Clause 22I and 22J: Both clauses would operate together. If a Clause 22 recipient will receive a \$400 exemption and the community accepts Clause 22I, and the CPI increases by 5%, the total exemption amount would increase to \$420. If Everett further accepts Clause 22J (or M.G.L. Mass General Laws, c.59, §5C ½) and increases by the maximum amount 100% the amount of tax exemption granted to veterans, then the total exemption amount in this example will increase to \$840.

I recommend your favorable passage of this order out of respect for our veterans and their service to our country and our city.

Respectfully submitted,



Carlo DeMaria
Mayor



May 20, 2025

City of Everett, Massachusetts

CITY COUNCIL

Offered By: _____
Councilor Stephanie Martins, as President

Bill Number:
Bill Type: Order

ADJUSTED EXEMPTION AMOUNT CLAUSE 22J

That the City of Everett accept General Laws Chapter 59, Section 5, Clause 22I, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E, and Clause 22F by the percentage increase in the U.S. Department of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for the applicable exemptions granted for any fiscal year beginning on July 1, 2025.

OPTIONAL ADDITIONAL VETERAN EXEMPTION CLAUSE 22J

Be it further ordered that the City of Everett accept General Laws Chapter 59, Section 5, Clause 22J, which authorized an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22C, Clause 22E, and Clause 22F by 100% of the personal exemption amount, subject to the conditions in Clause 22J, to be effective for the applicable exemptions granted for any fiscal year beginning July 1, 2025.



C0197-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

An order that proposes to amend the City of Everett's Division III (Revised General Ordinances), Chapter 9 – "Flood Damage Prevention".

Background and Explanation:

Attachments:

CITY OF EVERETT
Office of the Mayor

Carlo DeMaria
Mayor



Everett City Hall
484 Broadway
Everett, MA 02149-3694
Phone: (617) 394-2270
Fax: (617)381-1150

May 21, 2025

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

RE: C0XXX-25

Dear Honorable Members:

I am submitting to the Council an order that proposes to amend the City of Everett's Division III (Revised General Ordinances), Chapter 9 – "Flood Damage Prevention".

This amendment was initiated by request of the State (Department of Conservation and Recreation) in order to ensure Everett's compliance with the Federal Emergency Management Administration's (FEMA) National Flood Insurance Program. Working collaboratively with the State and professional consultants, this amended ordinance will update the ordinance to reflect updated data and best practices provided by FEMA. Without amending the ordinance as drafted herein, we would run the potential risk of being excluded from the National Flood Insurance Program.

Thank you for your favorable consideration.

Respectfully submitted,

Mayor

Carlo DeMaria
Mayor



May 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:

Division III, Chapter 9 of the Revised General Ordinances of the City of Everett is hereby amended as follows:

Striking, in its entirety, the existing language of Chapter 9 and replacing it with the attached language.

This language shall become effective upon signature by the Mayor.

Chapter 9**FLOOD DAMAGE PREVENTION****Article I
In General**

Section 9-1.	Statement of Purpose.
Section 9-2.	Establishment.
Section 9-3.	Definitions.
Section 9-4.	Application of Provisions.
Section 9-5.	Enforcement; Violations.
Section 9-6.	Abrogation and Greater Restrictions.
Section 9-7.	Warning and Disclaimer of Liability.
Section 9-8.	Severability.
Section 9-9.	through Section 9-25. (Reserved)

**Article II
Administration**

Section 9-26.	City Engineer--Appointment.
Section 9-27.	Permitting.
Section 9-28.	Regulations.-
Section 9-29.	Notification Requirements.
Section 9-30.	Variances.
Section 9-31.	through Section 9-45. (Reserved)

FLOOD DAMAGE PREVENTION

**Article I
In General**

Section 9-1. Statement of Purpose.

It is the purpose of this Chapter to:

- (a) Ensure public safety through reducing the threats to life and personal injury;
- (b) Eliminate new hazards to emergency response officials;
- (c) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding;
- (d) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding;
- (e) Eliminate costs associated with the response and cleanup of flooding conditions; and
- (f) Reduce damage to public and private property resulting from flooding waters.

Section 9-2. Establishment.

This Chapter is established pursuant to the City of Everett's compliance with Title 44, Chapter 1, Code of Federal Regulations, establishing eligibility in the National Flood Insurance Program (NFIP).

- (a) All special flood hazard areas within the City of Everett are designated on the Middlesex County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency for the administration of the NFIP, dated July 8, 2025. These maps indicate the 1%-chance regulatory floodplain.
- (b) The exact boundaries special flood hazard areas shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated July 8, 2025.
- (c) The effective FIRM and FIS report are incorporated herein by reference and are on file in the City Engineer's Office.

Section 9-3. Definitions.

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this section:

- (a) **DEVELOPMENT** means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]
- (b) **FLOODWAY**. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]
- (c) **FUNCTIONALLY DEPENDENT USE** means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related

FLOOD DAMAGE PREVENTION

manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

- (d) **HIGHEST ADJACENT GRADE** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]
- (e) **HISTORIC STRUCTURE** means any structure that is:
 - (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior in states without approved programs.

[US Code of Federal Regulations, Title 44, Part 59]
- (f) **NEW CONSTRUCTION.** Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]
- (g) **RECREATIONAL VEHICLE** means a vehicle which is:
 - (1) Built on a single chassis;
 - (2) 400 square feet or less when measured at the largest horizontal projection;
 - (3) Designed to be self-propelled or permanently towable by a light duty truck; and
 - (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]
- (h) **REGULATORY FLOODWAY** - see FLOODWAY.
- (i) **SPECIAL FLOOD HAZARD AREA.** The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone AE [Base Code, Chapter 2, Section 202]
- (j) **START OF CONSTRUCTION.** The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

FLOOD DAMAGE PREVENTION

- (k) Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]
- (l) STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]
- (m) SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]
- (n) VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]
- (o) VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3 is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

Section 9-4. Application of Provisions.

The provisions of this Chapter shall apply to all areas of special flood hazards within the jurisdiction of the city.

Section 9-5 Enforcement; Violations.

The City Engineer shall enforce the provisions of this Chapter. Whoever violates the provisions of this Chapter shall be subject to a fine in accordance with Section 1-8 of these Revised Ordinances of the City of Everett.

Section 9-6. Abrogation and Greater Restrictions.

The floodplain management regulations found in this Chapter shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

Section 9-7. Warning and Disclaimer of Liability.

The degree of flood protection required by this Chapter is considered reasonable but does not imply total flood protection. Property owners are encouraged to investigate and implement such additional flood protection and mitigation measures as may be necessary or appropriate.

Section 9-8 Severability.

FLOOD DAMAGE PREVENTION

If any section, provision or portion of this Chapter is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

Section 9-9. through Section 9-25. (Reserved)

FLOOD DAMAGE PREVENTION

Article II
Administration

Section 9-26. City Engineer--Appointment.

The City of Everett hereby designates the position of City Engineer to be the official floodplain administrator for the City.

Section 9-27. Permitting.

- (a) No construction or other development is permitted in special flood hazard areas, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties, without issuance of a special flood hazard permit in accordance with the provisions of this Chapter.
- (b) Applications for special flood hazard permits shall be submitted to the City Engineer and shall demonstrate compliance with the Regulations set forth in Section 9-28. The proponent must acquire all necessary permits, and must demonstrate that all necessary permits have been acquired.

Section 9-28. Regulations.

- (a) Floodway encroachment. In Zone AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

In Zone AE, along watercourses that have a regulatory floodway designated on the City's FIRM encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

- (b) Unnumbered A Zones. In A Zones, in the absence of FEMA base flood elevation data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.
- (c) Subdivision proposals. All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:
 - (1) Such proposals minimize flood damage.
 - (2) Public utilities and facilities are located & constructed so as to minimize flood damage.
 - (3) Adequate drainage is provided.
- (d) Base flood elevation data for subdivision proposals. When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

FLOOD DAMAGE PREVENTION

- (e) Recreational vehicles. In AE Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

Section 9-29. Notification Requirements.

- (a) Watercourse alterations or relocations in riverine areas. In a riverine situation, the City Engineer shall notify the following of any alteration or relocation of a watercourse: adjacent communities, NFIP State Coordinator (Massachusetts Department of Conservation and Recreation), and the NFIP Program Specialist (Federal Emergency Management Agency, Region I).
- (b) Requirement to submit new technical data. If the City acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the City will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to: NFIP State Coordinator (Massachusetts Department of Conservation and Recreation), and the NFIP Program Specialist (Federal Emergency Management Agency, Region I).

Section 9-30. Variances.

- (a) Variances to building code floodplain standards. The City will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files. The City shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions for the referenced development in special flood hazard areas.
- (b) Variances to local Ordinance related to community compliance with the NFIP. A variance from this Chapter must meet the requirements set out by State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

Section 9-31. through Section 9-45. (Reserved)



C0174-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 12, 2025

Agenda Item:

That the amount of \$3,000,000.00 be appropriated by borrowing for the following two (2) capital improvement projects

#1) Streets & Sidewalks \$2,000,000.00, #2) Complete Streets \$1,000,000.00, for a total of \$3,000,000.00

Background and Explanation:

Attachments:



CARLO DeMARIA
MAYOR

CITY OF EVERETT - OFFICE OF THE MAYOR

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ mayorcarlo.demaria@ci.everett.ma.us

May 7, 2025

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

Dear Honorable Members:

I hereby request the amount of **\$3,000,000.00** be appropriated by borrowing for the following two (2) capital improvement projects:

No.	Project Title	Cost
1	Streets and Sidewalks	\$ 2,000,000.00
2	Complete Streets	\$ 1,000,000.00
TOTAL:		\$ 3,000,000.00

I recommend your favorable passage of this order.

Thank you.

Respectfully submitted,

Carlo DeMaria
Mayor



May 7, 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 City hereby appropriates the amount of Three Million Dollars (\$3,000,000) to be funded by borrowing as set forth in the attached letter of the Mayor requesting such borrowing dated May 7, 2025, including the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8 or pursuant to any other enabling authority, and to issue bonds and notes therefore, provided, that any premium received upon the sale of any bonds or notes approved by this Order, less any such premium applied to the payment of the costs of such issuance of bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and to take any other action relative thereto.

Enclosed: Detail capital improvement expenditures requested in this borrowing.

**FY25 Capital Improvement Projects (CIP's) funded
through this borrowing request**

No.	Project Title	Cost
1	Streets and Sidewalks	\$ 2,000,000.00
2	Complete Streets	\$ 1,000,000.00
TOTAL :		\$ 3,000,000.00

#1 - C0174-25

Ways and Means Committee
May 19, 2025

The Committee on Ways and Means met on Monday, May 19, 2025 at 6:30pm 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 Peter Pietrantonio.

The Committee met on an Order offered by Councilor Stephanie Martins, as President: That the amount of \$3,000,000.00 be appropriated by borrowing for the following two (2) capital improvement projects:

#1- Streets and Sidewalks \$2,000,000.00

#2- Complete Streets \$1,000,000.00

Director of Engineering Erik Swanson was also present.

Mr. Swanson provided the Committee with a preliminary list of sidewalks and streets (attached) based on the highest priority of need throughout the City that has been targeted for work this year. He noted that once the funding is approved he hopes to have the work commence within weeks with the expectation that the work would be completed by the end of November. Chairperson Smith asked if the City spends \$3 million every year on streets and sidewalks and Mr. Swanson responded not every year and mentioned that he has not asked for an appropriation since October 2023. Councilor Hanlon asked what happens to the money if it isn't all spent and Mr. Swanson explained that the funds would be carried over if not used. Councilor Pietrantonio asked how the streets were selected and Mr. Swanson stated that they were selected based on condition of street and that there were no lead services on the street that the consultant was aware of. Chairperson Smith inquired why Maplewood Street was not done when it was on the list for the prior year and does not appear on this year's list and Mr. Swanson explained that the street has lead service lines and is scheduled for water line replacement work and would be scheduled when that is completed. Mr. Swanson agreed to report back to the City Council on the schedule of work for each of the sidewalk and streets listed.

The Committee voted: to report back to the City Council with a recommendation for Favorable action.

Respectfully Submitted,

John W. Burley
Clerk of Committees



City of Everett
Engineering Department
484 Broadway, Room 22
Everett, Massachusetts 02149
(P) 617-394-2216 (F) 617-394-5002

Memorandum

To: Everett City Council,
Stephanie Martins, City Council President

From: Erik S. Swanson, P.E., Director of Engineering

Subject: Streets & Sidewalks - 2025

Date: May 19, 2025

Below is a summary of the anticipated Sidewalk and Street work to be performed this Year (2025)**

Sidewalk Replacement

Sidewalks are tentatively scheduled to be replaced in the following locations:

Estes Street (Continuation)	Grover Street	Meadowview Rd.	Miller Street
Misc. locations (rolling list provided by DPW)		Add'l locations (as funding allows)	

Streets – Milled & Paved

Below is a tentative listing of streets that are scheduled to be milled & paved this year:

Partridge Terr.	Plumer Street	Mansfield St.	Estes Street (Continuation)
Grover Street	Meadowview Rd.	Miller Street	Foster Street
Woodland Pl.	Belmont Park (including water & drain work)	Williams Street	
Carter Street	Add'l locations (as funding allows)		

****Other streets may be available for paving this year, depending on progress of other work (water main replacement, lead service line upgrades, cross connection testing)**



C0155-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 28, 2025

Agenda Item:

Pursuant to Charter Section 2-7(c), the Council requires the Administration (Mayor, CFO, and Budget Director) to provide the following information and documents within seven (7) days: copies of all emails, text messages, other correspondence and draft ordinances from January 1, 2016 to the present regarding proposed or approved increases in the Mayor's salary or other compensation other than the longevity ordinances, including but not limited to C0218-16 and C0185-17

Background and Explanation:

Attachments:



C0149-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: April 28, 2025

Agenda Item:

An order requesting consideration of a proposed Tax Increment Finance (TIF) agreement between the City of Everett and The Sofia 2nd Street Owner, LLC pertaining to a mixed use redevelopment to be located at 380 Second Street

Background and Explanation:

Attachments:

CITY OF EVERETT
Office of the Mayor

Carlo DeMaria
Mayor



Everett City Hall
484 Broadway
Everett, MA 02149-3694
Phone: (617) 394-2270
Fax: (617)381-1150

April 17, 2025

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

Dear Honorable Members:

Please find attached an order to consider a proposed Tax Increment Finance (TIF) agreement between the City of Everett and The Sofia 2nd Street Owner LLC pertaining to the mix-use redevelopment located at 380 Second Street, Everett, MA.

Multiple documents related to this proposed TIF will be included in the order.

Thank you for your favorable consideration.

Respectfully submitted,

Carlo DeMaria
Mayor



April 17, 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:

to consider a proposed Tax Increment Finance (TIF) agreement between the City of Everett and The Sofia 2nd Street Owner LLC pertaining to the mix-use redevelopment located at 380 Second Street, Everett, MA.

380 Second Street TIF

I write to you today in support of a proposed Tax Increment Finance (TIF) regarding the mixed-use development located at 380 Second Street, herein referred to as “The Sofia”.

For a bit of context, TIFs have been utilized by over 200 cities and towns in Massachusetts to spur economic development and are currently offered by over 25% of Massachusetts municipalities as a way to incentivize development and job creation. The Sofia perfectly embodies these three purposes.

Job Creation: Unlike the typical wood-frame, 5-over-2 structures prevalent in Everett’s Commercial Triangle, construction of The Sofia will utilize 100% Union Labor. The Proponents estimate that 1,342 Union Jobs will be generated through the construction of the project. For comparison, estimates for a by-right project on the site – a wood-framed structure containing ~210 housing units – would create approximately 214 non-union construction jobs. Additionally, operation of the project, once occupied, will result in the creation of 52 full-time positions between the commercial space and the residential units.

Economic Development: The Sofia offers a first-of-its-kind development here in Everett, seeking to construct a 21-story mixed-use tower with engaging ground-floor retail. The project Proponents are exploring the market to land an anchor tenant for their retail space, currently contemplating a restaurant or food retail operation. Furthermore, this project represents the largest financial investment for a single residential structure in the City’s history, with the goal of attracting similar levels of investment in the area for high-end commercial ventures such as office spaces and R&D facilities.

Incentivize Development: The Proponents of The Sofia have provided the City with extensive financial data on their projected construction and operation costs throughout our discussions regarding a proposed TIF. The City retained the services of CRE Asset Advisory, LLC to review and validate the financial models provided by the project Proponents. After review, CRE confirmed that The Sofia would *not* be financeable without a TIF; however, the TIF, as proposed, would yield an Untrended Return on Cost (UROC) that could secure adequate investment from institutional lenders to enable the project’s construction. CRE’s analysis and memo are provided as part of the package submitted to this Council.

Beyond these three important purposes, the proposed TIF offers other major benefits to the City. The Proponents would contribute \$1,000,000 into the City’s Linkage Fee account for investment into affordable housing throughout the City. On-site, The Sofia seeks to implement housing units with deeper affordability than surrounding projects, including 24 Veterans Affairs Supportive Housing (VASH) units restricted at 30% AMI and 3 units restricted at 60%. The Proponents have also committed to the reconstruction of Garden Street Extension, valued at approximately \$3,000,000. Additionally, the Proponents will mill and overlay 2nd Street along their project frontage, construct new full-depth pavement, sidewalks, and bike lanes before subsequently

granting to the City a 15' easement along Second Street to widen the right-of-way for the future Silver Line Extension. Lastly, and perhaps more pertinent to allay concerns regarding revenue generated by the project with a TIF in place, the City will receive a higher amount of tax revenue throughout the duration of the TIF in comparison to a by-right, wood-frame structure without a TIF (\$8,424,770 vs. \$8,092,870). Upon expiration of the TIF in 2041, the annual tax payment for The Sofia would jump to \$3,012,990, compared to \$913,040 for a by-right project.

It is for these reasons that I support the proposed Tax Increment Finance for The Sofia. I hope this Council sees the extraordinary benefits that accompany this project and will enable its construction through passage of a TIF. I will provide all relevant documents alongside this memo, including CRE's financial analysis, the full-language of the proposed TIF, and renderings of The Sofia. My team, CRE Asset Advisors, and the project Proponents will be made available to answer any questions you may have.

Thank you for your consideration.

Sincerely,

Carlo DeMaria
Mayor, City of Everett

**CRE ASSET
ADVISORS, LLC**

167 Worcester St, Suite 201
Wellesley, MA 02481
(781) 772-1825
Office@CRE-AssetAdvisors.com

April 8, 2025

Ms. Erin Deveney
Chief of Staff
Office of Mayor Carlo DeMaria
City of Everett
484 Broadway
Everett, MA 02149

RE: The Sofia, 380 2nd Street, Everett, MA

Dear Ms. Deveney,

As per our proposal dated March 7, 2024, below is a summary of our review of the financial model prepared by Fulcrum Global Investors ("FGI") for its proposed 620-unit project, The Sofia, located at 380 2nd Street in Everett ("The Sofia" or the "Project"). This project has been completed in order to assist the City of Everett (the "City") in its consideration of FGI's request for a Tax Incentive Financing Agreement ("TIF").

To complete this assignment, we have carefully reviewed the provided documents which include:

- 1) The proposed Draft TIF Agreement;
- 2) The Draft Exhibits to the TIF Agreement presented to the City on January 27, 2025, which include:
 - a. a schedule detailing the projected real estate taxes payments with and without the TIF;
 - b. a schedule detailing various benefits to the City with the currently proposed Project in comparison to a low rise 210-unit project;
 - c. the calculation of the Untrended Return on Cost ("UROC") with and without the TIF;
 - d. a schedule showing the tax payments to the City to be generated by the Project in comparison to other neighboring developments;
- 3) An Excel file provided by FGI including a 10-year discounted cash flow projection as well as considerably greater detail on the underlying assumptions for projected revenue, operating expenses, and development costs. (This file was confidentially provided in order for CREAA to assess the validity of the calculations.)

After thoroughly reviewing the provided documents and calculations, we prepared a list of questions and had several discussions with the FGI team to address them. The discussions

included assumptions and calculations used in the model, centered around the calculation of the Untrended Return on Cost ("UROC"), one of the primary metrics that investors will consider in evaluating the feasibility of a project. The UROC calculation divides the stabilized net operating income, if the project were fully built and stabilized today, by the total cost of developing the project.

As a result of these discussions, some updates were made to the income and expense figures used in the UROC calculations previously presented to the City. As well, based on the various ways in which an investor might evaluate the benefit of the TIF, FGI has now included UROC calculations with three different methodologies for determining the real estate tax expense, in addition to the UROC calculation without the benefit of the TIF agreement. The updated figures are included as part of the attached Exhibits.

A summary of the three methodologies is as follows:

- 1) The UROC calculation includes the projected real estate taxes in the first year of the Project's stabilization, which is Fiscal Year 2032, or Year 5 of the TIF agreement. With the benefit of a 95% tax abatement, the projected taxes are \$136,381. This yields a UROC of 5.61%.
- 2) The UROC calculation is based on the average real estate taxes over the 10-year period of the TIF following stabilization. With the benefit of an average tax abatement over this period of 72.5%, the projected taxes are \$769,477. This yields a UROC of 5.44%.
- 3) The UROC calculation includes the real estate taxes in the first year of the Project's stabilization without the TIF agreement, which are estimated at \$2,727,620. In lieu of including the reduced taxes, the tax savings under the TIF over the 14 years of the agreement are calculated, and the net present value of this benefit is then deducted from the construction costs, effectively reducing the total construction costs. This yields a UROC of 5.22%

Aside from the different calculations of real estate taxes, the remaining income, expenses, and project cost are essentially the same for these three calculations. However, the income, expenses, and project costs are slightly different without the benefit of the TIF agreement, primarily due to lower revenue from the affordable housing component and higher costs including the developer's cost of obtaining a building permit and higher interest expense.

Without the benefit of the TIF agreement, the UROC is calculated at 4.71%. Based on our own experience as well as discussions we conducted with multiple parties, including other multifamily developers, lenders who might provide debt financing, and investors who might provide equity investments, ***the project will not be feasible with a UROC that is this low.*** Given current interest rates, which would be above this rate, the project would not be able to attract the necessary equity investors and therefore could not move forward.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,



Christian Reenstierna, Managing Partner
CRE Asset Advisors, LLC



Judith R. Pelletier
CRE Asset Advisors, LLC

Cc:

Mayor Carlo DeMaria
Eric Demas
Scott Brown
Kurt Hunziger
John Brainerd

EXHIBITS

DRAFT

REAL ESTATE TAX CALCULATION – WITH & WITHOUT TIF AGREEMENT

DRAFT									
The Sofia Const. Timing	Calendar Year	TIF Year #	Estimated Incremental Assessed Value	Estimated New Incremental Annual Property Tax w/o TIF	% Exempt	Estimated Incremental Tax Payment w/TIF to City	Estimated Total Increased Annual Tax Base w/ Sofia	Estimated Total RE Taxes to City w/o Sofia (Industrial)	Low Rise 210 Unit Bldg.
Before TIF	2025	0	\$2,902,900	\$66,767	NA	\$66,767	\$0	\$66,767	\$66,767
Start Const.	2026	0	\$2,902,900	\$66,767	NA	\$66,767	\$0	\$67,434	\$67,434
C/O Stabilized	2027	1	\$71,842,500	\$818,286	100%	\$100,000	\$31,891	\$68,109	\$0
	2028	2	\$167,632,500	\$1,909,334	100%	\$110,000	\$41,210	\$68,790	\$0
	2029	3	\$215,527,500	\$2,454,858	100%	\$120,000	\$50,522	\$69,478	\$202,303
	2030	4	\$227,501,250	\$2,591,239	100%	\$130,000	\$59,828	\$70,172	\$67,434
	2031	5	\$239,475,000	\$2,727,620	95%	\$136,381	\$65,507	\$70,874	\$281,059
	2032	6	\$241,869,750	\$2,754,896	90%	\$275,490	\$203,907	\$71,583	\$421,588
	2033	7	\$244,288,448	\$2,782,445	85%	\$417,367	\$345,068	\$72,299	\$843,177
	2034	8	\$246,731,332	\$2,810,270	80%	\$562,054	\$489,032	\$73,022	\$851,609
	2035	9	\$249,198,645	\$2,838,373	75%	\$709,593	\$635,841	\$73,752	\$860,125
	2036	10	\$251,690,632	\$2,866,756	70%	\$860,027	\$785,537	\$74,489	\$868,726
	2037	11	\$254,207,538	\$2,895,424	65%	\$1,013,398	\$938,164	\$75,234	\$877,413
	2038	12	\$256,749,613	\$2,924,378	60%	\$1,169,751	\$1,093,765	\$75,987	\$886,187
	2039	13	\$259,317,110	\$2,953,622	55%	\$1,329,130	\$1,252,383	\$76,747	\$895,049
	2040	14	\$261,910,281	\$2,983,158	50%	\$1,491,579	\$1,414,065	\$77,514	\$904,000
Est. Real Property Tax TIF Yr. Sums				\$36,310,660	72.5%	\$8,424,770	\$7,406,720	\$1,152,251	\$8,092,870
After TIF	2041	0	\$264,529,383	\$3,012,990	NA	NA	\$2,099,950		\$913,040
	2042	1	\$267,174,677	\$3,043,120			\$2,120,950		\$922,170
	2043	2	\$269,846,424	\$3,073,551			\$2,142,159		\$931,392
	2044	3	\$272,544,888	\$3,104,286			\$2,163,581		\$940,706
	2045	4	\$275,270,337	\$3,135,329			\$2,185,216		\$950,113
	2046	5	\$278,023,041	\$3,166,682			\$2,207,069		\$959,614
	2047	6	\$280,803,271	\$3,198,349			\$2,229,139		\$969,210
	2048	7	\$283,611,304	\$3,230,333			\$2,251,431		\$978,902
	2049	8	\$286,447,417	\$3,262,636			\$2,273,945		\$988,691
	2050	9	\$289,311,891	\$3,295,262			\$2,296,684		\$998,578
	2051	10	\$292,205,010	\$3,328,215			\$2,319,651		\$1,008,564
	2052	11	\$295,127,060	\$3,361,497			\$2,342,848		\$1,018,649
	2053	12	\$298,078,331	\$3,395,112			\$2,366,276		\$1,028,836
	2054	13	\$301,059,114	\$3,429,063			\$2,389,939		\$1,039,124
	2055	14	\$304,069,705	\$3,463,354			\$2,413,838		\$1,049,515
	2056	15	\$307,110,402	\$3,497,987			\$2,437,977		\$1,060,011
	2057	16	\$310,181,506	\$3,532,967			\$2,462,357		\$1,070,611
	2058	17	\$313,283,321	\$3,568,297			\$2,486,980		\$1,081,317
	2059	18	\$316,416,154	\$3,603,980			\$2,511,850		\$1,092,130
	2060	19	\$319,580,316	\$3,640,020			\$2,536,968		\$1,103,051
	2061	20	\$322,776,119	\$3,676,420			\$2,562,338		\$1,114,082
Taxes After TIF for 20 yrs				\$70,019,452		Increased Tax Basis After TIF	\$48,801,147		\$21,218,305

10 Year 4.25%	TIF Value	NPV
	\$718,286	\$20,725,050
	\$1,799,334	
	\$2,334,858	
	\$2,461,239	
	\$2,591,239	
	\$2,479,407	
	\$2,365,079	
	\$2,248,216	
	\$2,128,779	
	\$2,006,729	
	\$1,882,026	
	\$1,754,627	
	\$1,624,492	
	\$1,491,579	

COMPARISON OF BENEFITS TO CITY WITH TIF VS LOW RISE DEVELOPMENT

DRAFT			
	Sofia High Rise w/ TIF	Low Rise 210 Units	Difference
I/I	\$614,000	\$262,900	\$351,100
Affordable Housing Linkage Fee	\$1,000,000	\$210,000	\$790,000
Tax Payments Over TIF Period	\$8,424,770	\$8,092,870	\$331,900
Annual Tax After TIF	\$3,012,990	\$913,040	\$2,099,950
Union Jobs	1,342	\$0	1,342
Non Union Jobs	0	214	(214)
On Site 30% AMI (VASH)	24	0	24
On Site 60% AMI	3	0	3
On Site 80% AMI	4	21	(17)
Total On Site Affordable	31	21	10

Increased Mitigation Payments Low Rise Vr. High Rise	\$1,141,100
Increased Tax Revenue of TIF Period	\$331,900
Increased Annual Tax Revenue Compared to Low Rise After TIF	\$2,099,950
Union Job Creation	1,342
Deeper Levels of Affordability & Economic Stimulus	

Increased Tax Revenue & Mitigation	\$1,473,000
------------------------------------	-------------

UNTRENDED RETURN ON COST CALCULATION WITHOUT TIF

No TIF as Approved		
Revenue - 2025		Source
Total Rent	\$26,471,869	Greystar
Gain (loss) to Lease	(\$264,719)	Greystar
Vacancy	(\$1,323,593)	Greystar
Non Revenue Units	(\$52,944)	Greystar
Bad Debt	(\$79,416)	Greystar
Parking & Storage	\$682,500	Greystar
Retail Revenue	\$237,540	Boston Urban
Utility Reimbursements	\$379,440	Greystar
Other Income	\$253,945	Greystar
Total Revenue	\$26,304,623	

Controllable Expenses - 2025		Source
Payroll	(\$1,445,023)	Greystar
Repairs & Maintenance	(\$139,500)	Greystar
Replacement Reserves	(\$155,000)	Greystar
Make Ready	(\$184,872)	Greystar
Contracts	(\$541,980)	Greystar
Leasing & Marketing	(\$185,674)	Greystar
General & Administrative	(\$245,636)	Greystar
Utilities	(\$1,192,109)	Greystar
Total Controllable Expenses	(\$4,089,794)	

Non Controllable Expenses - 2025		Source
Greystar Management Fee	(\$460,331)	Greystar
Property Taxes	(\$2,727,620)	CBRE/City of Everett
Insurance	(\$395,312)	Greystar
Total Non Con. Expenses	(\$3,583,263)	

NOI	\$18,631,565
-----	--------------

Hard Costs	(\$304,029,996)
Soft Costs	(\$40,351,387)
Land	(\$34,701,000)
Construction Int. Reserve	(\$28,992,576)
Operational Cost to Stabilize 2 Yrs	(\$9,146,963)
NPV TIF - No TIF	\$0
Gross income lease - up 2 Yrs	\$21,978,824
Total Dev. Costs	(\$395,243,098)

Untrended Yield on Cost	4.71%
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Notes
Includes building permit fee
Includes 62 of the units @ 80% AMI
Includes \$620,000 Aff. Payment
Assumes HUD Construction Loan

UNTRENDED RETURN ON COST CALCULATION WITH TIF: METHOD 1 - REAL ESTATE TAXES BASED ON TIF YEAR 5

TIF - Actual Tax Liability		
Revenue -2025		Source
Total Rent	\$27,136,083	Greystar
Gain (loss) to Lease	(\$271,361)	Greystar
Vacancy	(\$1,356,804)	Greystar
Non Revenue Units	(\$54,272)	Greystar
Bad Debt	(\$81,408)	Greystar
Parking & Storage	\$682,500	Greystar
Retail Revenue	\$237,540	Boston Urban
Utility Reimbursements	\$379,440	Greystar
Other Income	\$253,945	Greystar
Total Revenue	\$26,925,663	

Controllable Expenses - 2025		Source
Payroll	(\$1,445,023)	Greystar
Repairs & Maintenance	(\$139,500)	Greystar
Replacement Reserves	(\$155,000)	Greystar
Make Ready	(\$184,872)	Greystar
Contracts	(\$541,980)	Greystar
Leasing & Marketing	(\$185,674)	Greystar
General & Administrative	(\$245,636)	Greystar
Utilities	(\$1,192,109)	Greystar
Total Contrallable Expenses	(\$4,089,794)	

Non Controllable Expenses - 2025		Source
Greystar Management Fee	(\$471,199)	Greystar
Property Taxes	(\$136,381)	City of Everett
Insurance	(\$395,312)	Greystar
Total Non Con. Expenses	(\$1,002,893)	

NOI	\$21,832,976
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Hard Costs	(\$304,029,996)
Soft Costs	(\$35,025,530)
Land	(\$34,701,000)
Construction Int. Reserve	(\$28,308,578)
Operational Cost to Stabalize	(\$9,272,535)
NPV TIF - No TIF	\$0
Gross income lease - up	\$21,965,556
Total Dev. Costs	(\$389,372,083)

Untrended Yield on Cost	5.61%
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Notes	
Building Permit Fee at Cost (Soft Cost)	
Includes 31 AFF. Units (NOI)	
Affordable Housing Fee Increase and Deferral (Soft Cost)	
Above effects Int. Reserve	
Taxes treated as actual liability for stabalization	
Assuming HUD Constuction loan at lower rate (Int Resrv.)	

UNTRENDED RETURN ON COST CALCULATION WITH TIF: METHOD 2 - REAL ESTATE TAXES BASED ON TIF YEAR 5-15 AVERAGE

TIF - Normalized Tax Liability		
Revenue - 2025		Source
Total Rent	\$27,136,083	Greystar
Gain (loss) to Lease	(\$271,361)	Greystar
Vacancy	(\$1,356,804)	Greystar
Non Revenue Units	(\$54,272)	Greystar
Bad Debt	(\$81,408)	Greystar
Parking & Storage	\$682,500	Greystar
Retail Revenue	\$237,540	Boston Urban
Utility Reimbursements	\$379,440	Greystar
Other Income	\$253,945	Greystar
Total Revenue	\$26,925,663	

Controllable Expenses - 2025		Source
Payroll	(\$1,445,023)	Greystar
Repairs & Maintenance	(\$139,500)	Greystar
Replacement Reserves	(\$155,000)	Greystar
Make Ready	(\$184,872)	Greystar
Contracts	(\$541,980)	Greystar
Leasing & Marketing	(\$185,674)	Greystar
General & Administrative	(\$245,636)	Greystar
Utilities	(\$1,192,109)	Greystar
Total Controllable Expenses	(\$4,089,794)	

Non Controllable Expenses - 2025		Source
Greystar Management Fee	(\$471,199)	Greystar
Property Taxes	(\$796,477)	City of Everett
Insurance	(\$395,312)	Greystar
Total Non Con. Expenses	(\$1,662,989)	

NOI	\$21,172,880
-----	--------------

Hard Costs	(\$304,029,996)
Soft Costs	(\$35,025,530)
Land	(\$34,701,000)
Construction Int. Reserve	(\$28,308,578)
Operational Cost to Stabilize	(\$9,272,535)
NPV TIF - No TIF	\$0
Gross income lease - up	\$21,965,556
Total Dev. Costs	(\$389,372,083)

Untrended Yield on Cost	5.44%
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Notes
Building Permit Fee at Cost (Soft Cost) Includes 31 AFF. Units (NOI) Affordable Housing Fee Increase and Deferral (Soft Cost) Above effects Int. Reserve Taxes treated as actual liability for stabilization Assuming HUD Constuction loan at lower rate (Int Resrv.)

UNTRENDED RETURN ON COST CALCULATION WITH TIF: METHOD 3 - REAL ESTATE TAXES BASED ON TAXES WITHOUT TIF; NPV OF TIF BENEFIT DEDUCTED FROM TOTAL PROJECT COST

TIF - Normalized Tax Liability at Stabilization		
Revenue - 2025		Source
Total Rent	\$27,136,083	Greystar
Gain (loss) to Lease	(\$271,361)	Greystar
Vacancy	(\$1,356,804)	Greystar
Non Revenue Units	(\$54,272)	Greystar
Bad Debt	(\$81,408)	Greystar
Parking & Storage	\$682,500	Greystar
Retail Revenue	\$237,540	Boston Urban
Utility Reimbursements	\$379,440	Greystar
Other Income	\$253,945	Greystar
Total Revenue	\$26,925,663	

Controllable Expenses - 2025		Source
Payroll	(\$1,445,023)	Greystar
Repairs & Maintenance	(\$139,500)	Greystar
Replacement Reserves	(\$155,000)	Greystar
Make Ready	(\$184,872)	Greystar
Contracts	(\$541,980)	Greystar
Leasing & Marketing	(\$185,674)	Greystar
General & Administrative	(\$245,636)	Greystar
Utilities	(\$1,192,109)	Greystar
Total Contrallable Expenses	(\$4,089,794)	

Non Controllable Expenses - 2025		Source
Greystar Management Fee	(\$471,199)	Greystar
Property Taxes	(\$2,727,620)	City of Everett
Insurance	(\$395,312)	Greystar
Total Non Con. Expenses	(\$3,594,132)	

NOI	\$19,241,736
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Hard Costs	(\$304,029,996)
Soft Costs	(\$35,025,530)
Land	(\$34,701,000)
Construction Int. Reserve	(\$28,308,578)
Operational Cost to Stabilize	(\$9,272,535)
NPV TIF	\$20,725,050
Gross income lease - up	\$21,965,556
Total Dev. Costs	(\$368,647,033)

Untrended Yield on Cost	5.22%
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Notes
Building Permit Fee at Cost (Soft Cost) Includes 31 AFF. Units (NOI) Affordable Housing Fee Increase and Deferral (Soft Cost) Above effects Int. Reserve NPV TIF - Discount rate as 10yr - 4.25% Assuming HUD Constuction loan at lower rate (Int Resrv.)

COMPARISON OF SOFIA REAL ESTATE TAXES TO NEIGHBORING PROJECT

DRAFT					
380 2nd Street will pay greater than 3-7X than neighboring multifamily developments					
2025					
Name	Address	Unit Count	Taxes	Land Area Sf	Taxes Per Sf of Land
The Mason	101 Mill Rd	330	(\$1,562,360)	199,069	(\$7.85)
Anthem	484 2nd St	450	(\$2,130,490)	205,603	(\$10.36)
The Batch Yard	25 Charlton St	328	(\$1,491,333)	144,184	(\$10.34)
The Pioneer	1760 Revere Beach Pwky	289	(\$1,429,806)	121,615	(\$11.76)
The Sofia - Low Rise	380 2nd St	210	(\$843,177)	70,567	(\$11.95)
The Sofia - As Approved w/ 75% TIF	380 2nd St	620	(\$796,477)	70,567	(\$11.29)
The Sofia - As Approved no TIF	380 2nd St	620	(\$2,557,228)	70,567	(\$36.24)
The Sofia After TIF	380 2nd St	620	(\$3,012,990)	70,567	(\$42.70)

DRAFT

TAX INCREMENT FINANCING AGREEMENT BY AND BETWEEN THE CITY OF EVERETT AND THE SOFIA 2nd STREET OWNER, LLC, THIS TAX INCREMENT FINANCING AGREEMENT (the “Agreement”) is made this _____ day of March, 2025

(the “Effective Date”), by and among the CITY OF EVERETT (hereinafter referred to as the "City"), acting by its Mayor as authorized by vote of City Council Meeting, and THE SOFIA 2nd STREET OWNER, LLC (hereinafter referred to as the "Owner") for the benefit of the Property located at 380 2nd Street, Everett, MA 02149 (the “Property”), legal description attached at Exhibit A.

RECITALS

WHEREAS, the City is a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts having a principal place of business at 484 Broadway, Everett, MA 02149;

WHEREAS, the Owner is a Delaware limited liability company qualified to do business in the Commonwealth of Massachusetts with a principal place of business at 1280 Centre Street, Unit 5, Newton Center, MA 02459; and

WHEREAS the Owner plans to commence construction of a fully approved 21-story mixed-use development with market rate and affordable housing units, totaling 675,202 gross square feet. The project is designed to consist of 620 total residential units, 31 of which shall be deed restricted as affordable units pursuant to the City’s affordable housing policy, approximately 18,400 sq. ft. of indoor amenity space, minimum of 7,800 sq. ft. of ground-floor retail and 450 vehicle parking spaces (hereinafter the “Project”, Site Plan Review Decision and modifications attached at Exhibit B); and

WHEREAS, on March ___, 2025, the Everett City Council voted to approve this Agreement; and

WHEREAS, the City strongly supports the creation of new housing to provide badly needed housing, additional jobs for Everett residents, expand commercial, retail activity within the city, and especially in the Commercial Triangle Economic Development District, to develop a healthy, economic, and strong growing tax revenue base for the City.

NOW, THEREFORE, in consideration of the mutual promises of the parties' contained herein and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledged, the parties hereby agree as follows:

A. THE CITY'S OBLIGATIONS

1. A Tax Increment Financing ("TIF") exemption (the "Exemption") is hereby granted to the Owner by the City in accordance with Chapter 23A, Sections 3A to 3F; Chapter 40, Section 59, and the applicable regulations thereto. The Exemption for real estate taxes shall be for a period of approximately fourteen (14) years from July 1st, 2027 (defined below) (the "Exemption Term").

2. The following shall serve as the real estate tax payment reduction percentages and/or minimum payment of real estate taxes annually, regardless of the City's reassessment amounts:

Fiscal Year Exemption Percentage:

Fiscal Year 2028. To 2031 (Years 1 to 4) – 100% - except that the payment of real estate taxes shall not fall below \$100,000 in year 1, \$110,000 in year 2, \$120,000 in year 3, and \$130,000 in year 4 to the City from the Owner

Fiscal Year 2032 (Year 5) - 95%

Fiscal Year 2033 (Year 6) - 90%

Fiscal Year 2034 (Year 7) - 85%

Fiscal Year 2035 (Year 8) - 80%

Fiscal Year 2036 (Year 9) - 75%

Fiscal Year 2037 (Year 10) - 70%

Fiscal Year 2038 (Year 11) - 65%

Fiscal Year 2039 (Year 12) - 60%

Fiscal Year 2040 (Year 13) - 55%

Fiscal Year 2041 (Year 14) - 50%

3. The real estate tax bill for the Property shall be adjusted annually by an adjustment factor, as stated above, regardless of the increased residential and commercial property values within the community, as provided in Chapter 40, Section 59 of the Massachusetts General Laws.

4. The City Tax Assessor shall remit to the Owner annually, by December 31st, a statement of the amount of the exemption for each fiscal year of this TIF Agreement.

5. In addition, the city will waive building permit fee, except to cover cost of Building Department labor.

B. THE OWNER'S OBLIGATIONS

The Exemption granted to the Owner and Property by the City hereby is in consideration of the Owner's following commitments:

1. Best faith compliance with the City's Job Hiring policies, i.e., hiring qualified Everett residents for Project jobs and the City's trades apprenticeship program. Best faith efforts of the Owner will entail the Owner and their contractors advertising locally and publicly, sponsoring "Town Hall" gatherings for Residents, sponsoring "Job Fairs", and "Apprentice Workshops" for Residents.
2. The Owner will build the Property with a 100% union work force through Certificate of Occupancy:
 - a. Owner will make best faith efforts to improve minority and women percentages within onsite workforces and will report efforts and progress in writing to the Mayor and the Director of the Planning Department annually
3. Additional Inclusionary Zoning Owner Commitment – In order to achieve deeper levels of Inclusionary/Affordable Housing in the City of Everett than originally approved at 10% (62 units) of the units built at the Property, at 80% AMI, the Owner will provide 31 inclusionary/affordable housing units onsite and 31 offsite with a payment in lieu of onsite units outlined below. Of the 31 units onsite, the Owner will now provide 21 Veterans Affairs Supportive Housing (VASH) units, 3 units of 60% AMI, and 4 units at 80% AMI. The 31 units of offsite affordable housing of the original 62 inclusionary units approved, will be provided offsite in consideration of this agreement and the Owner paying \$32,258 per unit, or \$1,000,000 to the City in aggregate to grant to any inclusionary (a/k/a affordable) development project in the City of Everett in need of additional financing/equity. The onsite units will be restricted for 10 years from Certificate of Occupancy. The VASH units are being put forward as a pilot program. If it is determined by the Owner that the VASH pilot is not successful, then the VASH units shall revert to 80% AMI units for the balance of the deed restriction.
4. The Owner shall be responsible for reconstruction of Garden Street Extension and granting 15 feet of Property frontage on Second Street to the City to allow it to move forward with the widening of 2nd Street along the frontage of the Owner's Property submitted in the Site Plan. The Owner shall mill and overlay 2nd Street from the center line to the existing curb line, and construct new full depth pavement, sidewalks, and bike lanes as required in the Site Plan, at a time when the City notifies that it is done with the aforementioned work.

5. The Owner shall provide a sketch plan to the Planning & Development Department for its review and approval showing the proposed cross section along Second Street that includes widening the Second Street ROW by 15 feet on the west side of the existing roadway. The sketch plan shall show the interim cross section prior to the construction of the future Silver Line bus route as well as a final proposed cross section.
6. The Owner shall grant to the City a 15-foot-wide easement along Second Street to allow the City to construct a continuous bike path and Silver Line extension along the Second Street corridor, and an enhanced pedestrian experience complete with minimum of 8-foot-wide sidewalks, complete with street trees, street lighting, and outdoor seating.
7. Upon issuance of a building permit by the City, the Owner shall join the Everett Transportation Management Association, currently operating as the Lower Mystic Transportation Management Association and make appropriate dues payments for a project at the "Associate Permitted" level.

C. ADDITIONAL PROVISIONS

1. Pursuant to the provisions of Chapter 40, Section 59 of the Massachusetts General Laws and applicable regulations, this Agreement shall be binding upon the Owner and the Property, its successors, assigns, and subsequent owners of the Property. In order for the Owner to meet its Obligations to the City of delivering the fully constructed building through Certificate of Occupancy and then operating the building to initial stabilized occupancy, and absent any mitigating circumstances beyond the Owners control such as an act of god or other unpredictable disastrous financial event (e.g. foreclosure, lack of financing, etc.), in consideration of this Agreement, the Owner shall not convey, assign, or otherwise its real estate interests in the Property to an independent third party through Fiscal Year 2031. Thereafter, the Owner may convey, assign or otherwise transfer its real estate interests in the Property to any unrelated third party or to a wholly owned subsidiary or affiliate without prior approval of the City. The Owner shall provide prior notice to the City of any such transfer and both the Owner, and the new Property owner shall provide all reasonably requested assurances to the City in writing regarding compliance with this Agreement by the new owner. For clarity, the Owner can enter into a joint venture with equity partners at any time to obtain the necessary capital to construct the Project.
2. The City and the Owner acknowledge and agree that there is no public construction contemplated by this Agreement and, therefore, no betterment schedule referred to in Massachusetts General Laws Chapter 40, Section 59 is required. This Agreement and the Tax Increment Financing Exemption provided for hereunder shall apply only to the Property.
3. This Agreement is governed by the laws of the Commonwealth of Massachusetts. If any provision of this Agreement shall be found invalid for any reason, such invalidity shall be

construed as narrowly as possible, and the balance of this Agreement shall be deemed to be amended to the minimum extent necessary to provide to the City and the Owner substantially the benefits set forth in this Agreement.

4. The time within which the Owner shall be required to perform any of its obligations under this agreement shall be extended in the event the performance of such obligation is delayed by a force majeure event such as an act of God, earthquake, fire, act of terrorism, war, labor dispute, delay or restriction by a government body, or any other cause beyond the reasonable control of the Owner. If the Owner is found to be in material and continuous (i.e. 3 years) non-compliance with their Obligations under this agreement then, the City has the right to request the claw back of real estate taxes that would have been due and payable absent the existence of this agreement.

5. All notices permitted or required under the provisions of the Agreement shall be in writing, and, if from the Owner, signed by an authorized officer, and shall be sent by registered or certified mail, postage prepaid, or shall be delivered by private express carrier to the addresses listed below or at such other address as may be specified by a party in writing and served upon the other in accordance with this section. Such notices shall be deemed given when delivered or when delivery is refused.

If intended for the City, addressed to:

Matthew Lattanzi, Director Planning & Development/Assistant City Solicitor
City of Everett Massachusetts
Everett City Hall
484 Broadway, Everett, MA 02149

If intended for the Owner, addressed to:

Scott Brown, CEO
John Brainard, Director of Development & Acquisitions
Kurt Hunziker, Director of Construction
Fulcrum Global Investors, LLC
1280 Centre Street, Unit 5
Newton Centre, MA 02459

6. The Owner agrees to allow the City to monitor compliance with this Agreement. The Owner shall provide to the City, upon reasonable request, access to such information as the City may deem necessary to monitor the Owner's compliance.

(Signature pages on separate pages)

IN WITNESS WHEREOF, Owner and the City have hereunto set their hands and seals as of the date first written above.

OWNER:

THE SOFIA 2ND STREET OWNER, LLC, a
Delaware limited liability company

By: _____

Name: Scott D. Brown

Title: Authorized Signatory

CITY:

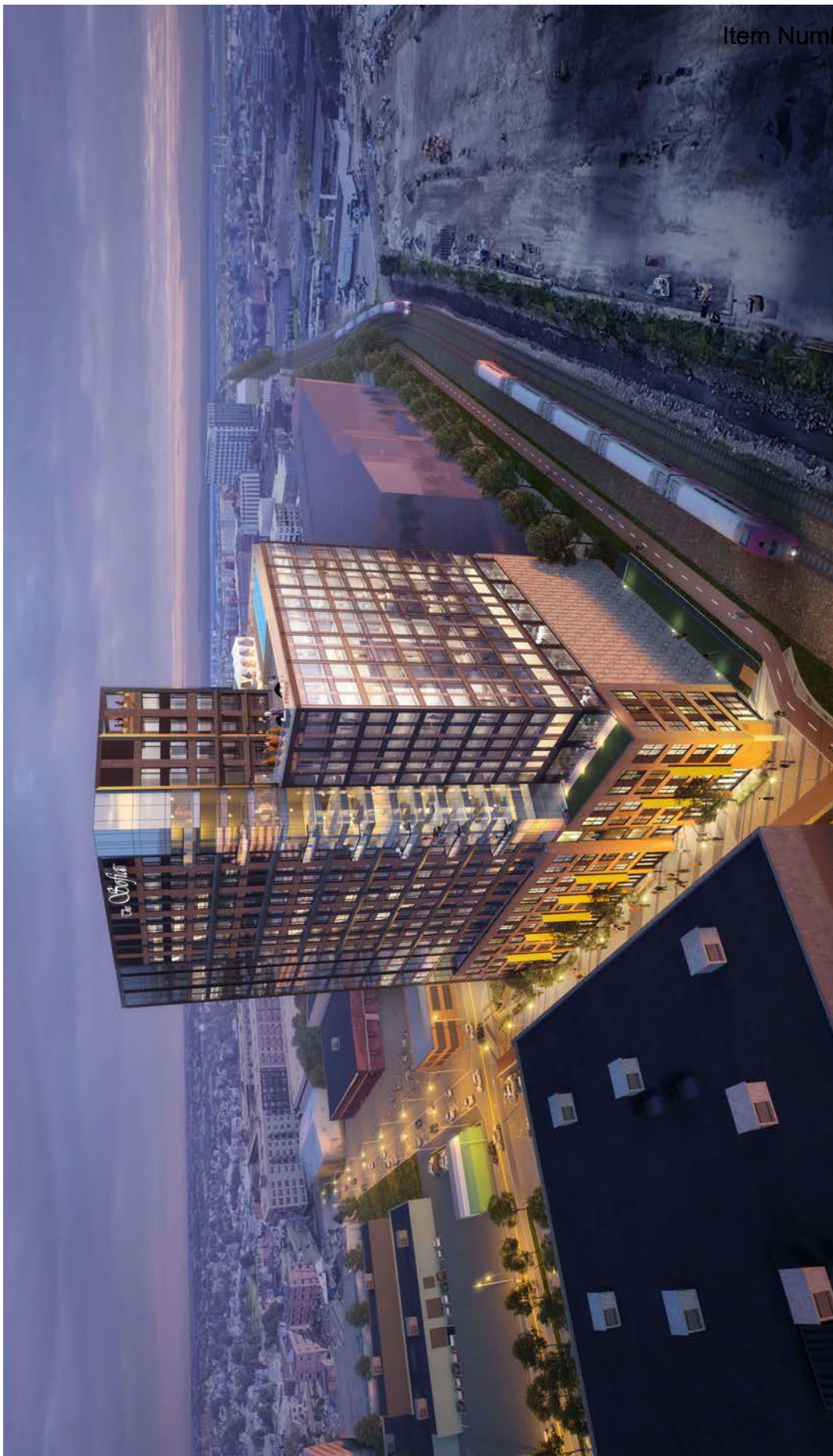
CITY OF EVERETT, a municipal corporation duly organized under the laws of the
Commonwealth of Massachusetts

By: _____

Name:

Title:

Duly Authorized









DEPARTMENT OF VETERANS AFFAIRS
VA Boston Healthcare System
150 South Huntington Ave
Jamaica Plain, MA 02301

April 23, 2025

RE: Letter of Support

To Whom It May Concern,

As the Program Manager and representative for the VA Boston Healthcare System's HUD-VASH Program I am pleased to submit a letter of support for the project at 380 2nd Street, Everett MA, The Sofia.

We are excited to support the proposal to allocate twenty-four (24) affordable units to Veterans. We see this a great opportunity to further our goal of supporting Veterans experiencing homelessness and their housing needs in the Everett area. Veteran homelessness has been and continues to be an on-going issue in the city of Boston and surrounding areas which the VA's HUD-VASH Program has been earmarked to address in its partnership with HUD.

VA staff will provide services and support to Veterans enrolled in the HUD-VASH program with educational, life skills support, case management and any other needs as they arise. Vouchers are subsidies paid through federal funding, allocated by Congress for disabled Veterans.

It has been wonderful to collaborate with Fulcrum Global Investments, LLC who seem to understand the need and have the desire to provide safe, affordable housing to our Nations Veterans.

Sincerely,

Rebecca Faherty, LICSW

Rebecca Faherty, LICSW
HUD-VASH Program Manager
VA Boston Healthcare System

Dear Esteemed Council Members,

As Director of Veteran services, I have been on the front lines combating Veteran homelessness in Everett since August 2022. I believe it is imperative for the city of Everett to really address the need for affordable housing options for our Veterans. 24 units in the 380 second street project will go far in helping the Veterans in our community and hopefully start a trend in housing projects wanting to set aside affordable units for Veterans in the city going forward. Therefore the Everett Office of Veterans Affairs supports whole heartedly the proposal to create 24 VASH units at 380 Second street. I look forward to working with the planning department and The Fulcrum Group in serving the Veterans of our Community.

Thank you,

Antoine Coleman

Director of Veteran Services

City of Everett

Office: (617)-394-2321

Cell: (857)-321-3169

Antoine.Coleman@ci.everett.ma.us

The Sofia at 380 2nd Street - City Council TIF Special Meeting

City Council Feedback that we have received on TIF Proposal:

- Add more deeper affordable housing and linkage fees
 - FGI has increased the total onsite inclusionary zoning units to 42 from 31
 - FGI is increasing IZ Linkage Fees from \$1 million to \$2 million (\$620,000 required)
 - Make the Veteran Housing for all Vets, not just Everett Vets
 - FGI agrees, and is working with Antoine Coleman of Everett VA, and the HUD VASH regional manager regarding implementation
- Deed restrict all affordable units in perpetuity
 - FGI agrees with this change. All deeded units to be non-taxable
- Make retail space a priority for existing Everett business owner(s)
 - FGI agrees this and has engaged with Everett based retailers to start discussions
- Duration of the TIF – Shorter is not financeable - CREAA to advise



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Economic Development

Purposes. The purposes of the **Commercial Triangle Economic Development District** are:

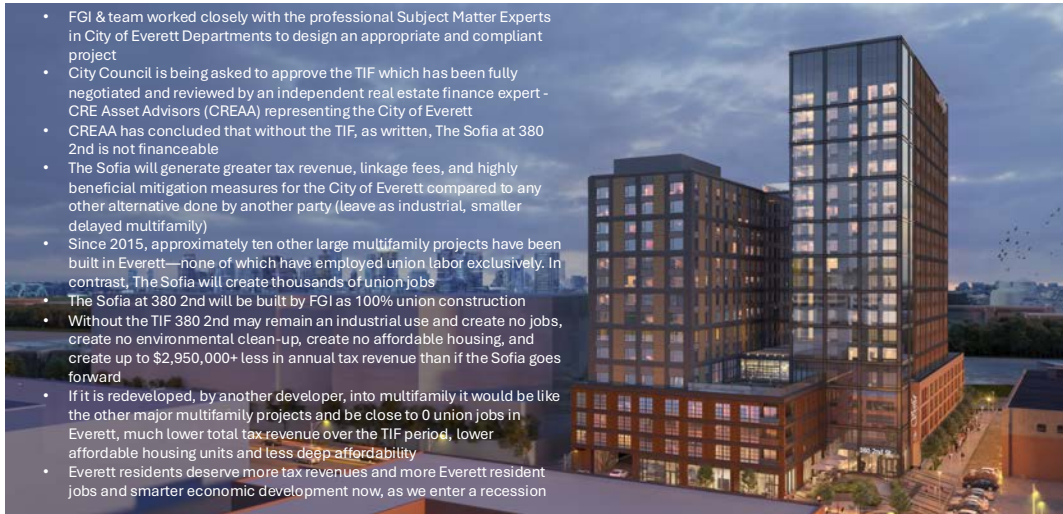
1. To **reduce urban blight** and discourage heavy industrial and other deleterious land uses inconsistent with the city's economic revitalization, and to create a district that encourages more **diverse and less industrial** economic development in the area.
2. To encourage **economic development**, job creation, private investment and to strengthen the City of Everett **tax base**.
3. To encourage high-quality and high-density **mixed-use development**.
4. To encourage a diverse range of land uses compatible with a **changing neighborhood**.
5. To provide a greater **range of residential development** and **housing options** for the residents of Everett with particular focus on the enhanced access to **mass transit** routes offered by this neighborhood.
6. To **encourage** other commercial and **retail uses** to reflect the evolving market in the City of Everett.



The Sofia at 380 2nd Street - City Council TIF Special Meeting



The Sofia at 380 2nd Street - City Council TIF Special Meeting



- FGI & team worked closely with the professional Subject Matter Experts in City of Everett Departments to design an appropriate and compliant project
- City Council is being asked to approve the TIF which has been fully negotiated and reviewed by an independent real estate finance expert - CRE Asset Advisors (CREAA) representing the City of Everett
- CREAA has concluded that without the TIF, as written, The Sofia at 380 2nd is not financeable
- The Sofia will generate greater tax revenue, linkage fees, and highly beneficial mitigation measures for the City of Everett compared to any other alternative done by another party (leave as industrial, smaller delayed multifamily)
- Since 2015, approximately ten other large multifamily projects have been built in Everett—none of which have employed union labor exclusively. In contrast, The Sofia will create thousands of union jobs
- The Sofia at 380 2nd will be built by FGI as 100% union construction
- Without the TIF 380 2nd may remain an industrial use and create no jobs, create no environmental clean-up, create no affordable housing, and create up to \$2,950,000+ less in annual tax revenue than if the Sofia goes forward
- If it is redeveloped, by another developer, into multifamily it would be like the other major multifamily projects and be close to 0 union jobs in Everett, much lower total tax revenue over the TIF period, lower affordable housing units and less deep affordability
- Everett residents deserve more tax revenues and more Everett resident jobs and smarter economic development now, as we enter a recession

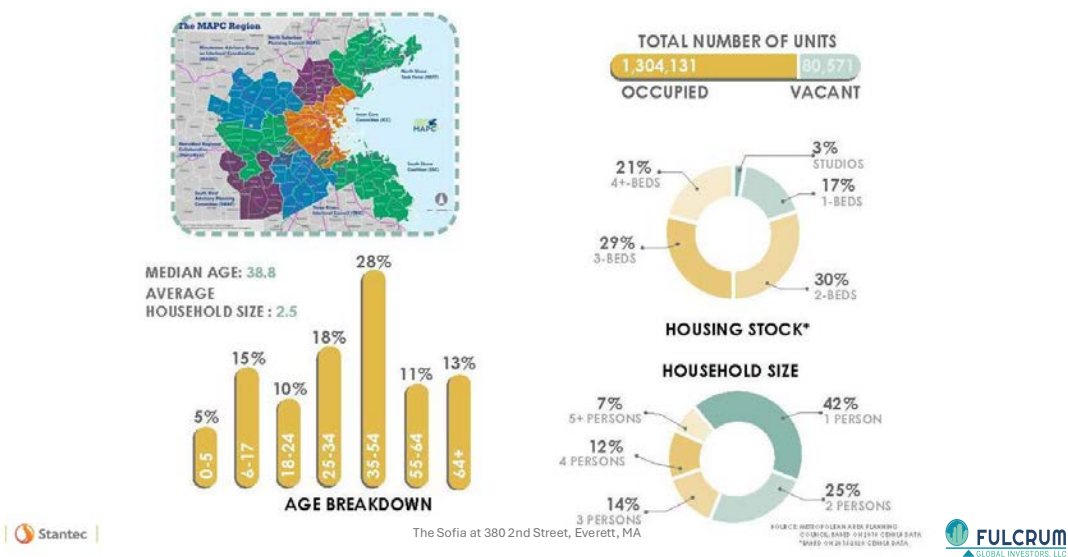
The Sofia at 380 2nd Street - City Council TIF Special Meeting



**City of Everett Departments involved
in The Sofia at 380 2nd design and
code compliance:**

- Planning Department
- Planning Board
- Conservation Commission
- Zoning Board of Appeals
- Inspectional Services Department
- Transportation & Traffic
- Engineering
- Assessors
- Police Department
- Fire Department

COMPACT LIVING: REGIONAL DEMOGRAPHICS AND HOUSING SUPPLY



COMPACT LIVING:
Everett Design Regulations

Compact living units shall follow specific interior, shared space, and transportation regulations. Compact living is intended to decrease the cost of living by increasing the supply of housing, reducing unit size, and housing costs, and lowering transportation costs while also facilitating community cohesion.

Compact Living Definition

- A. Compact living regulations shall be followed by new developments of 10 or more units with unit sizes smaller than the following square footage per number of bedrooms: studio 200 square feet, one-bedroom 320 square feet, two-bedrooms 420 square feet, or three-bedrooms 550 square feet.

Unit Interiors

- R. Unit interiors shall achieve decreased personal space without reducing livability by accommodating sleeping, lounging, dining, bathing, and cooking with sufficient space.
- C. Each unit shall provide a minimum ceiling height of 9 feet, and minimum window sizes of at least 13% of habitable room area for access to daylight and natural ventilation.

Additional Shared Amenity Space

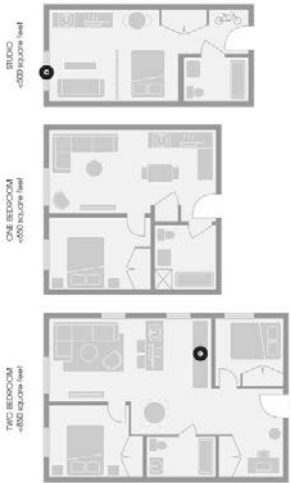
- D. To account for the smaller unit sizes, buildings with dwelling units within the compact living definition shall provide an extra 20 square feet of amenity space for each of the first 20 units above what is required in C.G. Amenity Space.

Transportation

- E. Compact living units shall be within a quarter mile of a bus stop with frequent service (as defined by the City or the MBTA) or a half mile of a rapid transit station.
- F. Compact living units shall be designed to promote a car-free lifestyle by locating adjacent to or contributing to dedicated bicycle facilities, quality public transportation, and safe and comfortable walking infrastructure.

Storage

- G. Compact living units shall provide ample storage space. Closets or cabinets shall provide space for essential items such as clothing, linens, and kitchen and bathroom supplies. Unit storage space may be supplemented with common area storage space. Other creative solutions like a resident lending library may be provided to reduce in-unit storage needs.



COMPACT LIVING: Everett Design Regulations



Compact kitchen with subtle storage capacity and natural light



Utilizing height makes compact space as open as large



Compact living room with a large partition to the bedroom



Movable walls create zones for different uses

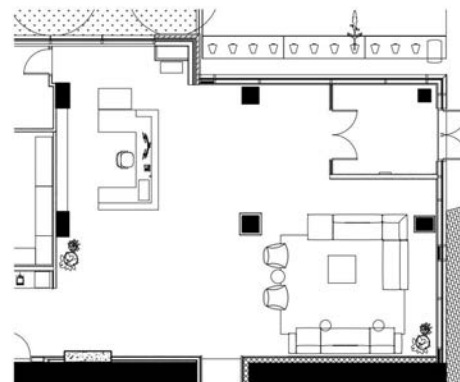


The Sofia at 380 2nd Street, Everett, MA

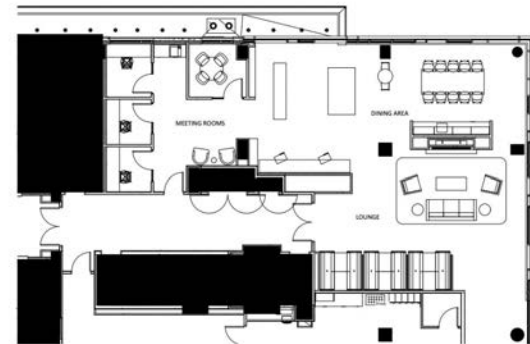
380 2ND STREET - EVERETT, MA



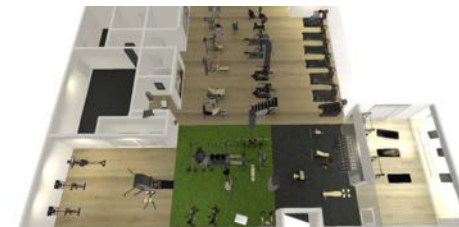
AMENITIES – **The Sofia at 380 2nd Street - City Council TIF Special Meeting**
LEVEL 1 LOBBY



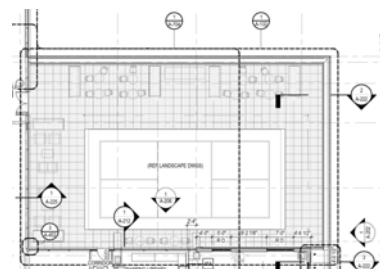
AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 5 INDOOR LOUNGE



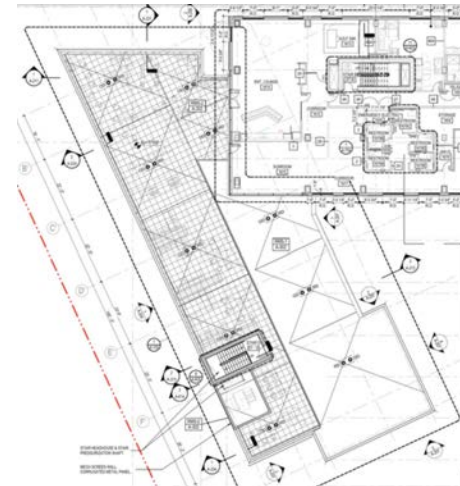
AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 5 INDOOR GYM



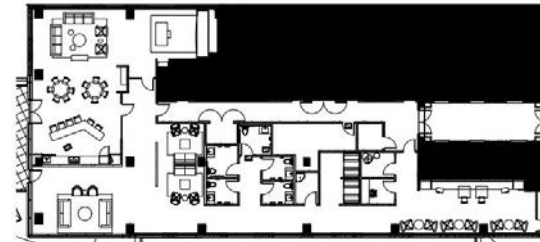
AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 5 OUTDOOR PICKLEBALL COURT



AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 16 INDOOR & OUTDOOR SKY LOUNGE



AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 16 YELLOWSTONE CLUB



AMENITIES – The Sofia at 380 2nd Street - City Council TIF Special Meeting
LEVEL 16 YELLOWSTONE CLUB



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Transportation & Traffic

- In the Everett Site Plan Review process VHB's licensed Traffic Engineers prepared a Traffic Study on the Project on FGI's behalf for Planning Department and Planning Board's review.
- Howard Stein Hudson Peer Reviewed the VHB 380 2nd Street Traffic Study as Everett's independent licensed Traffic Engineers.
- The mutual conclusion were reached and ratified in the SPR approvals that 380 2nd Street as designed does not affect the traffic Level of Service (LOS) in the CTEDD area materially.
- The Project is in close proximity to the updated Chelsea Commuter Rail Stop
- 2nd Street has been identified for a Silverline Bus Stop. As such, the Project is granting 15' of land across the entire frontage on 2nd Street.
- Transportation Demand Mangement (TDM) mitigation requirements were created by the Planning Department and ratified by the Planning Board as follows in slides

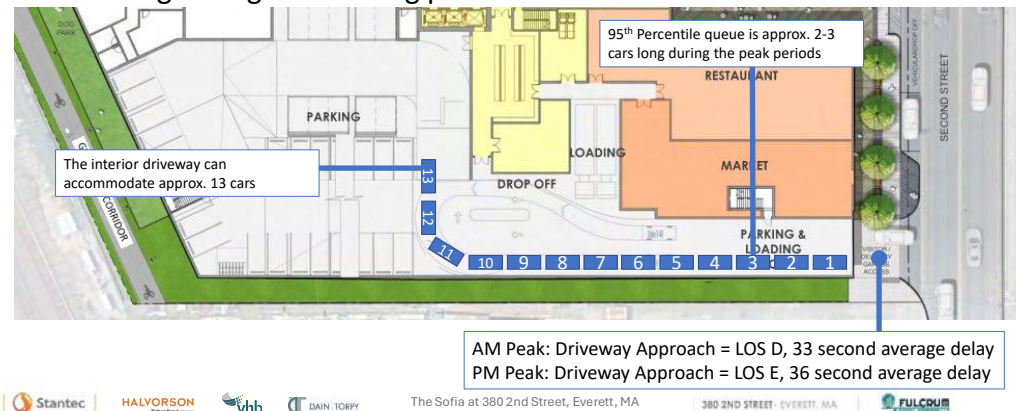
The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Internal Garage – Sufficient Queueing

- There are 84 exiting vehicles during the morning peak hour and 59 exiting during the evening peak hour



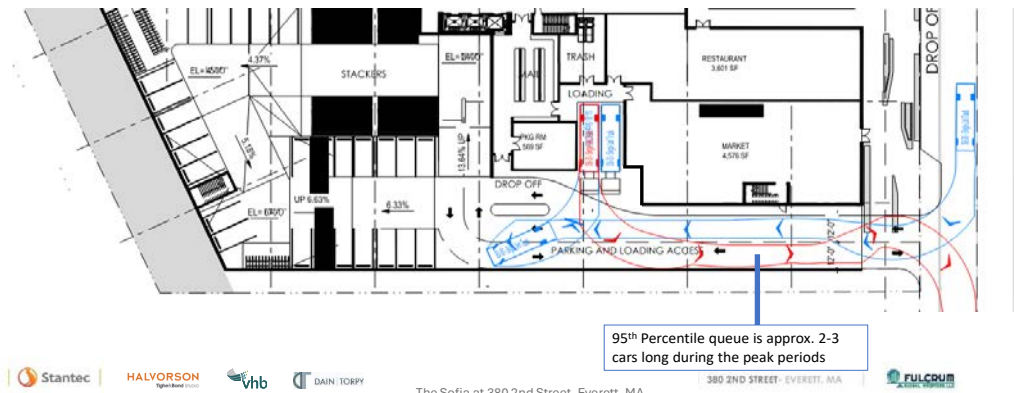
The Sofia at 380 2nd Street, Everett, MA

380 2ND STREET - EVERETT, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting
Internal Garage Bay 1 - Loading Turns

- No conflict is expected between loading movements and driveway queues



The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Transportation Demand Management

The Transportation Demand Management (TDM) plan aims to reduce traffic impacts by encouraging behavioral changes through incentives, promoting alternatives to solo driving, and optimizing the use of existing transportation infrastructure.

The proposed Project will include a robust Transportation Demand Management (TDM) Program that would be geared to encouraging use of alternative transportation by residents and patrons, and potentially include the following components:

- Membership with the Transportation Management Association (TMA) Approximately \$20,000 annual payments.
- Support of shuttle and circulator transit services, through membership in the TMA
- Support of rideshare matching services, through membership in the TMA
- Participation in the vanpool program, through membership in the TMA Provision of up to 6 parking spaces to be used by carpool/vanpools and unbundled parking fees from residential and commercial leases
- Sponsor an 11-dock BlueBikes station on the Project Site. Provide a significant supply of short-term and long-term bike parking on site. Approximately \$50,000 payment for the implementation of the station followed by annual \$10,000 payments to maintain the Blue Bike facility.
- Internal EV car share program exclusive to residents
- 15-foot easement granted to city of Everett for Silverline creation in the future.
- The proposed Project is expected to have minimal impact on area traffic, generating a modest number of new vehicle trips while leveraging its location near a future multi-modal corridor and the MBTA Silver Line to encourage reduced car ownership.

The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting

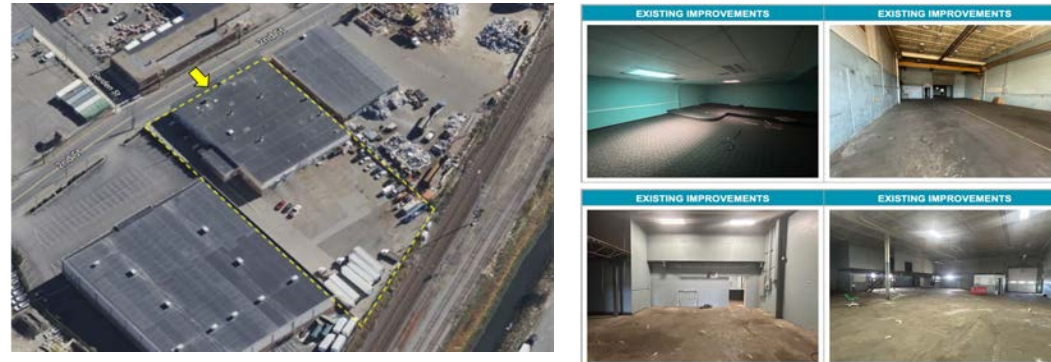
Existing Conditions

- The existing 26,830-square-foot building on the site is a vacant warehouse previously used for industrial purposes. Given the limited availability of industrial space near downtown Boston, demand for such properties remains strong. FGI has received numerous unsolicited inquiries from industrial operators interested in purchasing the site
- Like many properties in the CTEDD and the greater Boston area, the site contains low-grade environmental contamination typical of urban fill, along with minor residual impacts from previous uses
- The site needs to be cleaned up for the community to be safer long-term
- The Sofia Project includes the plan and budget necessary environmental clean-up in accordance with MEPA standards and requirements - \$3.4 million
- FGI is voluntarily taking the Sofia a step further and building to LEED Silver Standard offer the benefit of its residents and the community

The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting



- The subject was built in 1958 and has a gross building area of 26,830 square feet. This is a flex building
- Approximately 27 percent of the building being comprised of office space and 73 percent being comprised of industrial space.
- The building is currently vacant and considered to be in fair to average condition. Past tenants have included a forklift repair shop, a trucking maintenance facility, an automotive wheel repair business, and other users that relied on heavy traffic flow and trucking access

The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting

Sustainability

Highlights to Achieve LEED SILVER

- Access to quality transit
 - 10 minute walk to Chelsea Commuter Rail stop
- Parking
 - 100% EV ready garage
 - EV Internal Ride Share Program
- Indoor Water Use Reduction
 - Sinks, toilets and showers will reduced flow (gpm)
- Heat Island Reduction
 - Reflective, low-emitting materials
 - Enhanced windows to reduce thermal bridging

[illegible]

The Sofia at 380 2nd Street - City Council TIF Special Meeting

Inclusionary Zoning (IZ)

- In previewing the Project and TIF with City Councilors, many independently requested deeper IZ affordability and access below the standard required 80% AMI levels
- FGI further has voluntarily identified Veterans that need assistance to provide most of the deeper affordable units at The Sofia – HUD VASH program
 - City Councilors have asked for this in perpetuity and FGI agrees
 - Based on City Council requests FGI expanding to all veterans not just Everett Veterans
 - **Increased on site & off-site affordable housing contribution**
 - **Total of 42 on site affordable units - (33) HUD-VASH, (4) 60% AMI, & (5) 80% AMI**
 - **Deed restricted in perpetuity & become non-taxable units**
- In collaboration with the Planning Department FGI identified an innovative and way to help achieve deeper housing access and affordability within Everett's housing stock – **give \$2M to The City's affordable housing linkage fund**
- Thus, FGI is achieving much deeper affordability, than any other major projects in Everett via the development of The Sofia at 380 2nd Street

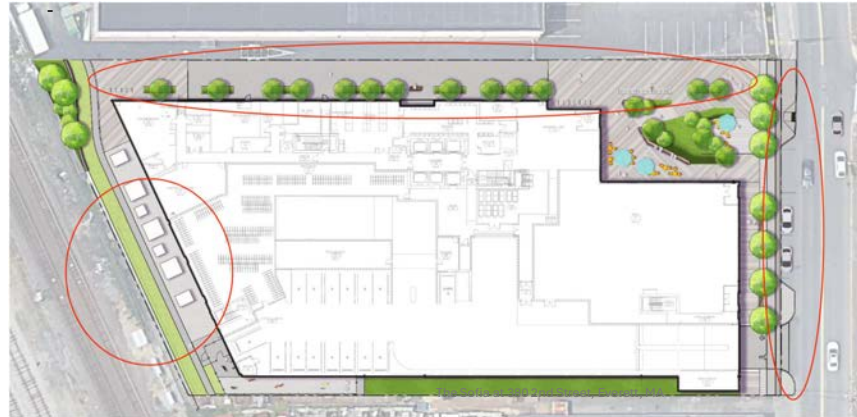
The Sofia at 380 2nd Street, Everett, MA



Infrastructure

The Sofia at 380 2nd Street - City Council TIF Special Meeting

- **\$614,000** linkage payment for City Infrastructure
- Invest approximately **\$3 million** to reconstruct the Garden Street Extension and improve 2nd Street with **new pavement, sidewalks, and bike lanes**.
- Grant the City a **15-foot easement** along 2nd Street to support the future **Silver Line Extension and right-of-way widening**.



Why Now?

Mass. Economists Project Weak Growth Ahead

Mass General Brigham to conduct largest layoffs in its history
MGH said the layoffs are necessary to get ahead of an anticipated budget shortfall of \$250 million over the next two years.
Published Feb. 15, 2024

U.S mortgage rates soar to highest in more than 23 years

NEWS
Trump Cancels \$50M in Disaster Prevention for Island End River

MONEYWATCH

Layoffs spiked by 205% last month to third-highest ever recorded, fueled by DOGE mass firings



ECONOMY
U.S. economy shrank 0.3% in the first quarter as Trump policy uncertainty weighed on businesses
PUBLISHED WED, APR 30 2025-8:30 AM EDT UPDATED WED, APR 30 2025-4:41 PM EDT

Fed chair Jerome Powell cites 'uncertainty' as central bank holds key rate steady
Paul Dasthheib, Rachel Schulz, Rachel Barker, Andrew Shuster and Heather Lee
ENR 3/18/22
Reprinted by permission of ENR

The Sofia at 380 2nd Street, Everett, MA

Massachusetts business outlook hits pandemic-era low
By Michael J. Sautter/Herald/Staff Writer/Updated May 12, 2023

Feeling Better?
The state's business outlook is still in the red, but it's not as dire as it was a year ago. The state's business outlook is still in the red, but it's not as dire as it was a year ago. The state's business outlook is still in the red, but it's not as dire as it was a year ago.

TECHNOLOGY
A running list of layoffs in the Boston-area tech sector
Dozens of companies have reduced their workforces, ranging from the regional offices of the tech giants to startups that have only been in a business a few years.

WORKPLACE
Wayfair CEO slashes 1,650 jobs after calling company 'bloated'
The Boston company on Friday said it would cut 1,650 jobs, its first reduction in 18 months. The April estimates about 300 people who live in Massachusetts.

SOFTWARE
Software firm Pegasystems trims jobs for second time this year
The Cambridge company said Thursday it was cutting 4 percent of its workforce, or about 200 jobs.

TECHNOLOGY
Mark Zuckerberg unveils 'scrappier' future at Meta after layoffs

The Sofia at 380 2nd Street - City Council TIF Special Meeting

CONSTRUCTION AND OPERATIONS JOB ESTIMATES

The Sofia - Construction Job Creation Estimates - Part 1/2			
Estimated Total Construction Costs of The Sofia	\$307,000,000	Fulcrum Internal Control Budget Estimate	
40% of Budget is Labor Costs	\$122,800,000	Greater Boston Union Const. Industry Standard	
Total Labor Hours = Labor Costs/\$110/hr.	1,116,364	Greater Boston Union Const. Industry Standard	
Total Workers = Labor Hours/2080 hrs./yr.	537	Greater Boston Union Const. Industry Standard	
Total Const. Jobs created by The Sofia = Total Workers x Number of Years (2.5 yrs.)	1,342	Greater Boston Union Const. Industry Standard	
Total Permanent Non-Const. Jobs created = Const Jobs x BLS Const. Jobs Multiplier = 2.0	4,052	Economics/Finance Industry Standard	
Aggregate Jobs Created by Const Phase of The Sofia	5,394		
The Sofia - Operations Job Creation Estimates - Part 2/2			
The Sofia Property Operations Professionals	25	Fulcrum Internal Control Budget Estimate	
The Sofia Restaurant & Grocery Store Staff	27	Fulcrum Internal Control Budget Estimate	
Aggregate Permanent Operations Jobs created at The Sofia	52		
Total Permanent Jobs Created by The Sofia = BLS Jobs Multiplier = 2.0	104	Economics/Finance Industry Standard	
Aggregate Permanent Jobs created by The Sofia Operations	156		
Aggregate Const. Jobs Created	1,342		
Aggregate Permanent Job Created	4,208		
Aggregate Jobs Created by The Sofia	5,550		



The Sofia at 380 2nd Street, Everett, MA



The Sofia at 380 2nd Street - City Council TIF Special Meeting

380 2nd Street will pay greater than 3X than neighboring multifamily developments					
2025					
Name	Address	Unit Count	Taxes	Land Area Sf	Taxes Per Sf of Land
The Mason	101 Mill Rd	330	(\$1,562,360)	199,069	(\$7.85)
Anthem	484 2nd St	450	(\$2,130,490)	205,603	(\$10.36)
The Batch Yard	25 Charlton St	328	(\$1,491,333)	144,184	(\$10.34)
The Pioneer	1760 Revere Beach Pwky	289	(\$1,429,806)	121,615	(\$11.76)
The Sofia - Low Rise	380 2nd St	210	(\$954,817)	70,567	(\$13.53)
The Sofia - As Approved w/ 75% TIF	380 2nd St	620	(\$639,307)	70,567	(\$9.06)
The Sofia - As Approved no TIF	380 2nd St	620	(\$2,557,228)	70,567	(\$36.24)

The Sofia at 380 2nd Street, Everett, MA

The Sofia at 380 2nd Street - City Council TIF Special Meeting

	Sofia High Rise w/ TIF	Low Rise 210 Units	Difference
I/I	\$614,000	\$262,900	\$351,100
Affordable Housing Linkage Fee	\$2,000,000	\$210,000	\$1,790,000
Tax Payments Over TIF Period	\$8,424,770	\$8,092,870	\$331,900
Annual Tax After TIF	\$3,012,990	\$913,040	\$2,099,950
Union Jobs	1,342	\$0	1,342
Non Union Jobs	0	214	(214)
On Site 30% AMI (VASH)	33	0	33
On Site 60% AMI	4	0	4
On Site 80% AMI	5	21	(16)
Total On Site Affordable	42	21	21

- Increased mitigation payments Low Rise Vs. High Rise \$2,141,100
- Increased revenue over TIF period \$331,900
- Increased annual tax revenue after TIF \$2,099,950
- Create of 1,342 **UNION** jobs that would **NOT** otherwise happen


The Sofia at 380 2nd Street, Everett, MA

VIEW FROM 2ND STREET

The Sofia at 380 2nd Street - City Council TIF Special Meeting

PROJECT BENEFITS

- 1,342 Union Construction Jobs
- 52 Permanent jobs on site
- Everett Job Fairs
- ~\$331,900 additional in City Tax Revenue over the TIF Period
- ~\$2,099,950 additional in ANNUAL City Tax Revenue after TIF
- Increased affordable housing linkage payment of \$2,000,000
- \$614,000 linkage fee for City infrastructure improvements
 - 15' Easement granted to City of Everett along 2nd Street
 - \$3,000,000 for surrounding infrastructure upgrades on site
- Deeper levels of affordable housing on site
 - 80% & 60% AMI Levels
 - HUD-VASH 70% discount from market rate rents
- \$3,400,000 Environmental clean up
- Transportation Demand Management
 - \$20,720 annual payment into the Transportation Management Association (TMA)
 - \$50,000 public blue bikes station on 2nd Street
 - FGI granting 15ft wide easement to The City for future Silver Line bus lane & stop
 - Internal car share program for tenants
 - No resident street parking stickers for The Sofia
 - Over 620 bike racks on site



The Sofia at 380 2nd Street, Everett, MA

TAX INCREMENT FINANCING AGREEMENT BY AND BETWEEN THE CITY OF EVERETT AND THE SOFIA 2nd STREET OWNER, LLC, THIS TAX INCREMENT FINANCING AGREEMENT (the “Agreement”) is made this _____ day of May 2025 (the “Effective Date”), by and among the CITY OF EVERETT (hereinafter referred to as the "City"), acting by its Mayor as authorized by vote of City Council Meeting, and THE SOFIA 2nd STREET OWNER, LLC (hereinafter referred to as the "Owner") for the benefit of the Property located at 380 2nd Street, Everett, MA 02149 (the “Property”), legal description attached at Exhibit A.

RECITALS

WHEREAS, the City is a municipal corporation duly organized under the laws of the Commonwealth of Massachusetts having a principal place of business at 484 Broadway, Everett, MA 02149;

WHEREAS, the Owner is a Delaware limited liability company qualified to do business in the Commonwealth of Massachusetts with a principal place of business at 1280 Centre Street, Unit 5, Newton Center, MA 02459; and

WHEREAS the Owner plans to commence construction of a fully approved 21-story mixed-use development with market rate and affordable housing units, totaling 675,202 gross square feet. The project is designed to consist of 620 total residential units, 42 of which shall be deed restricted in perpetuity as affordable units pursuant to the City’s affordable housing policy, approximately 18,400 sq. ft. of indoor amenity space, minimum of 7,800 sq. ft. of ground-floor retail and 450 vehicle parking spaces (hereinafter the “Project”, Site Plan Review Decision and modifications attached at Exhibit B); and

WHEREAS, on May 27, 2025, the Everett City Council voted to approve this Agreement; and

WHEREAS, the City strongly supports the creation of new housing to provide badly needed housing, additional jobs for Everett residents, expand commercial, retail activity within the city, and especially in the Commercial Triangle Economic Development District, to develop a healthy, economic, and strong growing tax revenue base for the City.

NOW, THEREFORE, in consideration of the mutual promises of the parties' contained herein and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledged, the parties hereby agree as follows:

A. THE CITY'S OBLIGATIONS

1. A Tax Increment Financing ("TIF") exemption (the "Exemption") is hereby granted to the Owner by the City in accordance with Chapter 23A, Sections 3A to 3F; Chapter 40, Section 59, and the applicable regulations thereto. The Exemption for real estate taxes shall be for a period of approximately fourteen (14) years from July 1st, 2027 (defined below) (the "Exemption Term").

2. The following shall serve as the real estate tax payment reduction percentages and/or minimum payment of real estate taxes annually, regardless of the City's reassessment amounts:

Fiscal Year Exemption Percentage:

Fiscal Year 2028. To 2031 (Years 1 to 4) – 100% - except that the payment of real estate taxes shall not fall below \$100,000 in year 1, \$110,000 in year 2, \$120,000 in year 3, and \$130,000 in year 4 to the City from the Owner

Fiscal Year 2032 (Year 5) - 95%

Fiscal Year 2033 (Year 6) - 90%

Fiscal Year 2034 (Year 7) - 85%

Fiscal Year 2035 (Year 8) - 80%

Fiscal Year 2036 (Year 9) - 75%

Fiscal Year 2037 (Year 10) - 70%

Fiscal Year 2038 (Year 11) - 65%

Fiscal Year 2039 (Year 12) - 60%

Fiscal Year 2040 (Year 13) - 55%

Fiscal Year 2041 (Year 14) - 50%

3. The real estate tax assessment and bill for the Property shall be adjusted annually by an adjustment factor, as stated above, regardless of the increased residential and commercial property values within the community, as provided in Chapter 40, Section 59 of the Massachusetts General Laws.

4. The City Tax Assessor shall remit to the Owner annually, by December 31st, a statement of the amount of the exemption for each fiscal year of this TIF Agreement.

5. In addition, the city will waive building permit fee, except to cover cost of Building Department labor.

B. THE OWNER'S OBLIGATIONS

The Exemption granted to the Owner and Property by the City hereby is in consideration of the Owner's following commitments:

1. Best faith compliance with the City's Job Hiring policies, i.e., hiring qualified Everett residents for Project jobs and the City's trades apprenticeship program. Best faith efforts of the Owner will entail the Owner and their contractors advertising locally and publicly, sponsoring "Town Hall" gatherings for Residents, sponsoring "Job Fairs", and "Apprentice Workshops" for Residents including best faith efforts to include the Superintendent of School in Everett to include as many high school students as possible in said Job Fairs and Apprenticeship Workshops.
2. The Owner will build the Property with a 100% union work force through Certificate of Occupancy:
 - a. Owner will make best faith efforts to improve minority and women percentages within onsite workforces and will report efforts and progress in writing to the Mayor and the Director of the Planning Department annually
3. Additional Inclusionary Zoning Owner Commitment – In order to achieve deeper levels of Inclusionary/Affordable Housing in the City of Everett than originally approved at 10% (62 units) of the units built at the Property, at 80% AMI, the Owner will provide 42 inclusionary/affordable housing units onsite and 20 offsite with a payment in lieu of onsite units outlined below. Of the 42 units onsite, the Owner will now provide 33 Veterans Affairs Supportive Housing (VASH) units, 4 units of 60% AMI, and 5 units at 80% AMI. All onsite deed restricted affordable units will be considered non-taxable for real estate tax assessment purposes in consideration of the TIF. The 20 units of offsite affordable housing of the original 62 inclusionary units approved, will be provided offsite in consideration of this agreement and the Owner paying \$100,000 per unit, or \$2,000,000 to the City in aggregate to grant to any inclusionary (a/k/a affordable) development project in the City of Everett in need of additional financing/equity via the Everett Affordable Housing Trust Fund. The first \$1,000,000 will be paid into the Everett Affordable Housing Trust Fund, as governed by Linkage Fee Ordinance, at recapitalization of the construction loan financing. The second \$1,000,000 will be paid into the Everett Affordable Housing Trust Fund at the earlier of 10 years after the Certificate of Occupancy is granted or at the sale of the Property by the Owner. The onsite units will be deed restricted in perpetuity from Certificate of Occupancy. To the maximum extent permitted by local and State law Everett residents will have priority over any other applicant for any of the onsite units.

4. The Owner shall be responsible for reconstruction of Garden Street Extension and granting 15 feet of Property frontage on Second Street to the City to allow it to move forward with the widening of 2nd Street along the frontage of the Owner's Property submitted in the Site Plan. The Owner shall mill and overlay 2nd Street from the center line to the existing curb line, and construct new full depth pavement, sidewalks, and bike lanes as required in the Site Plan, at a time when the City notifies that it is done with the aforementioned work.
5. The Owner shall provide a sketch plan to the Planning & Development Department for its review and approval showing the proposed cross section along Second Street that includes widening the Second Street ROW by 15 feet on the west side of the existing roadway. The sketch plan shall show the interim cross section prior to the construction of the future Silver Line bus route as well as a final proposed cross section.
6. The Owner shall grant to the City a 15-foot-wide easement along Second Street to allow the City to construct a continuous bike path and Silver Line extension along the Second Street corridor, and an enhanced pedestrian experience complete with minimum of 8-foot-wide sidewalks, complete with street trees, street lighting, and outdoor seating.
7. Upon issuance of a building permit by the City, the Owner shall join the Everett Transportation Management Association, currently operating as the Lower Mystic Transportation Management Association and make appropriate dues payments for a project at the "Associate Permitted" level.
8. The Owner will on a best-efforts basis lease at least 50% of the ground floor retail space in the Property to a qualified Everett based business owner/retail operator. In consideration of the TIF the Owner will provide a joint venture structure or invest tenant improvement monies up to \$150 per square foot, not to exceed \$1,000,000.

C. ADDITIONAL PROVISIONS

1. Pursuant to the provisions of Chapter 40, Section 59 of the Massachusetts General Laws and applicable regulations, this Agreement shall be binding upon the Owner and the Property, its successors, assigns, and subsequent owners of the Property. In order for the Owner to meet its Obligations to the City of delivering the fully constructed building through Certificate of Occupancy and then operating the building to initial stabilized occupancy, and absent any mitigating circumstances beyond the Owners control such as an act of god or other unpredictable disastrous financial event (e.g. foreclosure, lack of financing, etc.), in consideration of this Agreement, the Owner shall not convey, assign, or otherwise its real estate interests in the Property to an independent third party through Fiscal Year 2031. Thereafter, the Owner may

DRAFT

convey, assign or otherwise transfer its real estate interests in the Property to any unrelated third party or to a wholly owned subsidiary or affiliate without prior approval of the City. The Owner shall provide prior notice to the City of any such transfer and both the Owner, and the new Property owner shall provide all reasonably requested assurances to the City in writing regarding compliance with this Agreement by the new owner. For clarity, the Owner can enter into a joint venture with equity partners at any time to obtain the necessary capital to construct the Project.

2. The City and the Owner acknowledge and agree that there is no public construction contemplated by this Agreement and, therefore, no betterment schedule referred to in Massachusetts General Laws Chapter 40, Section 59 is required. This Agreement and the Tax Increment Financing Exemption provided for hereunder shall apply only to the Property.

3. This Agreement is governed by the laws of the Commonwealth of Massachusetts. If any provision of this Agreement shall be found invalid for any reason, such invalidity shall be construed as narrowly as possible, and the balance of this Agreement shall be deemed to be amended to the minimum extent necessary to provide to the City and the Owner substantially the benefits set forth in this Agreement.

4. The time within which the Owner shall be required to perform any of its obligations under this agreement shall be extended in the event the performance of such obligation is delayed by a force majeure event such as an act of God, earthquake, fire, act of terrorism, war, labor dispute, delay or restriction by a government body, or any other cause beyond the reasonable control of the Owner. If the Owner is found to be in material and continuous (i.e. 3 years) non-compliance with their Obligations under this agreement then, the City has the right to request the claw back of real estate taxes that would have been due and payable absent the existence of this agreement.

5. All notices permitted or required under the provisions of the Agreement shall be in writing, and, if from the Owner, signed by an authorized officer, and shall be sent by registered or certified mail, postage prepaid, or shall be delivered by private express carrier to the addresses listed below or at such other address as may be specified by a party in writing and served upon the other in accordance with this section. Such notices shall be deemed given when delivered or when delivery is refused.

If intended for the City, addressed to:

Matthew Lattanzi, Director Planning & Development/Assistant City Solicitor
City of Everett Massachusetts
Everett City Hall
484 Broadway, Everett, MA 02149

If intended for the Owner, addressed to:

Scott Brown, Founder & CEO

John Brainard, Director of Development & Acquisitions
Kurt Hunziker, Director of Construction
Fulcrum Global Investors, LLC
1280 Centre Street, Unit 5
Newton Centre, MA 02459

6. The Owner agrees to allow the City to monitor compliance with this Agreement. The Owner shall provide to the City, upon reasonable request, access to such information as the City may deem necessary to monitor the Owner's compliance.

(Signature pages on separate pages)

IN WITNESS WHEREOF, Owner and the City have hereunto set their hands and seals as of the date first written above.

OWNER:

THE SOFIA 2ND STREET OWNER, LLC, a
Delaware limited liability company

By: _____

Name: Scott D. Brown

Title: Authorized Signatory

CITY:

CITY OF EVERETT, a municipal corporation duly organized under the laws of the
Commonwealth of Massachusetts

By: _____

Name:

Title:

Duly Authorized

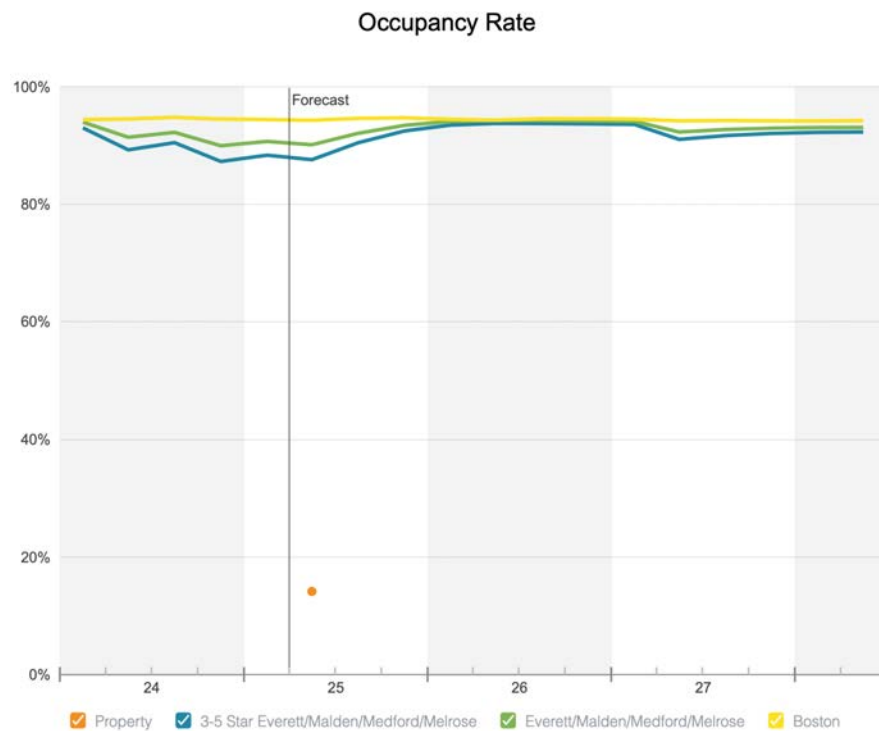
The Sofia at 380 2nd Street - Third City Council Meeting

City Council Feedback From Special Meeting:

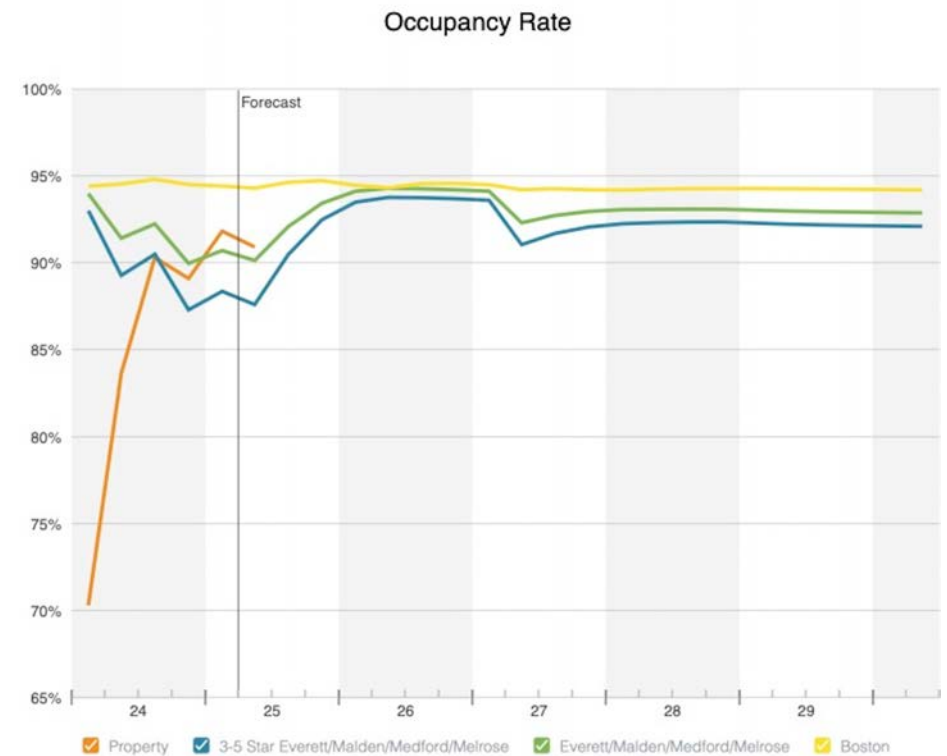
- Current occupancy status for multifamily apartments in the CTEDD
- Affordable housing linkage payments to fund Everett's Affordable Housing Trust Fund
- Written confirmation from the City's Assessor that no shift in tax burden if a TIF is issued
- Commitment to include Everett High School Students in all job fairs & hiring efforts
- Why is this project unique

The Sofia at 380 2nd Street - Third City Council Meeting

The Jade – 202 Mill Rd Everett – Opened April 2025

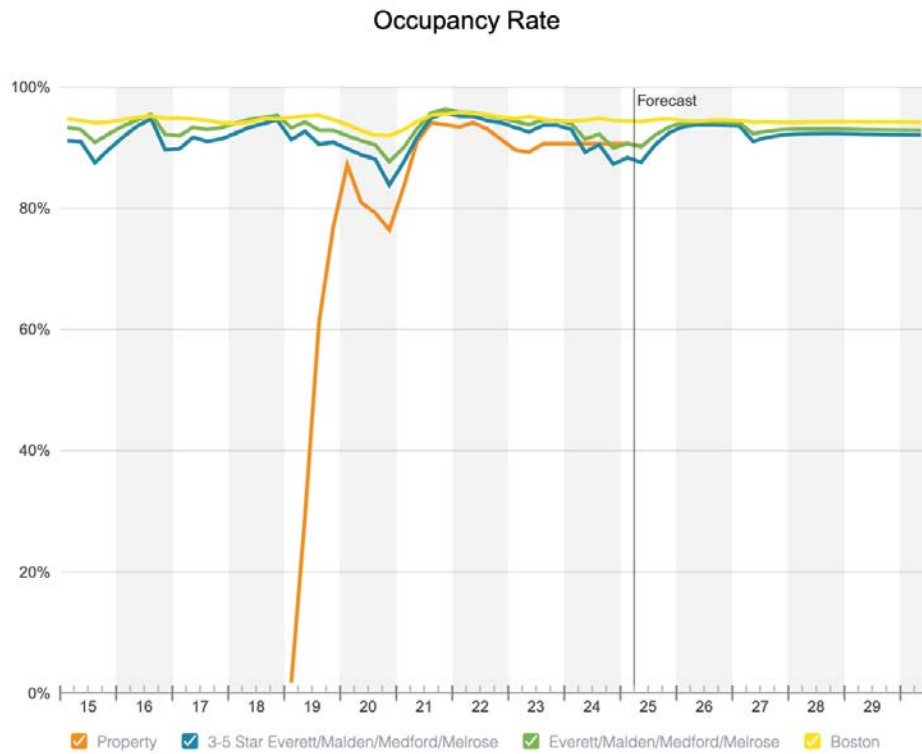


The Mason – 101 Mill Rd Everett – Opened June 2023

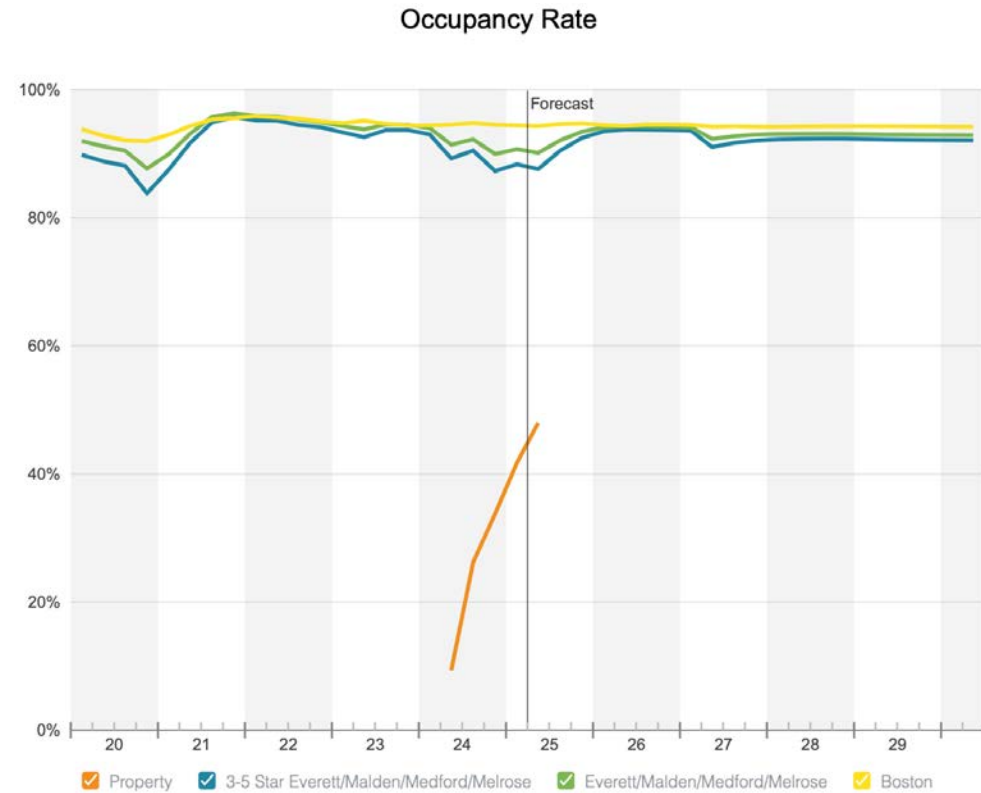


The Sofia at 380 2nd Street - Third City Council Meeting

The Pioneer – 1760 Revere Beach Pwky Everett – 2019



The Anthem – 35 Garvey St Everett – May 2024



The Sofia at 380 2nd Street - Third City Council Meeting

FGI will lease at least 50% of the ground floor retail space in the Property to a qualified Everett-based business owner or retail operator. In consideration of the TIF, FGI will offer either a joint venture structure or contribute tenant improvement funding of up to \$150 per square foot, not to exceed a total of \$1,000,000.



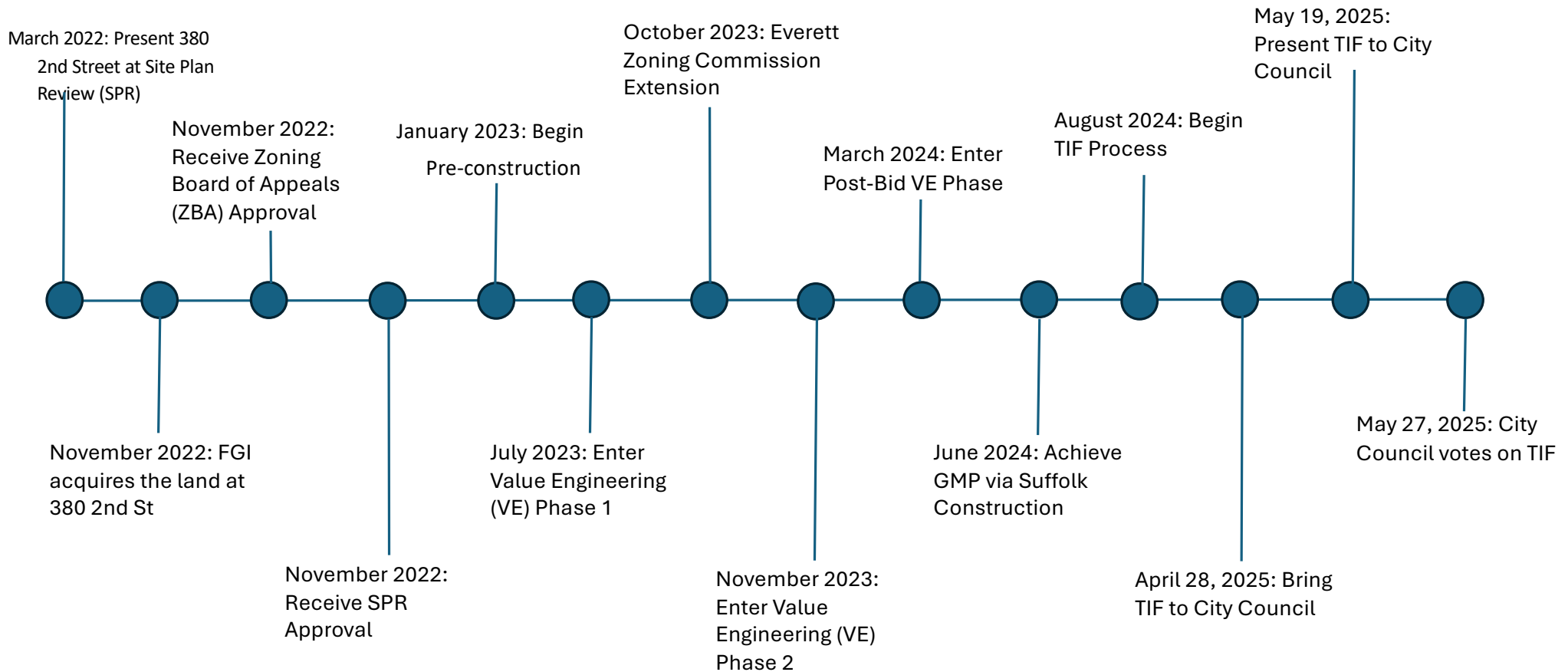
The Sofia at 380 2nd Street - Third City Council Meeting

FGI will contribute \$100,000 per unit—totaling **\$2,000,000**—to the City (62 total less 42 onsite = 20 offsite equivalent units). These funds will be allocated through the **Everett Affordable Housing Trust Fund** to support inclusionary (affordable) housing projects in Everett that require additional financing or equity. Per the Site Plan Review (SPR) approval, FGI's originally required linkage fee was \$620,000. **FGI has since increased its contribution—first to \$1,000,000, and now to \$2,000,000—as part of the City Councils feedback and has incorporated this into the TIF agreement.**

FGI is committed to **refraining from using the term 'Luxury'** and will ensure that all third-party consultants are instructed **not to include the term in any advertising materials.**

FGI will make best faith efforts to comply with the City's Job Hiring policies, including the hiring of **qualified Everett residents for project-related jobs** and participation in the **City's trades apprenticeship program**. These efforts will include, but are not limited to: advertising job opportunities locally and through public channels; hosting Town Hall meetings for Everett residents; **sponsoring job fairs and apprenticeship workshops; and making best faith efforts to coordinate with the Everett Superintendent of Schools to encourage participation from Everett High School students in these events.**

The Sofia at 380 2nd Street - Third City Council Meeting



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The Sofia at 380 2nd Street - Third City Council Meeting

The City's exemption is matched by FGI's deep investment in Everett's community, economy, and infrastructure, including:

- **Local Jobs & Hiring:**
 - 1,342 union construction jobs and 52 permanent on-site jobs
 - Everett-focused hiring through job fairs, outreach, and apprenticeships
 - 100% union labor and best-faith efforts to improve workforce diversity
- **Affordable Housing:**
 - 42 inclusionary units, including 33 HUD-VASH units, with deeper onsite affordability
 - \$2M contribution to the Affordable Housing Trust Fund—more than triple the required linkage fee
- **Economic Impact:**
 - ~\$331,900 in added City tax revenue during the TIF period
 - ~\$2.1M in *annual* tax revenue after TIF
 - \$614,000 infrastructure linkage fee
- **Retail & Local Business:**
 - 50% of ground-floor retail reserved for Everett-based businesses
 - Up to \$1M in tenant improvement funding or joint venture support
- **Infrastructure & Environment:**
 - \$3.4M in environmental cleanup
 - \$3M in surrounding infrastructure upgrades
 - 15' easement and \$50K Bluebikes station on 2nd Street
 - Over 620 bike racks and dedicated car share program
 - No residential street parking permits for tenants
- **Transit & Connectivity:**
 - \$20,720/year to the Transportation Management Association
 - Easement granted for future Silver Line bus lane and continuous bike path
 - Full street reconstruction, including sidewalks, bike lanes, and pedestrian enhancements
 - Full TDM Agreement with City of Everett & TMA Membership and participation

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C0177-25

To: Mayor and City Council

From: Councilor Katy L. Rogers

Date: May 27, 2025

Agenda Item:

Resolution requesting a status update on Central Ave. Park which remains inaccessible to residents

Background and Explanation:

Attachments:



C0180-25

To: Mayor and City Council
From: Councilor Stephanie V. Smith
Date: May 27, 2025

Agenda Item:

That the Administration updates the City Council on the status of the \$740MM ARPA funding that was approved for small businesses, nonprofits and arts organizations in Everett

Background and Explanation:

Attachments:



C0187-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

That the Garland Street hospital parking restriction/resident only parking rule as previously approved by the Traffic Commission be enforced and signs be appropriately installed

Background and Explanation:

Attachments:



C0188-25

To: Mayor and City Council

From: Councilor Stephanie Martins

Date: May 27, 2025

Agenda Item:

That the CFO provide an update on the balance of the Linkage Fee fund in accordance with the Linkage Fee ordinance

Background and Explanation:

Attachments:



C0189-25

To: Mayor and City Council

From: Councilor Stephanie Martins, Councilor Holly D. Garcia

Date: May 27, 2025

Agenda Item:

That the administration provide an update on the Municipal Scholarship awards for the Class of 2025

Background and Explanation:

Attachments:



C0194-25

To: Mayor and City Council

From: Councilor Robert J. Van Campen

Date: May 27, 2025

Agenda Item:

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Background and Explanation:

Attachments:



CITY COUNCILNo. C0194-25

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**A RESOLUTION REQUESTING THAT THE OFFICE OF THE MASSACHUSETTS
ATTORNEY GENERAL COMMENCE AN ACTION TO RECOVER THE \$180,000 IN
LONGEVITY PAYMENTS IMPROPERLY MADE TO MAYOR DEMARIA**

/s/Councilor Robert J. Van Campen

WHEREAS, on or about February 27, 2025 the Everett City Council received correspondence from Massachusetts Inspector General Jeffrey S. Shapiro, Esq.; and

WHEREAS, said correspondence set forth specific findings and conclusions wherein the Massachusetts Inspector General – following an approximately three-year investigation – determined the following:

- i. Mayor DeMaria and his administration misapplied the mayoral longevity ordinance, resulting in the city overpaying \$180,000 to Mayor DeMaria;
- ii. Mayor DeMaria and his administration concealed the mayor’s longevity payments from the Everett City Council and the public;
- iii. The city improperly paid Mayor DeMaria \$30,000 in retroactive longevity payments before the mayoral longevity ordinance was enacted;
- iv. The city improperly advanced an unauthorized \$1,700 payment to Mayor DeMaria under the longevity ordinance for non-union department heads; and
- v. Mayor DeMaria may have violated state ethics laws by participating in the drafting and approval of the city ordinance that provided him with longevity payments.

WHEREAS, as part of the conclusions and findings set forth in his February 27, 2025 correspondence, the Massachusetts Inspector General issued several recommendations for implementation by the Everett City Council, including the recovery of \$180,000 in longevity payments made to Mayor DeMaria, as well as any other overpayments made to Mayor DeMaria that may ultimately be discovered following the audit which has been recommended by the Massachusetts Inspector General, and which remains ongoing; and

WHEREAS, in order to fully implement the recommendations of the Massachusetts Inspector General – and particularly those recommendations related to the recovery of the overpayments Mayor DeMara has improperly received, including the potential commencement of litigation – the Everett City Council has sought an appropriation of \$200,000 in its Fiscal Year 2026 operating budget; and

WHEREAS, the DeMaria Administration has refused to appropriate the requested funding for Fiscal Year 2026; and

WHEREAS, in a public pronouncement dated May 20, 2025, Mayor DeMaria responded to the request for an additional \$200,000 appropriation into the City Council’s Fiscal Year 2026 operating budget by stating, “The City Council’s vote of no confidence proves that it has already come to its conclusions, so a request for additional funding is unnecessary”.

NOW, THEREFORE, BE IT RESOLVED, that based on those findings, conclusions and recommendations which are set forth in the February 27, 2025 correspondence from the Massachusetts Inspector General, and based on the statements and actions of the DeMaria Administration in refusing to appropriate sufficient funds to support the City Council’s fiduciary obligation to fully implement those recommendations, the Everett City Council hereby requests that the Office of the Massachusetts Attorney General commence an action to recover the \$180,000 in longevity payments improperly made to Mayor DeMaria, including any other improper overpayments that may ultimately be discovered following the audit which has been recommended by the Massachusetts Inspector General.

BE IT FURTHER RESOLVED, that this resolution is made in an effort to protect the public trust and to further the interests of public integrity and honesty in government, even if the proceeds of such an action are deposited into the state General Fund rather than directly tendered to reimburse the City of Everett. If the Attorney General commences an action and is successful in recovering the improper longevity and other payments from Mayor DeMaria, the Everett City Council will consider a resolution at that time asking the Massachusetts Legislature to authorize an appropriation of \$180,000 or whatever amount is recovered from the state General Fund to the City of Everett to reimburse the City for such improper longevity and other payments.



A true copy attest

Sergio Cornelio, City Clerk