



CITY COUNCIL
Regular Meeting

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

Monday, June 23, 2025, 6:00 PM

Spanish interpretation can be requested at least 48 business hours prior to the public meeting by emailing translation@revere.org.

4:00PM Ways & Means Sub-Committee Meeting

5:00PM Committee of the Whole Meeting

Salute to the Flag

1. **Roll Call of Members**
2. Approval of the Journal of the Regular Meeting of June 2, 2025

Public Hearings

3. **25-163** Hearing called as ordered on a loan order for Phase 16 Construction – I/I and Capacity Improvement, MassDEP CY-2025 Construction Project No. 19086
4. **25-170** Hearing called as ordered by the Revere City Council to revoke for cause Chapter 148 License #221, 870 Broadway, granted June 14, 1926.
5. **25-172** Hearing called as ordered on the application of 114 Shirley Ave., LLC, 78 Mill Street, Middleton, MA 01949 requesting a special permit from the Revere City Council to raze the existing non-conforming structures and construct a five story mixed used development consisting of seventy-eight residential units and two commercial units at 114 Shirley Avenue, Revere, MA 02151.

Public Comment Pursuant to Chapter 402 of the Acts of 1965

Committee of the Whole Report

6. **25-160** Communication from the CFO relative to the FY2026 Revolving Funds Table.
7. **25-161** Communication from the CFO relative to the FY2026 Water & Sewer Rates.
8. **25-159** Communication from the CFO relative to the FY2026 Budget appropriation order.

Legislative Affairs Sub-Committee Report (June 16, 2025)

9. **25-123** An Ordinance Removing Outdated Language from Title 2 of the Revised Ordinances of the City of Revere.
10. **25-136** An Ordinance Further Amending the Revere Revised Ordinances Relative to Financial Impact Statements.
11. **25-143** An Ordinance Further Amending Chapter 8.05 of the Revere Revised Ordinances Relative to the Regulation of Vacant Buildings.

12. **25-144** An Ordinance Further Amending Chapter 12.20 Poles, Wires, and Cables of the Revere Revised Ordinances.
13. **25-155** An Ordinance Further Amending Appendix C Salaries of the Revere Revised Ordinances, which provides for parity salary adjustments in concert with the recently approved Unit A and Unit B collective bargaining agreements.

Communications

14. **25-173** Communication from the City Auditor requesting that all income derived from energy credits and reimbursements received as part of construction of the new Revere High School be directed and dedicated to the High School Stabilization Fund.
15. **25-174** Communication from the CFO notifying the City Council that the Retirement Board is recommending a 3% COLA increase for retirees effective FY2026.
16. **25-175** Communication from the City Auditor requesting that the COLA base for all retirees be increased from \$13,000 to \$14,000.
17. **25-176** Communication from the City Auditor requesting an appropriation from free cash in the amount of \$140,000 for the Sand Sculpting Festival.
18. **25-177** Communication from the City Auditor relative to the Opioid Abatement Trust Fund transfer - FY2026 Budget.
19. **25-178** Communication from the Chief of Planning and Community Development relative to minor corrections the Accessory Dwelling Unit Zoning Ordinance.
20. **25-179** Communication from the CFO requesting a public hearing to amend Appendix A - Table of Fees of the Revised Ordinances of the City of Revere.

Motions

21. **25-180** Motion presented by Councillor McKenna: That the Mayor request Constituent Services to issue a reverse 911 call to all residents reminding them that fireworks are illegal, are a fire hazard due to the close proximity of homes in the City, and negatively impact individuals with certain medical conditions and pets.
22. **25-142** Motion presented by Councillor McKenna: That the City Council move to confirm the appointment of Judith Gosselin to the Affordable Housing Trust Fund Board.
23. **25-181** Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Traffic Commission to consider establishing a Traffic Commission Regulation limiting the number of residential parking permits issued per address or unit to four (4) with the stipulation that residents may apply for additional parking permits through an appeal process and annual fee administered by the Parking Department.

24. **25-182** Motion presented by Councillor Cogliandro: That the City Council file with the Zoning Board of Appeals, an appeal of the decision of the Building Inspector to issue building permit B25-000401 to 22 Naples Road on June 12, 2025, contesting that the building permit for the canopy is in violation of condition #4 (There shall be an unobstructed 20-ft fire lane provided along both sides and rear of the building) of special permit C-21-03 awarded by the City Council on March 8, 2021 for the operation of a commercial garage.
25. **25-183** Motion presented by Councillor Cogliandro: That the Mayor request the DPW to install an additional "Do Not Block Intersection" sign and paint a "Do Not Block the Box" at the intersection of Rossetti Street and Broadway.
26. **25-184** Motion presented by Councillor Cogliandro: That the Mayor request the Chief of Police to increase enforcement of the intersection of Rossetti Street and Broadway.



CITY COUNCIL
Regular Meeting

City Councillor
Joseph A. DelGrosso
City Council Chamber
Journal
Monday, June 2, 2025

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

Salute to the Flag

1 Roll Call of Members

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

2 Approval of the Journal of the Regular Meeting of May 12, 2025

RESULT: ACCEPTED

3 Approval of the Journal of the Regular Meeting of May 19, 2025

RESULT: ACCEPTED

- 4 25-156 The 2025 George V. Colella Academic Achievement Awards will be presented to the top performing fifth and eighth graders in the City of Revere.

Councillor Argenzio served as the Master of Ceremonies and invited Superintendent Kelly to introduce each recipient of the George V. Colella Academic Awards along with their teacher and principal. This year's recipients are as follows: Top performing eighth graders: Garfield Middle School - Marco David Spiriti, Rumney Marsh Academy - Narolyn Baez Rodriguez, Susan B. Anthony - Tyler Pham. Top performing fifth graders: Beachmont - Juliette Calderon Tejada, Garfield - Fartun Kastani, Hill - George Fotiadis, Lincoln - Tavleen Kaur, Paul Revere - Gioia Sciaraffa, and Whelan -Ariana Delplank Bastianeli.

RESULT: PLACED ON FILE

5 25-157 The recipients of the 2025 City of Revere Community Scholarships will be presented with Certificates of Achievement.

RESULT: PLACED ON FILE

6 25-158 Northeast Massachusetts Mosquito Control & Wetlands Management will give a presentation on the services offered and answer any questions relative to prevention, personal protection, education, and outreach.

Lauren Buck, Director of Public Health, Barry Noone, NEMass Mosquito Director, and Kimberly Foss, NEMass Mosquito Entomologist presented the City of Revere Mosquito Management Plan for the Summer 2025 Season. (presentation attached)

RESULT: PLACED ON FILE

Public Hearings

7 25-143 Hearing called as ordered on, An Ordinance Further Amending Chapter 8.05 of the Revere Revised Ordinances Relative to the Regulation of Vacant Buildings.

Proponents

none

Opponents

none

First Reading -

AN ORDINANCE FURTHER AMENDING CHAPTER 8.05 OF THE REVISED ORDINANCES OF THE CITY OF REVERE

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

SECTION 1.

Section 8.05.010 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “encourage temporary occupancy by transients, drug users and persons engaged in criminal activity” and inserting in place thereof the words “create potentially unsafe conditions for unhoused individuals; encourage congregation of those engaged in criminal activity.”

SECTION 2.

Section 8.05.020 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “residents” and inserting in place thereof the word “residence.”

SECTION 3. Section 8.05.030 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “forty-five” and inserting in place thereof the word “thirty.”

SECTION 4. Section 8.05.040 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by inserting a new row to the top of the existing table, labeled “RESIDENTIAL BUILDINGS.”

SECTION 5. Section 8.05.040 of Title 8 of the Revised Ordinances of the City of Revere is hereby further amended by inserting a second table below the existing table, as follows:

COMMERCIAL BUILDINGS	
Fee	Vacancy Duration
\$1,500.00	For properties that have been vacant for less than one year.
\$3,000.00	For properties that have been vacant for one year or more but less than two years.
\$6,000.00	For properties that have been vacant for two years or more but less than three years.
\$9,000.00	For properties that have been vacant for three years or more.

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

8 25-144 Hearing called as ordered on, An Ordinance Further Amending Chapter 12.20 Poles, Wires, and Cables of the Revere Revised Ordinances.

Proponents

none

Opponents

none

First Reading -

AN ORDINANCE FURTHER AMENDING TITLE 12 OF THE REVISED ORDINANCES OF THE CITY OF REVERE

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

SECTION 1. Chapter 12.20 of Title 12 of the Revised Ordinances of the City of Revere is hereby amended by removing all instances (5) of the words “city council” and inserting in place thereof the words “city engineer.”

SECTION 2. Section 12.04.240 of Title 12 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “city council” and inserting in place thereof the words “department of public works.”

RESULT: REFERRED TO LEGISLATIVE AFFAIRS

9 25-155 Hearing called as ordered on, An Ordinance Further Amending Appendix C Salaries of the Revere Revised Ordinances, which provides for parity salary adjustments in concert with the recently approved Unit A and Unit B collective bargaining agreements.

Proponents

none

Opponents

none

First Reading -

AN ORDINANCE FURTHER AMENDING APPENDIX C. SALARIES OF THE REVISED ORDINANCES OF THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

SECTION 1. Section C.010(B) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by capitalizing the word “service” in the definition name “Years of service.”

SECTION 2. Section C.010(D)(1) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by adding “See Section (B)” after the word “Revere.”

SECTION 3. Section C.010(E) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting the first table in its entirety and inserting in place thereof the following new table:

Minutes Acceptance: Minutes of Jun 2, 2025 6:00 PM (Salute to the Flag)

Non-Elected Full Time Employees Not Represented by Collective Bargaining Agreements (Exempts)				3%	3%	3%	1%
Exempt Employees	Parity	7/1/2024		7/1/2025	7/1/2026	7/1/2027	6/30/2028
CHIEF OF STAFF	A	\$ 135,698	\$ 1,000	\$ 140,798	\$ 145,022	\$ 149,373	n/a
EXECUTIVE SECRETARY	B	\$ 80,424		\$ 82,836	\$ 85,321	\$ 87,881	\$ 88,760
COMMUNICATIONS ASSOCIATE	B	\$ 64,339		\$ 66,269	\$ 68,257	\$ 70,305	\$ 71,008
MAYOR'S AIDE	B	\$ 59,999		\$ 61,799	\$ 63,653	\$ 65,563	\$ 66,218
HUMAN RESOURCES DIRECTOR	A	\$ 101,541	\$ 1,000	\$ 105,618	\$ 108,786	\$ 112,050	n/a
SENIOR GENERALIST	B	\$ 81,747		\$ 84,199	\$ 86,725	\$ 89,327	\$ 90,220
HEALTH BENEFITS ADMIN	B	\$ 66,194		\$ 68,180	\$ 70,226	\$ 72,332	\$ 73,056
CITY AUDITOR/ BUDGET DIRECTOR	A	\$ 158,654	\$ 1,000	\$ 164,444	\$ 169,377	\$ 174,459	n/a
ASST BUDGET DIRECTOR	B	\$ 92,530		\$ 95,306	\$ 98,165	\$ 101,110	\$ 102,121
GRANT ADMIN/ INTERNAL AUDITOR	B	\$ 102,056		\$ 105,117	\$ 108,271	\$ 111,519	\$ 112,634
COLLECTOR/ TREASURER	A	\$ 109,186	\$ 1,000	\$ 118,531	\$ 122,087	\$ 125,750	n/a
CITY SOLICITOR	A	\$ 125,290	\$ 1,000	\$ 135,931	\$ 140,009	\$ 144,209	n/a
ASSISTANT SOLICITOR	B	\$ 117,659		\$ 121,188	\$ 124,824	\$ 128,569	\$ 129,854
ASSISTANT CLERK/ PARALEGAL	B	\$ 66,597		\$ 68,595	\$ 70,653	\$ 72,772	\$ 73,500
POLICY WRITER/ ANALYST	B	\$ 74,826		\$ 77,071	\$ 79,383	\$ 81,765	\$ 82,582
CHIEF OF PLANNING AND DEVELOPMENT	A	\$ 135,989	\$ 1,000	\$ 141,099	\$ 145,332	\$ 149,692	n/a
CITY ENGINEER	A	\$ 129,716	\$ 1,000	\$ 134,637	\$ 138,676	\$ 142,836	n/a
POLICE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
FIRE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
DPW SUPERINTENDENT	A	\$ 143,256	\$ 1,000	\$ 148,584	\$ 153,042	\$ 157,633	n/a
ASST SUPERINTENDENT DPW GEN	A	\$ 119,338	\$ 1,000	\$ 123,949	\$ 127,667	\$ 131,497	n/a
ASST SUPERINTENDENT W/S/DRAIN	A	\$ 119,338	\$ 1,000	\$ 123,949	\$ 127,667	\$ 131,497	n/a
CHIEF OF HEALTH & HUMAN SERVICES	A	\$ 128,263	\$ 1,000	\$ 133,141	\$ 137,135	\$ 141,249	n/a
DIR OF WORKFORCE DEVELOPMENT	A	\$ 130,753	\$ 1,000	\$ 135,706	\$ 139,777	\$ 143,970	n/a
	*	<i>per contract</i>					

SECTION 4. Section C.010(E) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting the second table in its entirety and inserting in place thereof the following new table:

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Non-Elected Full Time Employees Not Represented by Collective Bargaining Agreements (Exempts) 15 YR STEP				3%	3%	3%	1%
Exempt Employees	Parity	7/1/2024		7/1/2025	7/1/2026	7/1/2027	6/30/2028
CHIEF OF STAFF	A	\$ 142,483	\$ 1,000	\$ 147,787	\$ 152,221	\$ 156,788	n/a
EXECUTIVE SECRETARY	B	\$ 84,445		\$ 86,978	\$ 89,588	\$ 92,275	\$ 93,198
COMMUNICATIONS ASSOCIATE	B	\$ 67,556		\$ 69,583	\$ 71,670	\$ 73,820	\$ 74,558
MAYOR'S AIDE	B	\$ 62,999		\$ 64,889	\$ 66,836	\$ 68,841	\$ 69,529
HUMAN RESOURCES DIRECTOR	A	\$ 106,619	\$ 1,000	\$ 110,848	\$ 114,173	\$ 117,598	n/a
SENIOR GENERALIST	B	\$ 85,834		\$ 88,409	\$ 91,061	\$ 93,793	\$ 94,731
HEALTH BENEFITS ADMIN	B	\$ 69,504		\$ 71,589	\$ 73,737	\$ 75,949	\$ 76,708
CITY AUDITOR/ BUDGET DIRECTOR	A	\$ 166,587	\$ 1,000	\$ 172,615	\$ 177,793	\$ 183,127	n/a
ASST BUDGET DIRECTOR	B	\$ 97,157		\$ 100,072	\$ 103,074	\$ 106,166	\$ 107,228
GRANT ADMIN/ INTERNAL AUDITOR	B	\$ 107,159		\$ 110,374	\$ 113,685	\$ 117,096	\$ 118,266
COLLECTOR/ TREASURER	A	\$ 119,833	\$ 1,000	\$ 124,458	\$ 128,192	\$ 132,037	n/a
CITY SOLICITOR	A	\$ 137,591	\$ 1,000	\$ 142,749	\$ 147,031	\$ 151,442	n/a
ASSISTANT SOLICITOR	B	\$ 123,541		\$ 127,247	\$ 131,065	\$ 134,997	\$ 136,347
ASSISTANT CLERK/ PARALEGAL	B	\$ 69,927		\$ 72,025	\$ 74,185	\$ 76,411	\$ 77,175
POLICY WRITER/ ANALYST	B	\$ 78,567		\$ 80,924	\$ 83,352	\$ 85,852	\$ 86,711
CHIEF OF PLANNING AND DEVELOPMENT	A	\$ 142,789	\$ 1,000	\$ 148,103	\$ 152,546	\$ 157,122	n/a
CITY ENGINEER	A	\$ 136,201	\$ 1,000	\$ 141,317	\$ 145,557	\$ 149,923	n/a
POLICE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
FIRE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
DPW SUPERINTENDENT	A	\$ 150,419	\$ 1,000	\$ 155,962	\$ 160,641	\$ 165,460	n/a
ASST SUPERINTENDENT DPW GEN	A	\$ 125,305	\$ 1,000	\$ 130,094	\$ 133,997	\$ 138,017	n/a
ASST SUPERINTENDENT W/S/DRAIN	A	\$ 125,305	\$ 1,000	\$ 130,094	\$ 133,997	\$ 138,017	n/a
CHIEF OF HEALTH & HUMAN SERVICES	A	\$ 134,676	\$ 1,000	\$ 139,746	\$ 143,939	\$ 148,257	n/a
DIR OF WORKFORCE DEVELOPMENT	A	\$ 137,291	\$ 1,000	\$ 142,440	\$ 146,713	\$ 151,114	n/a
	*	<i>per contract</i>					

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Non-Elected Full Time Employees Not Represented by Collective Bargaining Agreements (Exempts) - 20 YR STEP				3%	3%	3%	1%
Exempt Employees	Parity	7/1/2024		7/1/2025	7/1/2026	7/1/2027	6/30/2028
CHIEF OF STAFF	A			\$ 152,221	\$ 156,788	\$ 161,491	n/a
HUMAN RESOURCES DIRECTOR	A			\$ 114,173	\$ 117,598	\$ 121,126	n/a
CITY AUDITOR/ BUDGET DIRECTOR	A			\$ 177,793	\$ 183,127	\$ 188,621	n/a
COLLECTOR/ TREASURER	A			\$ 128,192	\$ 132,037	\$ 135,999	n/a
CITY SOLICITOR	A			\$ 147,031	\$ 151,442	\$ 155,985	n/a
CHIEF OF PLANNING AND DEVELOPMENT	A			\$ 152,546	\$ 157,122	\$ 161,836	n/a
CITY ENGINEER	A			\$ 145,557	\$ 149,923	\$ 154,421	n/a
POLICE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
FIRE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
DPW SUPERINTENDENT	A			\$ 160,641	\$ 165,460	\$ 170,424	n/a
ASST SUPERINTENDENT DPW GEN	A			\$ 133,997	\$ 138,017	\$ 142,157	n/a
ASST SUPERINTENDENT W/S/DRAIN	A			\$ 133,997	\$ 138,017	\$ 142,158	n/a
CHIEF OF HEALTH & HUMAN SERVICES	A			\$ 143,939	\$ 148,257	\$ 152,705	n/a
DIR OF WORKFORCE DEVELOPMENT	A			\$ 146,713	\$ 151,114	\$ 155,648	n/a
	*	per contract					

SECTION 5. Section C.010(E) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by inserting a third, new table as follows:

SECTION 6. Section C.010(F)(1) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting this table in its entirety and inserting in place thereof the following new table:

Position	7/1/2024	7/1/2025 - 3%	7/1/2026 - 3%	7/1/2027 - 3%
Mayor	\$167,500	\$172,525	\$177,701	\$183,032
City Councillor	\$25,000	\$25,750	\$26,523	\$27,318
City Council President	\$28,000	\$28,840	\$29,705	\$30,596

SECTION 7. Section C.010(F)(2) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting this table in its entirety and inserting in place thereof the following new table:

Position	Parity	7/1/2024	7/1/2025 - 3%	7/1/2026 - 3%	7/1/2027 - 3%
City Clerk	A	\$104,262	\$108,420*	\$111,673	\$115,023
City Clerk, 15 YR STEP	A	\$109,475	\$113,790*	\$117,203	\$120,720
City Clerk, 20 YR STEP	A	-	\$117,203*	\$120,720	\$124,341
Asst. City Clerk	B	\$77,250	\$79,568	\$81,955	\$85,258**
Asst. City Clerk, 15 YR STEP	B	\$81,113	\$83,547	\$86,053	\$89,521**

*Includes \$1,000.00 Unit A additional compensation.

**Includes Unit B additional 1% on 6/30/2028.

SECTION 8. Section C.010(H) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting this subsection in its entirety and inserting in place inserting the following new section (H) and corresponding table:

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H. Boards and Commissions - Legislative.

Position	7/1/2024	7/1/2025
Clerk of Council	\$8,211	\$8,500
Clerk of Committee	\$8,211	\$8,500
Asst. Clerk of Council	-	\$6,375
Asst. Clerk of Committee	-	\$6,375

SECTION 9.

Section C.010 of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by inserting new section (I) as follows:

- I. Increases in Perpetuity. All salary percentage increases that are negotiated between the City of Revere and the Laborer’s Union (Local 22) Unit A Department Head Unit via collective bargaining agreement shall be applied to the exempt employees listed in Subsection (F)(1) of this Section. Said negotiated increases shall include only longevity and/or COLA (cost of living adjustment) increases.

RESULT:	REFERRED TO LEGISLATIVE AFFAIRS
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Public Comment Pursuant to Chapter 402 of the Acts of 1965

Don Martelli of the Library Board of Trustees spoke in favor of Council Order 25-166 relative to the feasibility of installing a handicap ramp at the Revere Public Library.

Zoning Sub-Committee Report

- 10 25-111 A Zoning Ordinance Further Amending the Revere Revised Ordinances Relative to Off-Street Parking.

The proposed zoning ordinance was defeated on the second reading.

RESULT:	DEFEATED - ROLL CALL [1 TO 10]
AYES:	Kelley
NAYS:	Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, McKenna, Novoselsky, Zambuto, Silvestri

- 11 25-120 250 Lee Burbank, LLC, 20 Railroad Street, Revere, MA 02151 requesting a special permit from the Revere City Council to enable the appellant to reconstruct the existing building with a new two (2) story commercial structure with a total of twenty-six (26) parking spaces at 250 Lee Burbank Highway, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED FOR 250 LEE BURBANK HIGHWAY SUBJECT TO THE CONDITIONS OF SITE PLAN REVIEW?”

- 1. Site demolition and clean-up shall include removal of all dumpster, storage and waste containers from the site.

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- 2. A sewer connection and water connection permit must be obtained from the DPW for all new construction. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan.
- 3. The final plans must be reviewed and approved by the Fire Dept.
- 4. All existing drains, water, and sewer lines within the site to be abandoned and shall be capped at the main and removed.
- 5. The building design and materials plan as well as the landscaping, streetscape and parking layout plan shall be approved by the Site Plan Review Committee.

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

12 25-149 Natalia Maria Catano Gomez, 85 Arlington Street #2, Revere, MA 02151 requesting a special permit for a class II auto sales use at 195 American Legion Highway, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED FOR 195 AMERICAN LEGION HIGHWAY SUBJECT TO THE CONDITIONS OF SITE PLAN REVIEW?”

- 1. The class 2 license shall be subject to the review and approval of the license commission and shall not exceed the sale of 20 vehicles on the site.
- 2. The parking layout plan shall be reviewed and approved by the Fire Department and Site Plan Review Committee.
- 3. No vehicles shall be parked in a manner which will encroach within any travel aisle or site entrance or exit.

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

13 25-150 New York Capital Investment Group, LLC, 500 Turnpike Street, Canton, MA 02021 requesting a special permit for a car wash use at 350 Squire Road, Revere, MA 02151.

“SHALL THE CITY COUNCIL GRANT THE RELIEF REQUESTED FOR 350 SQUIRE ROAD SUBJECT TO THE CONDITIONS OF SITE PLAN REVIEW?”

- 1. There shall be no vehicular access or egress provided from Keayne and Augustus Streets.
- 2. The landscape and buffer plan shall include the installation of an 8' high stockade fence and the planting of 34 evergreens (6' to 8' high) along the rear of the property between the abutting residential properties and the project site. The landscape plan shall be in compliance with the landscaping plan filed with the special permit and dated April 15,

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- 2024.
3. There shall not be any illuminated or digital signage allowed within the site.
 4. A street and sidewalk bond must be placed on file with the DPW to secure performance for the installation of utilities, construction of concrete sidewalks and granite curbing, construction of driveways, construction of retaining walls (if applicable), and landscaping.
 5. A sewer connection and water connection permit must be obtained from the DPW. The City Engineer and DPW Superintendent must review and approve the proposed sewer service and water service plan as well as storm water management plan.
 6. The plans must be reviewed and approved by the Fire Dept.
 7. The project proponent must pay a sewer mitigation fee, which is based on 10 times the number of gpd of water use times \$1.30/gallon. The sewer mitigation fee shall be utilized to remove inflow and infiltration from entering the sewer system and shall be paid to the City of Revere in two installments, 50% prior to issuance of building permit and 50% prior to issuance of occupancy permit.
 8. Concrete sidewalks with granite curbing shall be installed along the full frontage of the property on Keayne Street and Augustus Street including the planting of 2 deciduous trees (minimum 3' caliper) at the back of sidewalk on each street.
 9. All existing drains, water lines and sewer lines within the site shall be abandoned, capped at the main, and removed.
 10. The building design and materials plan as well as the landscaping and streetscape plan shall be approved by the Site Plan Review Committee.
 11. The site lighting scheme within the site and all lights within the parking areas that may impact abutting residential properties shall provide screens/deflectors and/or soft or directional lighting to minimize light being reflected on abutting residential properties.
 12. A traffic impact analysis shall be prepared for the proposed development, and the developer shall be responsible for undertaking all pedestrian and traffic safety measures recommended in the traffic study.
 13. All landscaped and open space areas are to be maintained by the owner of the property. The annual landscape maintenance program shall include the replacement of all trees and shrubs which may be damaged within the project site, weed control, mulching, grass cutting, watering, and fertilizing. The owner of the property shall also be responsible for the removal of all litter and debris within the project site.
 14. In accordance with Chapter 17.47, the Community Improvement Trust Fund is applicable to this project. Under the Community Improvement Trust Fund, the developer must contribute 3% of the cost of construction above and beyond what is allowed as of right towards the fund, which must be spent exclusively towards capital improvement projects within the impacted area.
 15. Irrigation systems shall be installed for all landscaped areas within the project site.
 16. The project site shall be subject to the completion of an environmental assessment.

RESULT: GRANTED - ROLL CALL [10 TO 0]
AYES: Argenzio, Cogliandro, Giannino, Guarino-Sawaya, Haas, Jaramillo, Kelley, McKenna, Novoselsky, Silvestri
RECUSED: Zambuto

14 25-124 A Zoning Ordinance Further Amending Title 17 of the Revised Ordinances of the City of Revere Establishing a Definition and Use for Food Trucks.

“SHALL THE CITY COUNCIL APPROVE A ZONING ORDINANCE FURTHER AMENDING TITLE 17 OF THE REVISED ORDINANCES OF THE CITY OF REVERE ESTABLISHING A DEFINITION AND USE FOR FOOD TRUCKS?”

A ZONING ORDINANCE FURTHER AMENDING TITLE 17 OF THE REVISED ORDINANCES OF THE CITY OF REVERE ESTABLISHING A DEFINITION AND USE FOR FOOD TRUCKS

Be it ordained by the City of Revere as follows:

SECTION 1. Section 17.16.040 of Title 17 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new entries to the Table of Uses beneath the existing use “Restaurant, outdoor dining”:

ZONING DISTRICT																		
USE	RA	RA1	RB	RB1	RC	RC1	RC2	RC3	PDD1	PDD2	NB	GB	GB1	CB	HB	TED	LI	IP
Food truck	No	No	No	No	No	No	Yes ²⁷	No	Yes ²⁸	No	No	No	No	No	Yes ²⁸	Yes ²⁸	No	No

²⁷ Food trucks may only be allowed in the RC2 district pursuant to the authority and jurisdiction of the Massachusetts Department of Conservation and Recreation.

²⁸ Food trucks may be allowed subject to both License Commission approval and continued conformance to parking requirements and traffic by-laws. See Chapter 5.10.

SECTION 2. Section 17.08.305 of Title 17 of the Revised Ordinances of the City of Revere is hereby created by inserting the following new definition:

§ 17.08.305 Food trucks.

“Food truck” means any mobile food vehicle or operation, whether motorized or propelled by human power, or temporary food station, which cooks, prepares, stores, packages, serves, sells, or otherwise provides any food or beverages for human consumption either on or off premises to the general public, for a fee or free of charge. This includes but is not limited to food carts, pushcarts, and food stands. Mobilized ice cream trucks that provide already prepared or prepacked frozen dairy or frozen water-based food products under M.G.L. c. 270 § 25 and 520 CMR 15.0 shall not be included in this definition.

SECTION 3. This ordinance shall take effect upon its passage.

Minutes Acceptance: Minutes of Jun 2, 2025 6:00 PM (Salute to the Flag)

May 19, 2025 Ordered to a first reading.
 June 2, 2025 Ordered on a second reading.
 June 2, 2025 Ordered on a third and final reading.
 June 2, 2025 Ordered Engrossed & Ordained on a Roll Call.

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

15 25-151 An Ordinance Further Amending Title 5 of the Revised Ordinances of the City of Revere Relative to Food Trucks.

“SHALL THE CITY COUNCIL APPROVE AN ORDINANCE FURTHER AMENDING TITLE 5 OF THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO FOOD TRUCKS?”

AN ORDINANCE FURTHER AMENDING TITLE 5 OF THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO FOOD TRUCKS

Be it ordained by the City of Revere as follows:

SECTION 1. Section 5.10.040(K) of Title 5 of the Revised Ordinances of the City of Revere is hereby amended by deleting the words “Section 5.10.050 of this chapter,” and inserting in place thereof the words “Section 17.16.040.”

SECTION 2. Section 5.10.040(O) of Title 5 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

SECTION 3. Section 5.10.050 of Title 5 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.

SECTION 4. Section 5.10.060 of Title 5 of the Revised Ordinances of the City of Revere is hereby amended by inserting the words “a travel aisle, driveway, or” before the words “the public right-of-way.”

SECTION 5. This ordinance shall take effect upon its passage.

May 19, 2025 Ordered to a first reading.
 June 2, 2025 Ordered on a second reading.
 June 2, 2025 Ordered on a third and final reading.
 June 2, 2025 Ordered Engrossed & Ordained on a Roll Call.

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

Communications

Minutes Acceptance: Minutes of Jun 2, 2025 6:00 PM (Salute to the Flag)

16 25-159 Communication from the CFO relative to the FY2026 Budget appropriation order.

Mayor Keefe addressed the City Council and introduced the Fiscal Year 2026 Budget.

RESULT: **REFERRED TO WAYS & MEANS**

17 25-160 Communication from the CFO relative to the FY2026 Revolving Funds Table.

RESULT: **REFERRED TO WAYS & MEANS**

18 25-161 Communication from the CFO relative to the FY2026 Water & Sewer Rates.

RESULT: **REFERRED TO WAYS & MEANS**

19 25-162 Communication from the CFO requesting a transfer in the amount of \$60,000 from the Community Improvement Trust Fund for the construction of a community garden in Beachmont.

“SHALL THE CITY COUNCIL APPROVE A TRANSFER IN THE AMOUNT OF \$60,000 FROM THE COMMUNITY IMPROVEMENT TRUST FUND FOR THE CONSTRUCTION OF A COMMUNITY GARDEN IN BEACHMONT?”

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

20 25-163 Communication from the Mayor relevant to Phase 16 Construction – I/I and Capacity Improvement, MassDEP CY-2025 Construction Project No. 19086

Proposed loan order to be ordered to a public hearing on June 23, 2025:

CITY OF REVERE
CY-2025 CWSRF CONSTRUCTION PROJECT No. 19086
PROPOSED LOAN ORDER

That \$4,000,000 is appropriated for the purpose of financing the Phase 16 Construction - I/I and Capacity Improvement Program including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$4,000,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to

Minutes Acceptance: Minutes of Jun 2, 2025 6:00 PM (Salute to the Flag)

borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the “Trust”) established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the “Authority”) and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. 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 issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 6/23/2025 6:00 PM
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Motions

- 21 25-164 Motion presented by Councillor Cogliandro: That the Mayor be requested to enter into talks with National Grid regarding the installation of lighting on the current poles along Squire Road, which poles can handle a light installation, and what the cost would be to perform the work.

RESULT:	ORDERED - VOICE VOTE
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- 22 25-165 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the appropriate municipal departments — including, but not limited to, Planning and Community Development, Parks and Recreation, and the Solicitor’s Office — to conduct a comprehensive feasibility study to evaluate the installation of a basketball court at the corner of Dunn Road and Shawmut Street. Should this site be determined unsuitable for such development, the study should alternatively consider the viability of revitalizing the existing park located at the corner of Neponset Street and Sagamore Street. Said study shall include, but not be limited to, the following components: 1.) A determination of the ownership status of the subject parcel(s), including whether the land is publicly or privately owned; 2.) An analysis of any applicable zoning regulations, land use policies, or environmental constraints that may affect potential development; 3.) An assessment of the physical suitability of the location(s) for recreational use, including consideration of site dimensions, drainage conditions, and proximity to abutting residential properties; 4.) Development of preliminary cost estimates for the construction, as well as the ongoing maintenance, of such a facility; 5.) A set of recommendations

and next steps should the site(s) be deemed appropriate for recreational improvements.

RESULT: ORDERED - VOICE VOTE

23 25-166 Motion presented by Councillor Guarino-Sawaya, Councillor McKenna: That the Mayor request the appropriate department to conduct a feasibility study to explore the installation of a handicap-accessible ramp at the front entrance of the Revere Public Library. If the addition of a ramp is found to be structurally or financially infeasible, that feasibility study include an alternative solution, such as the installation of an exterior elevator lift.

RESULT: ORDERED - VOICE VOTE

24 25-167 Motion presented by Councillor Cogliandro: That the Mayor request the Chief of Police to provide additional traffic enforcement on Pitcairn Street specifically for enforcing the no heavy commercial vehicle restriction in the interest of public safety and damage to the roadway.

RESULT: ORDERED - VOICE VOTE

25 25-168 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the DPW, in the interest of responsible pet ownership, to install dog waste stations along Rice Avenue at the following locations: top of Whitin Avenue, top of Fowler Avenue, side of Wadsworth Avenue, and on the beach side of the seawall at Bateman Avenue. Further, that the DPW coordinate weekly maintenance of these stations.

RESULT: ORDERED - VOICE VOTE

26 25-169 Motion presented by Councillor Novoselsky: That the City Council approve the following non-public public advisory opinion question to be placed on the November 2025 municipal ballot: Non-Binding Ballot Question The City Council is seeking input from the voters to provide a sense of how they feel about recreational marijuana eight years after the prohibition was put in place. Question 1 Shall the City Council consider repealing the prohibition of recreational marijuana establishments as set forth in Section 9.18.010 of the Revere Revised Ordinances? (Note: This question is non-binding). A YES vote means you support repealing the prohibition. A NO vote means you support leaving the prohibition in place.

The Revere City Council debated whether to place a non-binding public advisory question on the November 2025 municipal ballot concerning the repeal of the city's prohibition on recreational marijuana establishments. The proposed ballot question seeks voter input on whether Section

Minutes Acceptance: Minutes of Jun 2, 2025 6:00 PM (Salute to the Flag)

9.18.010 of the Revere Revised Ordinances, which bans such establishments, should be repealed. A "yes" vote indicates support for repeal, while a "no" vote supports maintaining the prohibition.

Councillor Novoselsky, who introduced the motion, argued that it is time to re-evaluate the policy given changing public attitudes and the potential financial benefits, especially amid budget shortfalls and high school funding needs. He emphasized that the public deserves to be heard directly through a vote. Councillor Haas countered by expressing concern over the rumored locations of potential dispensaries and a prevailing sentiment of opposition from constituents, especially young families and seniors. Councillor Cogliandro expressed support for a public vote to gauge the city's divided opinions, regardless of his own views.

Councillor Guarino-Sawaya opposed the measure, not on the issue itself, but because she believes a non-mayoral year ballot would yield low turnout, potentially skewing the results. Councillor Argenzio supported placing the question on the ballot, suggesting that even if turnout is low, it would still offer some indication of public opinion. Councilor Zambuto strongly opposed any reintroduction of recreational marijuana, citing recent health studies and concerns about public safety and youth well-being.

Council President Silvestri concluded the discussion by affirming his support for allowing residents to decide, stating that any potential revenue from marijuana establishments would still be a net gain and could be used to benefit student programming and city services. Despite the divergence in opinion, the majority sentiment leaned toward valuing public input through a non-binding vote.

RESULT:	ORDERED - ROLL CALL [7 TO 4]
AYES:	Argenzio, Cogliandro, Giannino, Jaramillo, McKenna, Novoselsky, Silvestri
NAYS:	Guarino-Sawaya, Haas, Kelley, Zambuto

27 25-170 Motion presented by Councillor Cogliandro: That the City Council hold a public hearing to revoke for cause Chapter 148 License #221, 870 Broadway, granted June 14, 1926.

RESULT:	ORDERED TO PUBLIC HEARING - CC	Next: 6/23/2025 6:00 PM
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Late Motion

28 25-171 Motion presented by Councillor Guarino-Sawaya: That the Mayor request the Department of Public Works and the Traffic Commission to assess and install a guard rail or appropriate safety barrier around the bend from Rice Avenue to Harrington Avenue. This motion follows yet another motor vehicle accident in which a car struck the resident's stone wall. This is not the first time such an incident has occurred at this location, and the pattern of crashes indicates an ongoing safety hazard requiring immediate attention.

Minutes Acceptance: Minutes of Jun 2, 2025 6:00 PM (Salute to the Flag)

RESULT: ORDERED - VOICE VOTE

Ordered adjourned at 7:42 PM.

Attest:

City Clerk

Minutes Acceptance: Minutes of Jun 2, 2025 6:00 PM (Salute to the Flag)

Public Notice
City of Revere, MA
CY-2025 CWSRF CONSTRUCTION PROJECT No. 19086
Proposed Loan Order

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, June 23, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed loan order:

That \$4,000,000 is appropriated for the purpose of financing the Phase 16 Construction – I/I and Capacity Improvement Program including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$4,000,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the “Trust”) established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the “Authority”) and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. 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 issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

A copy of the loan order is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM to 12:00PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before June 17, 2025.

Attest:
 Ashley E. Melnik
 City Clerk

Revere Journal
 June 11, 2025
 Tear Sheet
 Affidavit of Publication
 Send Invoice To: amelnik@revere.org

CITY OF REVERE
CY-2025 CWSRF CONSTRUCTION PROJECT No. 19086

LOAN ORDER

ORDERED: that \$4,000,000 is appropriated for the purpose of financing the Phase 16 Construction – I/I and Capacity Improvement Program including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws, as most recently amended by St. 1998, c. 78; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$4,000,000 and issue bonds or notes therefore under G.L. c.44 or any other enabling authority; that such bonds or notes shall be general obligations of the City unless the Treasurer with the approval of the Mayor determines that they should be issued as limited obligations and may be secured by local system revenues as defined in Section 1 of Chapter 29C, as most recently amended by St. 1998, c. 78; that the Treasurer with the approval of the Mayor is authorized to borrow all or a portion of such amount from the Massachusetts Clean Water Trust (the “Trust”) established pursuant to Chapter 29C, as most recently amended by St. 1998, c. 78; or the Massachusetts Water Resources Authority (the “Authority”) and in connection therewith to enter into a loan agreement and/or a security agreement with the Trust and a loan agreement and/or financial assistance agreement with the Authority and otherwise to contract with the Trust, the Authority, the Department of Environmental Protection or any other federal or state entity with respect to such loan and for any federal or state aid available for the project or for the financing thereof; that the Mayor is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project.; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under G.L. c.44A any or all of the bonds and to provide such information and execute such documents as the Board may require for these purposes. 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 issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

CITY OF REVERE
CY-2025 CWSRF CONSTRUCTION PROJECT No. 19086

RESOLUTION

Whereas, the City of Revere, Massachusetts (the “Applicant”), after thorough investigation, has determined that the work activity consisting of: Phase 16 Construction – I/I and Capacity Improvement is both in the public interest and necessary to protect the public health, and that to undertake this activity, it is necessary to apply for assistance; and

Whereas, the Department of Environmental Protection (the “MassDEP”) and the Massachusetts Clean Water Trust (the “Trust”) of the Commonwealth of Massachusetts, pursuant to Chapter 21 and Chapter 29C of the General Laws of the Commonwealth ("Chapter 21" and "Chapter 29C") are authorized to make loans to municipalities for the purpose of funding planning and construction activities relative to Water Pollution Abatement Projects; and

Whereas, the Applicant has examined the provisions of the Act, Chapter 21 and Chapter 29C, and believes it to be in the public interest to file a loan application.

NOW, THEREFORE, BE IT RESOLVED by Revere City Council as follows:

1. That the Mayor is hereby authorized on behalf of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with this application;
2. That the purpose of said loan(s), if awarded, shall be to fund the construction activities.
3. That if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost.



CITY OF REVERE
PATRICK M. KEEFE JR.
 Mayor

May 28, 2025

The Honorable Revere City Council
 c/o Clerk's Office
 Revere City Hall
 Revere, Massachusetts 02151

*Re: Phase 16 Construction – I/I and Capacity Improvement
 MassDEP CY-2025 – CWSRF Construction Project No. 19086*

Dear Council Members:

I am writing to request a public hearing for one new Loan Order for borrowing under the Massachusetts Department of Environmental Protection's (MassDEP's) Calendar Year 2025 (CY-2025) Clean Water State Revolving Fund ("CWSRF"). The CWSRF was established to provide a low-cost funding mechanism to assist municipalities in complying with federal and state water quality requirements. In this round, the City is seeking to borrow funding for construction of the following project:

- CWSRF Construction Project No. 16729 - \$4,000,000 for the Phase 16 Construction, which includes Inflow Removal Contract #12.

This CWSRF loan received initial approval from MassDEP through the CY-2025 CWSRF Intended Use Plan.

In order to take advantage of these low interest loans and principal forgiveness provided through the CWSRF program again this year, the City must complete two steps: first – approve a Resolution expressly authorizing the Mayor to file all applications and execute documents necessary for the loans; and second – approve Loan Orders for the balance of the project. I have attached copies of the required Resolution and Loan Order. The construction work proposed with this new fund is required to comply with the City’s Consent Decree with the U.S. Dept. of Justice, to remedy historic violations of the Federal Clean Water Act.

Specifically, the work proposed under the CY-2025 CWSRF Construction Project No. 19086 funding will be utilized for three categories of work:

- (1) To remove and redirect sources of illicit connections to the sewer system; and
- (2) To extend drains as necessary to remove illicit connections to the sewer system.
- (3) To rehabilitate storm drains to improve flood control and/or to reduce the amount of stormwater entering the wastewater system; and

I ask that the City Council approve the Resolutions and move this Loan Order to a public hearing at its earliest opportunity.

Regards,



Patrick M. Keefe Jr.

Mayor

C: Richard Viscay, City Auditor
 Paul Capizzi, City Solicitor
 Thomas Skwierawski, DPCD
 Chris Ciaramella, Superintendent of Public Works
 Nicholas Rystrom, City Engineer
 Michael Leon, Nutter, McClennen & Fish LLP
 Robert Button, CDM Smith

Public Hearing
Revocation of Licenses for the
Storage of Flammables

Notice is hereby given in accordance with the provisions of Chapter 148, Section 13 of the Massachusetts General Laws that the Revere City Council will conduct a public hearing on Monday evening, June 23, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts for the purpose of revoking the Chapter 148 license granted to 870 Broadway on June 14, 1926 for reason of non-payment.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
June 11, 2025
Send invoice to: amelnik@revere.org

C-25-10

PUBLIC HEARING NOTICE

Notice is hereby given in accordance with the provisions of Chapter 40A of the Massachusetts General Laws and Section 17.40.030 of the Revised Ordinances of the City of Revere that the Revere City Council will conduct a public hearing on Monday evening, June 23, 2025 at 6:00 P.M. in the City Councillor Joseph A. DelGrosso City Council Chamber, Revere City Hall, 281 Broadway, Revere, MA 02151 on the application of 114 Shirley Ave., LLC, 78 Mill Street, Middleton, MA 01949 requesting a special permit from the Revere City Council to raze the existing non-conforming structures and construct a five story mixed used development consisting of seventy-eight residential units and two commercial units at 114 Shirley Avenue, Revere, MA 02151.

A copy of the aforementioned application (C-25-10) is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM to 12:00PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before June 17, 2025.

Attest:

Ashley E. Melnik
City Clerk

Revere Journal
Check attached #9005
05/21/2025
05/28/2025

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

FORM B

APPLICATION NO. C-25-10
DATE: 5/14/25

**City of Revere, Massachusetts
Revere City Council
Application For
Special Permit**

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

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

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

- A. Application for Special Permit (Revised Ordinances of the City of Revere), Title 17, Chapter 17.16, Section 030.
- B. Application for Special Permit for Alteration and Extension of Nonconforming Uses (Revised Ordinances of the City of Revere), Title 17, Chapter 17.40, Section 17.40.020.
- C. Application for Planned Unit Development Title 17, Chapter 17.20, Section 17.20.010, 17.20.200 (Revised Ordinances of the City of Revere),

1. Applicant submitting this application is:

Name: 114 Shirley ave LLC

Address: 78 Mill st, Middleton, Ma 01949

Tel. #: 978-869-6363

Email: mariozepaj@gmail.com

2. Applicant is: Tenant Licensee Prospective Purchaser

Owner Other (Describe)

FILED
2025 MAY 14 PM 4:25
OFFICE CITY CLERK
REVERE, MASS

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

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

Name: 114 Shirley ave LLC

Title: Owner

Address: 78 Mill st, Middleton, Ma 01949

Tel. #: 978-869-6363

Email: mariozepaj@gmail.com

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

Name: 114 Shirley ave LLC

Address: 78 Mill st, Middleton, Ma 01949

Tel. #: 978-869-6363

5. The land described in this application is recorded in Suffolk County Registry of Deeds.

Book _____, Page 155, Certificate # (if registered) _____,
376374

Book _____, Page _____.

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

Please see Plot Plan showing proposed building

Lot # C&B Sq. Ft. 13,398

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

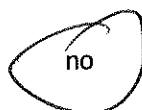
Please see City of Revere Zoning Map

8. A locus map (8½" x 11") copy of City of Revere or USGS topographic sheet with site marked for which permit is requested is included and made a part of this application.

Please see Mass G.I.S. map

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

yes



no

do not know

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

_____ a coastal beach; _____ salt marsh; _____ land under the ocean;

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

_____ do not know: X_no.

10. Describe the property for which this application is being submitted (including dimensions of land, existing buildings, if any, availability of utilities, sewer, water, etc.):

The property, 114 Shirley ave, is 13,398 square feet. The frontage is 210 ft, the left side is 110 ft, and the back is 122 ft. This lot has a commercial building, three family building, and open space.

11. What is the nature of the exception or special permit requested in this application?

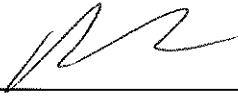
The Applicant seeks to remove the existing non-conforming structures and replace with a five story mixed use structure housing 78 residential units and 2 commercial/retail spaces(to be located on the street level.

a) This plan has been denied for the following reasons: In accordance with Section 17.40.030, the reconstruction and extension of a nonconforming structure may only be allowed by special permit of the City Council.

Date of denial by Building Inspector and/or Planning Board

5/13/2025

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



Signature of Applicant

5/14/25

Date

Signature of Owner

Date

Signature of Designated Representative

Date

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

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

**General Disclosure of Constituent Information
Relative to Applications Submitted to the Revere City Council
For Authorizations, Permits, Special Permits, Licenses, Variances, Orders of Conditions, Approvals,
Modifications and Amendments Which are Subject of Proceedings Before the Revere City Council**

1. Name and residential address of party submitting application:

Name: 114 Shirley ave LLC

Address: 78 Mill st, Middleton, Ma 01949

2. Name and residential address of each landowner on whose property subject matter will be exercised:
(Attach additional pages, if necessary.)

Name: 114 Shirley ave LLC

Address: 114 Shirley Ave

3. If the party is a partnership, state the name and residential address of all partners within sixty (60) days of this application:

Partner's Name: _____

Address: _____

4. Name and residential address of each party to whom subject authorization will be issued:

Name: _____

Address: _____

5. If the party is a trust, provide the name and residential address of each trustee and beneficiary within sixty (60) days of this application:

Trustee's Name: _____

Address: _____

The trust documents are on file at _____ and will be delivered upon request.

5. If the party is a joint venture, state the name and residential address of each person, form of company that is party to the joint venture within sixty (60) days of the filing of this application.

Joint Venture Name: _____

Address: _____

A copy of the Joint Venture agreement is on file at _____ and will be delivered upon request.

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

Page 2
General Disclosure Form

7. If the party is a corporation, provide the name and residential address of each officer, director and shareholder owning more than 50% of the interest in the Corporation within sixty (60) days of the date of this application:

Officer's Name: 114 Shirley ave LLC

Address: 78 Mill st, Middleton, Ma 01949

Director's Name: Mario Zepaj

Address: 78 Mill st, Middleton, Ma 01949

Shareholder's Name: _____

(50% or more)

Address: _____

8. If the party is a General Partnership, provide the name and residential address of each partner in the partnership within sixty (60) days of the date of this application.

General Partner's Name: _____

Address: _____

9. If the party is a Limited Partnership, provide the name and residential address of each General Partner of the Limited Partnership within sixty (60) days from the date of this application.

General Partner's Name
of Limited Partnership: _____

Address: _____

10. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate require by Mass. General Law, Chapter 110, Section 5, is on file:

The foregoing information is provided under the Pains and Penalty of Perjury.

Signature of each party and landowner:



Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

Request for Finding of Fact – Special Permit

Now comes the applicant 114 Shirley ave LLC
 who has applied to this Honorable City Council for a special permit for property located at 114 Shirley ave
 and asks that said Council make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Ordinance for the following reasons:
 - (a) The Project would redevelop this property with a contemporary structure, creating much-needed residential space in this portion of the City. As designed, the Project will not inhibit any parking in the surrounding neighborhood. The planned parking ratio is in-line with recent development in the City of Revere and exceeds actual parking utilization rates for the City of Revere as measured by the Metropolitan Area Planning Council in its Perfect Fit Parking studies. The Property is also right next to MBTA train station. Accordingly, the Project as proposed will have ample parking and transportation options for potential residents
 - (b)
 - (c)
2. That the specific site is an appropriate location for such use for the following reasons:
 - (a) The proposed development is an allowed use in the are
 - (b)
 - (c)
3. That the specific site has adequate public sewerage and water facilities and water systems for the following reasons:
 - (a) Yes there will be new water and sewer systems in place.
 - (b)
 - (c)
4. That the use as developed will not adversely affect the neighborhood, for the following reasons:
 - (a)
 - (b) The granting of the variance will not deviate from the integrity or character of the neighborhood; will not increase or create traffic congestion or impair pedestrian safety; and does not pose a hazard to public health or safety, and the general welfare, nor put a strain on city services.
 - (c)

Page 2
Finding of Fact Form

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using Shriley ave for the following

reasons: (streets)

(a) This project will be no different from other project approved in the area.

(b)

(c)

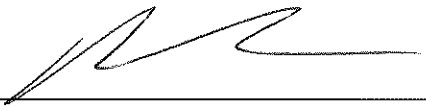
6. That adequate and appropriate facilities will be provided for the proper use, for the following reasons:

(a) Yes everything will be up to current building codes.

(b)

(c)

Date: 5/14/25

Respectfully submitted by: 

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

To: Richard Viscay, Director of Finance
From: Ashley E. Melnik, City Clerk
Subj: Review of Taxes, Assessments, Betterments and Other Municipal charges Relative to an Application for a City of Revere License and/or Permit.

Date: _____

Requested Return

Date: _____

Hearing

Date: _____

In accordance with the provisions of Section 57(a), of Chapter 40 of the Massachusetts General Laws, and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, I herewith request information relative to the payment of the City of Revere real estate taxes, assessments, betterments and other municipal charges concerning the following persons, corporations or business enterprises who have made application for a City of Revere license or permit or renewal thereof:

Name of Applicant: _____
(person, corporation or business enterprise applying for license or permit)

Address of Applicant: _____
(business address of above person, corporation or business enterprise)

Location Address: _____
(location of property for which license or permit is required.)

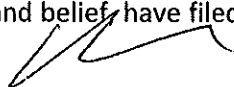
Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

**Plot Plan Requirements
Relative to the Submission of
Variance Application to the Zoning Board of Appeals
Special Application to the Revere City Council**

1. Applications to the Zoning Board of Appeals must include a plot plan illustrated in black ink on 8½' x 14; mylar suitable for recording in the Suffolk County Registry of Deeds in accordance with Suffolk County Registry of Deeds' standards.
2. The plot plan must illustrate lot or lots for which application is submitted. Multiple lots assembled to form a buildable lot must be illustrated with hash lines between lots to indicate location of multiple lots. Applications for variances for subdivision purposes must include existing lot lines illustrated with hash lines as well as proposed new lot lines illustrated by bold lines. Plot plans submitted for variance for subdivision purposes must include existing as well as proposed lot numbers.
3. The plot plan must illustrate lot dimensions, i.e., lot frontage and lot size. Plan must also illustrate yard dimensions, i.e., front, side and rear yard setbacks.
4. Plot plan must include calculations of percentage of principal building coverage on the lot, usable open space and current and proposed building and/or structure height. (See section 17.24.010 of Revere Zoning Ordinances for reference.)
5. Plot plan must illustrate parking spaces. (See Section 17.28.020 of Revere Zoning Ordinances for requirements.)
6. Plot plan must indicate current zoning designation of lot as well as street address of lot.
7. Plan must illustrate all existing structure, stairs, decks, chimney foundations, swimming pools, sheds, patios, etc.
8. Plan must illustrate the exact distance of structures on direct abutting properties in proximity to the applicant's property.
9. Plan must indicate the names of direct abutters illustrated on their adjoining properties.
10. Plan must illustrate the amount of new increased square footage being requested by this application.
11. Plan must illustrate the proposed number of stories and height of the proposed structure.

Certification

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required by law.

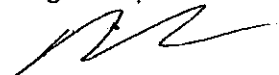


Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Certification

Pursuant to M.G.L. Chapter 40, Section 57(a), and Title 3, Chapter 3.04, Section 3.04.020 of the Revised Ordinances of the City of Revere, Massachusetts, I hereby certify, under penalties of perjury, that I have paid all City of Revere real estate taxes, water and sewer assessments and any other municipal charges required under law.



Signature of Individual or
Corporate Name

by: _____
Corporate Officer (if applicable)

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)



Application Review Comments

From fstringi@revere.org <fstringi@revere.org>

Date Tue 5/13/2025 2:39 PM

To rsalvo@eaicivil.com <rsalvo@eaicivil.com>; Ashley Melnik <amelnik@revere.org>; Louis Cavagnaro <lcavagnaro@revere.org>

CITY OF REVERE APPLICATION REVIEW

City of Revere Site Plan Review Review Comments

From: Frank Stringi

Date: May 13, 2025

Application #: SPR25-000061

Address: 114 SHIRLEY AVE

Description: Proposed 78 Unit Mixed Use development

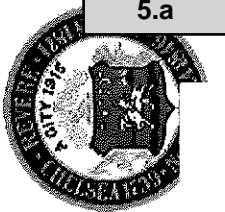
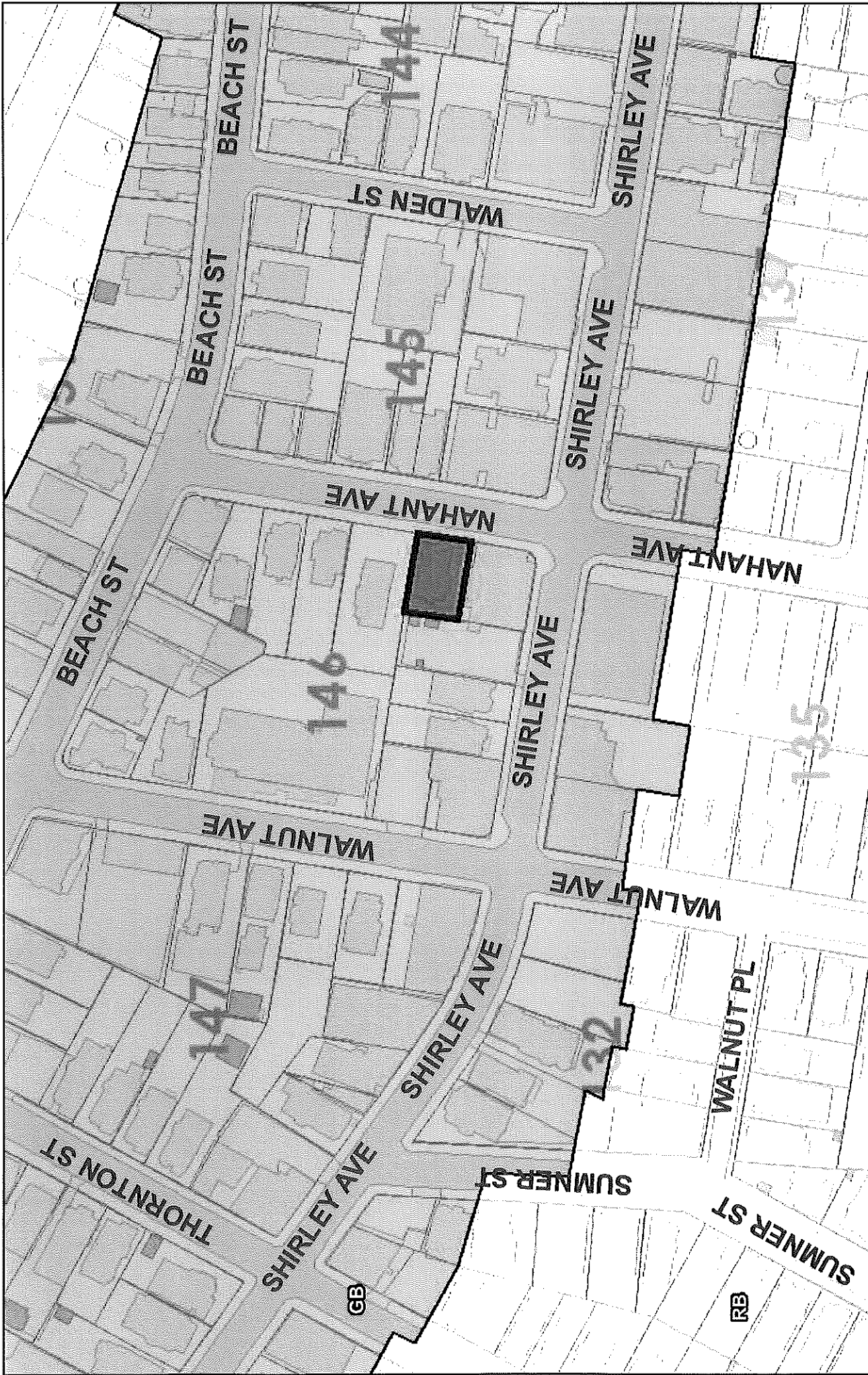
Review Status: Denied

Thank you for your recent permit application for Proposed 78 Unit Mixed Use development. I have completed my initial review and my comments are listed below, you can view marked up plans on our [CLICK HERE TO VIEW YOUR APPLICATION](#). Please note that you may receive additional comments from other city departments as your application is reviewed. You can follow the progress of your application by clicking on the link to the online portal above and signing into your account.

Reviewer: Frank Stringi, Community Development, Denied

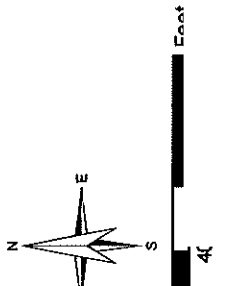
1. This plan has been denied for the following reasons: In accordance with Section 17.40.030, the reconstruction and extension of a nonconforming structure may only be allowed by special permit of the City Council.

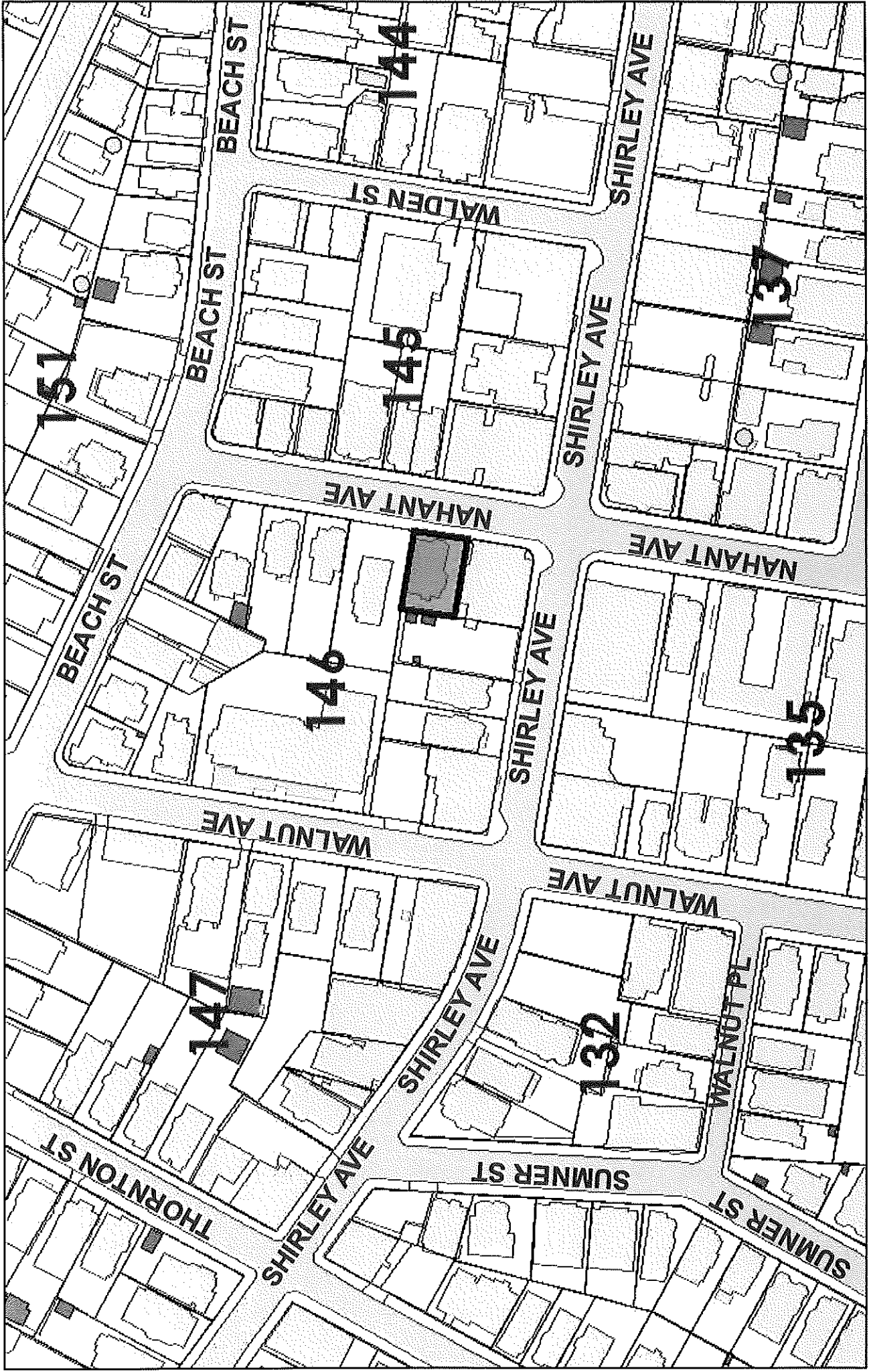
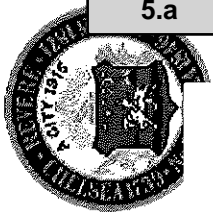
Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)



Information presented is provided "as is." The City of Boston, MA disclaims all representations or warranties.

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

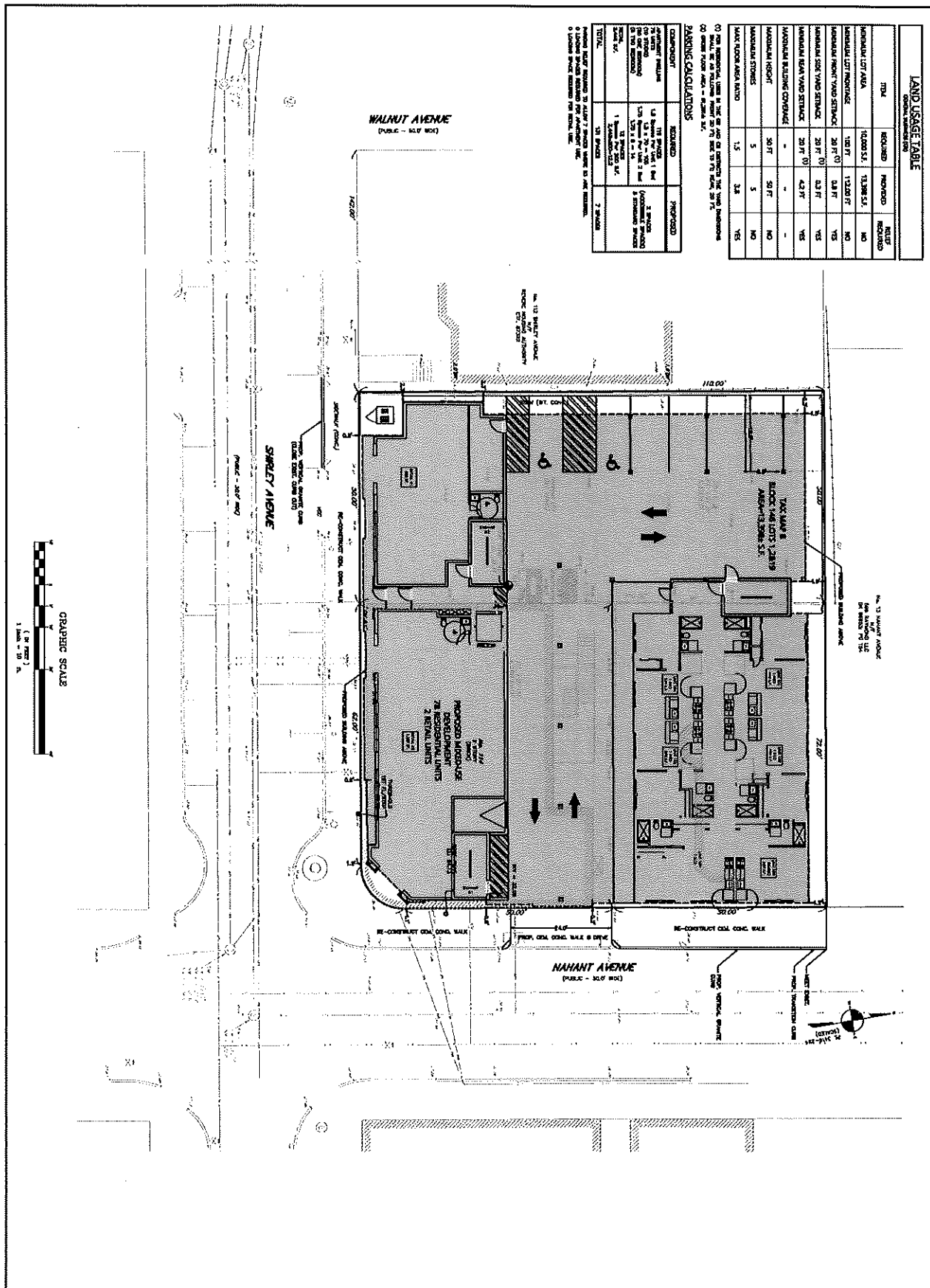




Information presented is provided "as is." The City of Revere, MA disclaims all representations or warranties

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)





LAND USAGE TABLE			
ITEM	REQUIRED	PROPOSED	MEETS REQUIRED
MINIMUM LOT AREA	10,000 S.F.	13,396 S.F.	NO
MINIMUM LOT FRONTAGE	110 FT.	124.0 FT.	NO
MINIMUM FRONT YARD SETBACK	20 FT. (0)	0.8 FT.	YES
MINIMUM SIDE YARD SETBACK	20 FT. (0)	0.2 FT.	YES
MINIMUM REAR YARD SETBACK	20 FT. (0)	4.3 FT.	YES
MINIMUM BUILDING COVERAGE	-	-	-
MINIMUM HEIGHT	30 FT.	50 FT.	NO
MINIMUM STORIES	5	5	NO
MAX. FLOOR AREA RATIO	1.5	3.8	YES

PARKING CALCULATIONS			
COMPARISON	REQUIRED	PROPOSED	MEETS REQUIRED
75 PERCENT OF TOTAL FLOOR AREA	14 Spaces Per 1,000 S.F. of Floor Area	15 Spaces	NO
50 PERCENT OF TOTAL FLOOR AREA	7 Spaces Per 1,000 S.F. of Floor Area	8 Spaces	NO
25 PERCENT OF TOTAL FLOOR AREA	3.5 Spaces Per 1,000 S.F. of Floor Area	4 Spaces	NO
TOTAL	15 SPACES	23 SPACES	YES

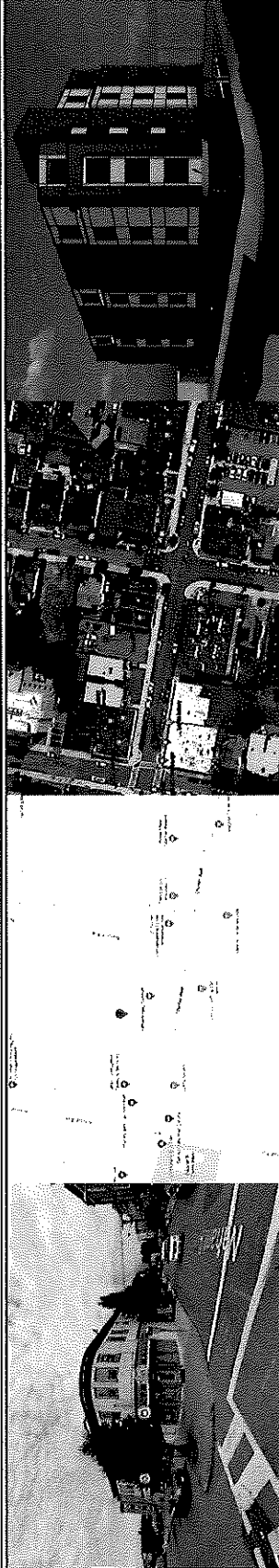
NOTES:
 (1) THE PROPOSED BUILDING IS NOT A MULTIFAMILY BUILDING. THE TOTAL REQUIREMENT SHALL BE AS FOLLOWS: 14 SPACES PER 1,000 S.F. OF FLOOR AREA.
 (2) SEE FLOOR AREA - SEE PLAN SET.
 (3) SEE FLOOR AREA - SEE PLAN SET.
 (4) SEE FLOOR AREA - SEE PLAN SET.
 (5) SEE FLOOR AREA - SEE PLAN SET.
 (6) SEE FLOOR AREA - SEE PLAN SET.
 (7) SEE FLOOR AREA - SEE PLAN SET.
 (8) SEE FLOOR AREA - SEE PLAN SET.
 (9) SEE FLOOR AREA - SEE PLAN SET.
 (10) SEE FLOOR AREA - SEE PLAN SET.

APPPLICANT: Trichilo Development, LLC 57 Mansfield Road Lynnfield, MA 01940		PROJECT: Proposed Site Plan 114 Shirley Avenue 15&27 Nahant Avenue (Over Map & Block 148 Lot) 1,2&15 Revere, Massachusetts		PREPARED BY: Engineering Alliance, Inc. Civil Engineering & Land Planning Consultants 191 Central Street Southport, MA 01908 Tel: (781) 231-1549 Fax: (781) 412-0550													
DWG. NO.: C-2		DRAWING TITLE: Site Layout Plan		PROJECT #: 25-06101 DATE: May 12, 2025 SCALE: AS NOTED DWG FILE NAME: 25-06101.dwg DESIGN BY: Colin Beach CHECKED BY: Richard A. Salvo, P.E.													
		<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION OF REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>				DATE	DESCRIPTION OF REVISION										
DATE	DESCRIPTION OF REVISION																

Attachment: PH-C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

PROPOSED MIXED USE BUILDING

114 Shirley Ave, Revere, MA 02151



ARCHITECTURAL VISUALIZATION

AERIAL VIEW

LOCUS MAP

EXISTING SITUATION

SHEET	COVER SHEET	SHEET TITLE	DATE
A-000	COVER SHEET	ARCHITECTURAL	5.11.2025
A-001	GENERAL NOTES	ARCHITECTURAL	
A-000	BUILDING AND ZONING STUDY		
A-000	CODE SUMMARY - ESCAPE LENGTH PLANS		
A-000	CODE SUMMARY - ESCAPE LENGTH PLANS		
A-100	FLOOR PLANS-1ST LEVEL		
A-101	FLOOR PLANS-2ND LEVEL		
A-102	FLOOR PLANS-3RD LEVEL		
A-104	FLOOR PLANS-4TH LEVEL		
A-106	FLOOR PLANS-5TH LEVEL		
A-108	FLOOR PLANS-ROOF LEVEL		

PROJECT SUMMARY	MARKET UNIT	TOTAL LOT AREA	TOTAL GFA	TOTAL FAR
PROJECT SUMMARY	MARKET UNIT	413,388 SF	451,281 SF	3.8
TOTAL LOT AREA		413,388 SF		
TOTAL GFA			451,281 SF	
TOTAL FAR				3.8

LEVEL	UNIT	TYPE	SQ. FT.	
1ST LEVEL	UNIT 101	1 BED	452 S.F.	
	UNIT 102	1 BED	397 S.F.	
	UNIT 103	2 BED	307 S.F.	
	UNIT 104	STUDIO	378 S.F.	
	UNIT 105	1 BED	370 S.F.	
	UNIT 106	1 BED	374 S.F.	
	2-ND LEVEL	UNIT 201	1 BED	527 S.F.
		UNIT 202	1 BED	457 S.F.
		UNIT 203	2 BED	768 S.F.
		UNIT 204	2 BED	662 S.F.
UNIT 205		1 BED	528 S.F.	
UNIT 206		1 BED	540 S.F.	
UNIT 207		1 BED	543 S.F.	
UNIT 208		1 BED	488 S.F.	
UNIT 209		1 BED	488 S.F.	
UNIT 210		1 BED	442 S.F.	
3-RD LEVEL	UNIT 301	1 BED	527 S.F.	
	UNIT 302	1 BED	457 S.F.	
	UNIT 303	1 BED	457 S.F.	
	UNIT 304	2 BED	750 S.F.	
	UNIT 305	2 BED	634 S.F.	
	UNIT 306	1 BED	483 S.F.	
	UNIT 307	1 BED	512 S.F.	
	UNIT 308	1 BED	510 S.F.	
	UNIT 309	1 BED	492 S.F.	
	UNIT 310	1 BED	486 S.F.	
4-TH LEVEL	UNIT 401	1 BED	527 S.F.	
	UNIT 402	1 BED	457 S.F.	
	UNIT 403	1 BED	457 S.F.	
	UNIT 404	2 BED	768 S.F.	
	UNIT 405	2 BED	662 S.F.	
	UNIT 406	1 BED	505 S.F.	
	UNIT 407	1 BED	523 S.F.	
	UNIT 408	1 BED	540 S.F.	
	UNIT 409	1 BED	543 S.F.	
	UNIT 410	1 BED	483 S.F.	
5TH LEVEL	UNIT 501	1 BED	527 S.F.	
	UNIT 502	1 BED	457 S.F.	
	UNIT 503	1 BED	457 S.F.	
	UNIT 504	2 BED	750 S.F.	
	UNIT 505	2 BED	634 S.F.	
	UNIT 506	1 BED	483 S.F.	
	UNIT 507	1 BED	512 S.F.	
	UNIT 508	1 BED	510 S.F.	
	UNIT 509	1 BED	492 S.F.	
	UNIT 510	1 BED	486 S.F.	
STUDIOS	UNIT 511	STUDIO	278 S.F.	
	UNIT 512	STUDIO	278 S.F.	
	UNIT 513	1 BED	442 S.F.	
	UNIT 514	1 BED	406 S.F.	
	UNIT 515	STUDIO	309 S.F.	
	UNIT 516	1 BED	378 S.F.	
	UNIT 517	1 BED	370 S.F.	
	UNIT 518	1 BED	374 S.F.	
	UNIT 519	1 BED	374 S.F.	
	UNIT 520	1 BED	374 S.F.	
TOTAL				
10	STUDIOS			
8	1 BED UNITS			
2	2 BED UNITS			
78	UNITS TOTAL			

<p>COMMERCIAL RESIDENTIAL HOSPITALITY 318 NORTON STREET, REVERE, MA 02151 TEL: 781.460.3078</p>	<p>CLIENT INFORMATION 114 SHIRLEY AVENUE LL 13 Victoria Street, Revere, MA 02151</p>
<p>PROJECT LOCATION 114 Shirley Ave, Revere, MA 02151</p>	<p>DRAWING TITLE CODE SUMMARY TRAVEL DISTANCE</p>
<p>DATE: November 2025</p> <p>PROJECT NO.: </p> <p>REVISION NO.: </p> <p>DRAWN BY:</p> <p>VERIFIED BY:</p>	<p>SCALE: A.000</p>

06	06.11.2024	ADDITION ADDED
05	04.22.2024	ISSUED FOR REVIEW
07	01.22.2024	ISSUED FOR REVIEW
06	12.03.2024	ISSUED FOR INFORMATION
05	10.29.2024	ISSUED FOR INFORMATION
04	09.17.2024	ISSUED FOR INFORMATION
03	08.12.2024	ISSUED FOR INFORMATION
02	08.12.2024	ISSUED FOR INFORMATION
01	07.31.2024	ISSUED FOR INFORMATION
ARCHITECT'S SEAL:		

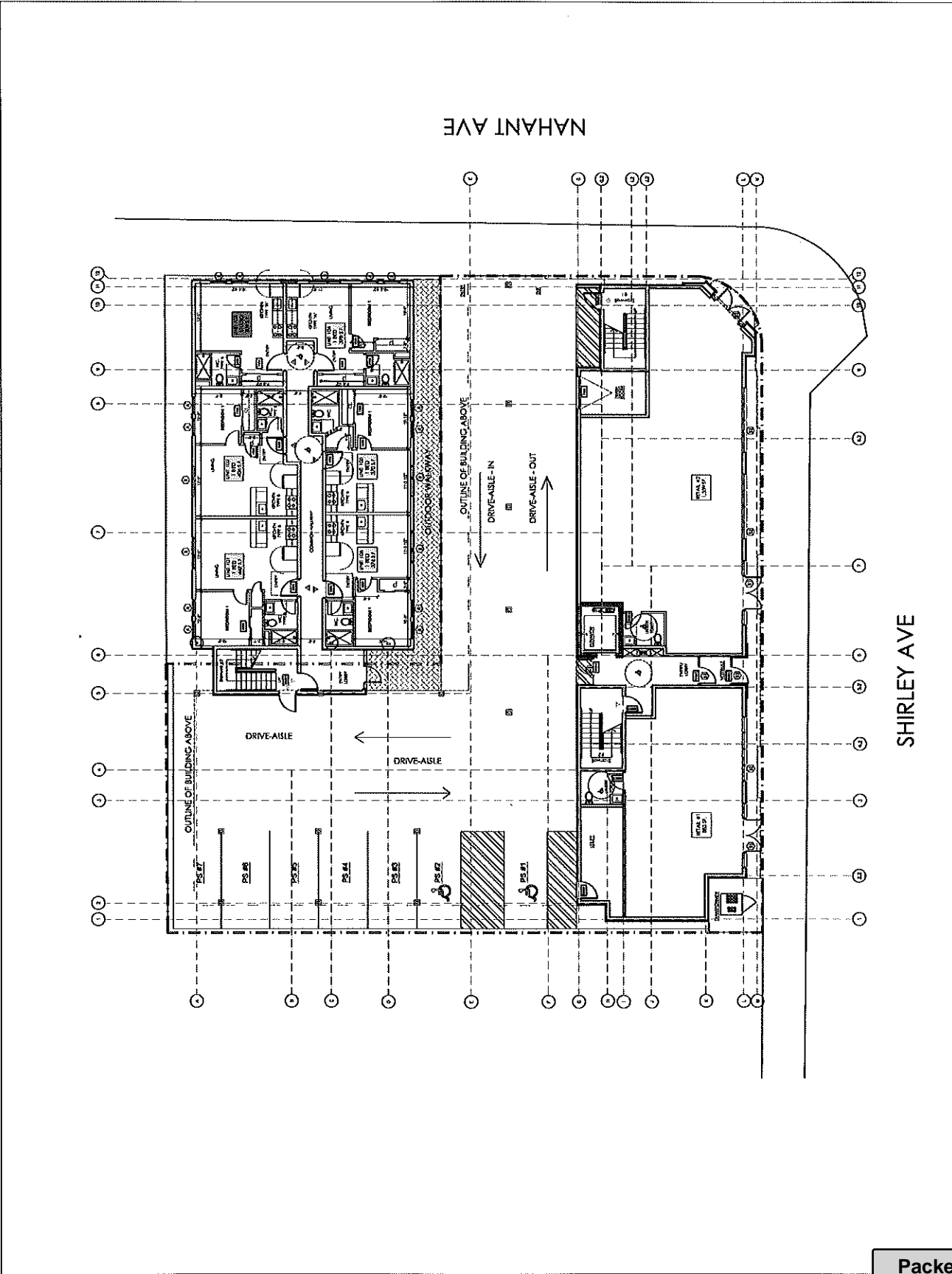
COMMERCIAL RESIDENTIAL HOSPITALITY
 230 NORTON STREET,
 REVERE, MA 02140
 P: 817.446.9875

CLIENT INFORMATION
 114 SHIRLEY AVENUE LL,
 13 Victoria Street,
 Revere, MA 02151

PROJECT LOCATION
 114 Shirley Ave,
 Revere, MA 02151

DRAWING TITLE
 GRADE LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"
DATE November 2023
PROJECT NO.
REVISION NO. A
DRAWN BY
VERIFIED BY
DRAWING NO. A-100



Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

06	05.11.2025	ADDITION ADDED
05	04.22.2025	ISSUED FOR REVIEW
07	01.22.2025	ISSUED FOR REVIEW
06	12.03.2024	ISSUED FOR INFORMATION
05	10.29.2024	ISSUED FOR INFORMATION
04	20.17.2024	ISSUED FOR INFORMATION
03	09.12.2024	ISSUED FOR INFORMATION
02	08.12.2024	ISSUED FOR INFORMATION
01	07.21.2024	ISSUED FOR INFORMATION
A.S. LAMBERT ARCHITECTS		
ARCHITECT'S SEAL:		

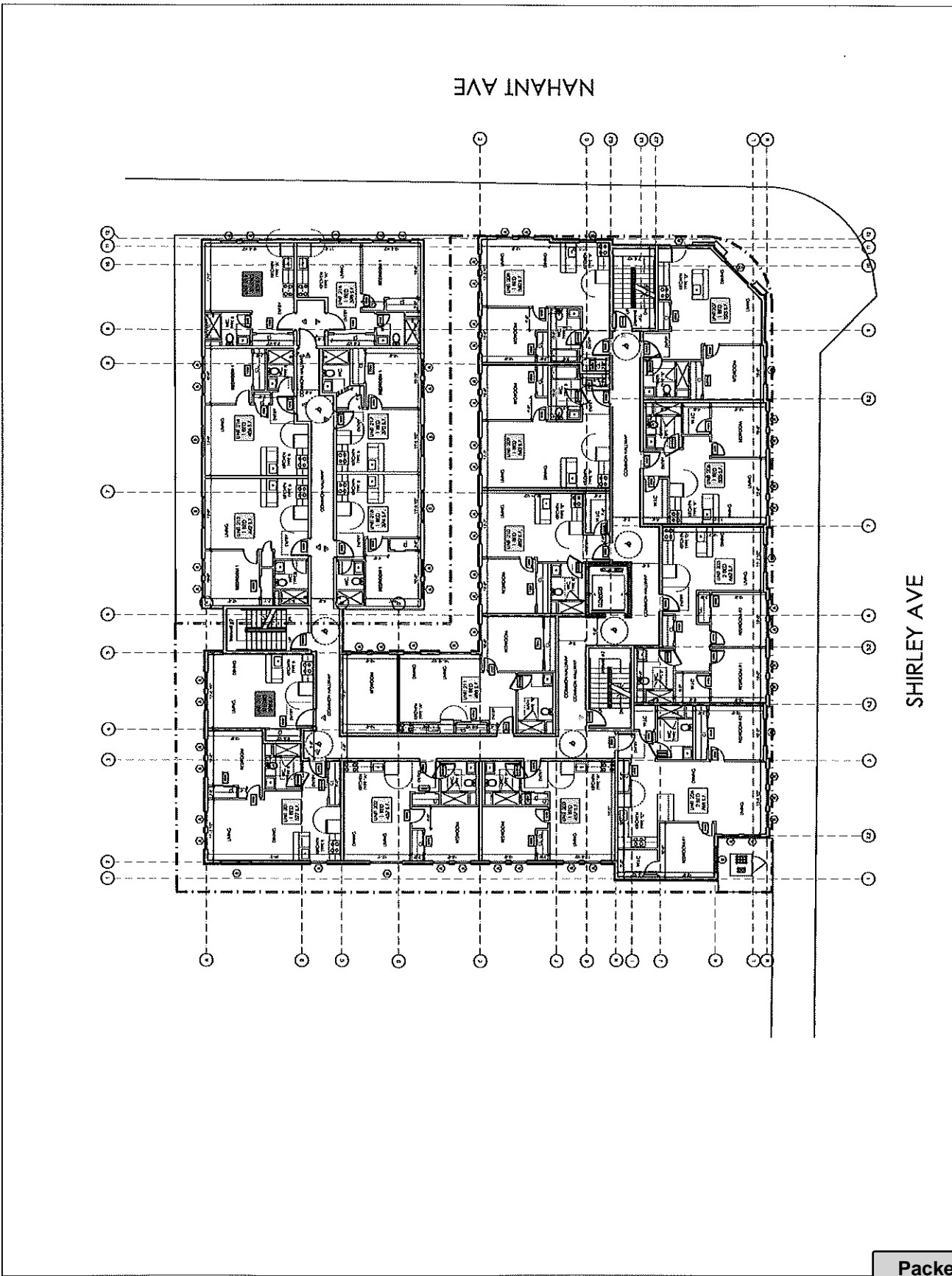
COMMERCIAL RESIDENTIAL HOSPITALITY
 2300 NORTON STREET
 REVERE, MA 02143
 T. 817.448.8595

CLIENT INFORMATION
 114 SHIRLEY AVENUE LL
 13 Victoria Street
 Revere, MA 02151

PROJECT LOCATION
 114 Shirley Ave,
 Revere, MA 02151

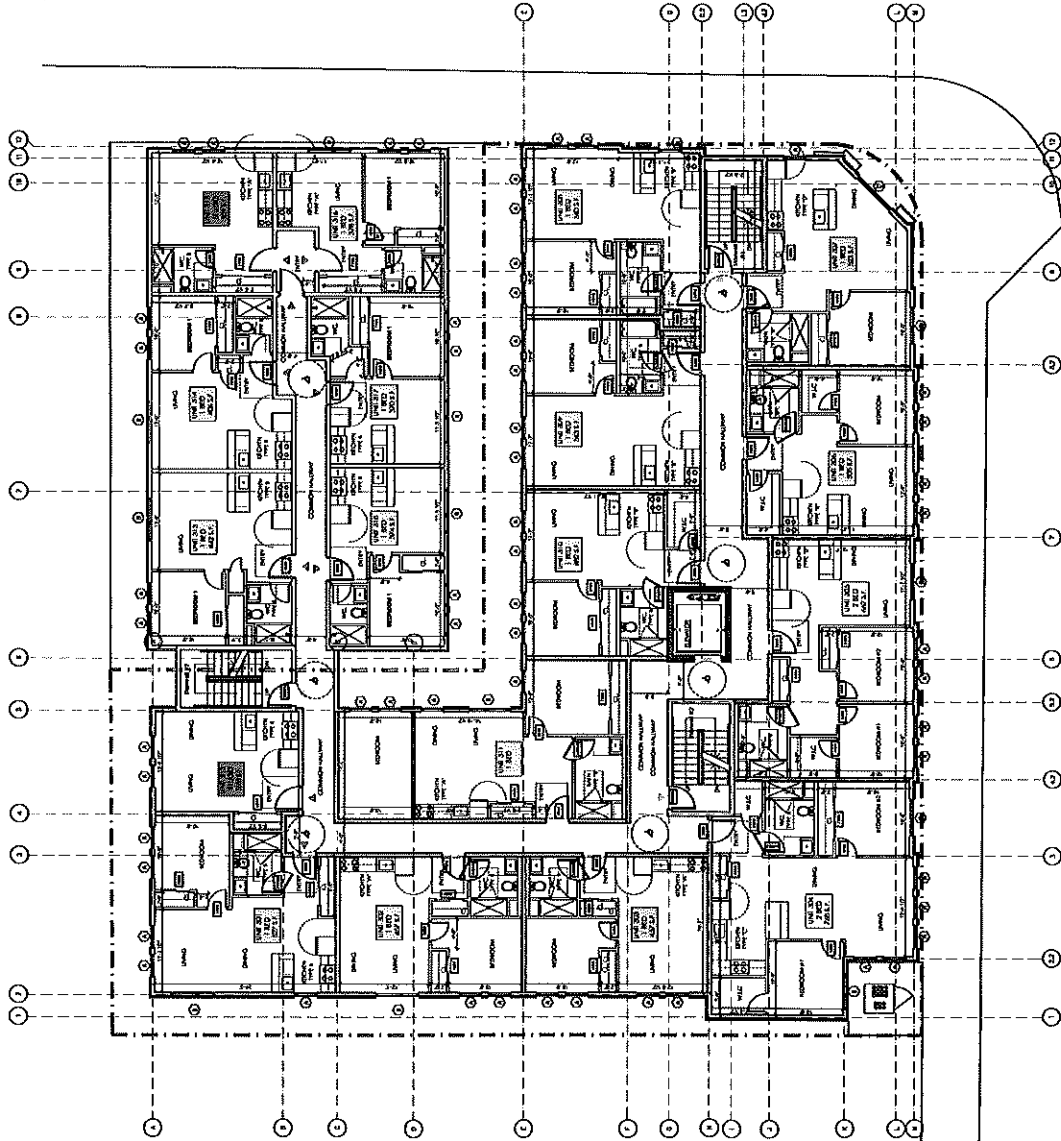
DRAWING TITLE
 2nd. LEVEL
 FLOOR PLAN

SCALE	X _c = 1/4"	DATE	NOVEMBER 2025
PROJECT NO.		REVISION NO.	A
DRAWN BY		DRAWING NO.	A-101
CHECKED BY			



SHIRLEY AVE

NAHANT AVE



NAHANT AVE

SHIRLEY AVE

06	05.11.2024	ADDITION ADDED
06	04.22.2024	ISSUED FOR REVIEW
07	01.22.2024	ISSUED FOR REVIEW
08	12.03.2024	ISSUED FOR INFORMATION
08	10.28.2024	ISSUED FOR INFORMATION
04	20.17.2024	ISSUED FOR INFORMATION
03	09.12.2024	ISSUED FOR INFORMATION
02	08.12.2024	ISSUED FOR INFORMATION
01	07.21.2024	ISSUED FOR INFORMATION
<small>DATE</small> <small>DESCRIPTION</small> <small>SCALE</small> <small>ARCHITECT'S SEAL:</small>		

COMMERCIAL RESIDENTIAL HOSPITALITY
 3382 MONROE STREET,
 BURLINGTON, MA 01803
 T: 617.448.9893

CLIENT INFORMATION
 114 SHIRLEY AVENUE LL
 13 Victoria Street,
 Revere, MA 02151

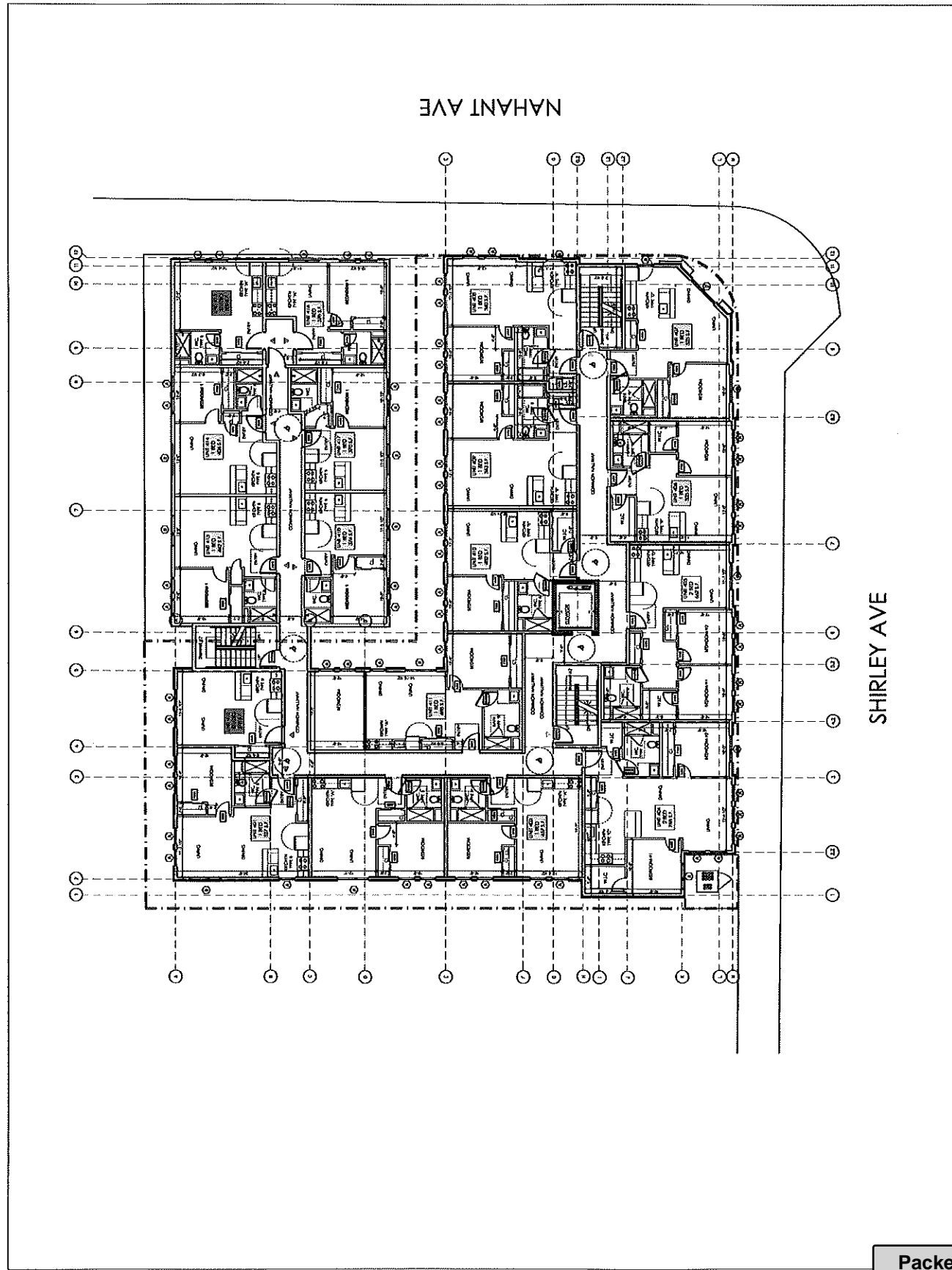
PROJECT LOCATION
 114 Shirley Ave,
 Revere, MA 02151

DRAWING TITLE
 3rd. LEVEL
 FLOOR PLAN

SCALE X^s = 1/8"
DATE NOVEMBER 2023
PROJECT NO. 25-172
REVISION NO. A

DRAWN BY
VERIFIED BY

DRAWING NO. A-102



NAHANT AVE

SHIRLEY AVE

06	05.11.2024	ADDITION ADDED
06	04.22.2024	ISSUED FOR REVIEW
07	01.22.2024	ISSUED FOR REVIEW
06	12.03.2024	ISSUED FOR INFORMATION
05	10.28.2024	ISSUED FOR INFORMATION
04	20.17.2024	ISSUED FOR INFORMATION
03	08.12.2024	ISSUED FOR INFORMATION
02	08.12.2024	ISSUED FOR INFORMATION
01	07.21.2024	ISSUED FOR INFORMATION
01	07.21.2024	ISSUED FOR INFORMATION
ARCHITECT'S SEAL:		



**COMMERCIAL
RESIDENTIAL
HOSPITALITY**
333 NAHANT STREET,
SUITE 301, MA 02440
T: 617.443.9974

CLIENT INFORMATION
114 SHIRLEY AVENUE LL,
13 Victoria Street,
Revere, MA 02151

PROJECT LOCATION
114 Shirley Ave,
Revere, MA 02151

DRAWING TITLE
4th. LEVEL
FLOOR PLAN

SCALE 1/4" = 1'-0"
DATE November 2023
PROJECT NO.
REVISION NO. /A
DRAWN BY
VERIFIED BY A-103

09	05.11.2024	ADDITION ADDED
08	04.23.2024	ISSUED FOR REVIEW
07	07.22.2023	ISSUED FOR REVIEW
06	12.03.2024	ISSUED FOR INFORMATION
05	10.28.2024	ISSUED FOR INFORMATION
04	02.17.2024	ISSUED FOR INFORMATION
03	08.12.2024	ISSUED FOR INFORMATION
02	08.12.2024	ISSUED FOR INFORMATION
01	07.21.2024	ISSUED FOR INFORMATION
ARCHITECT'S SEAL:		



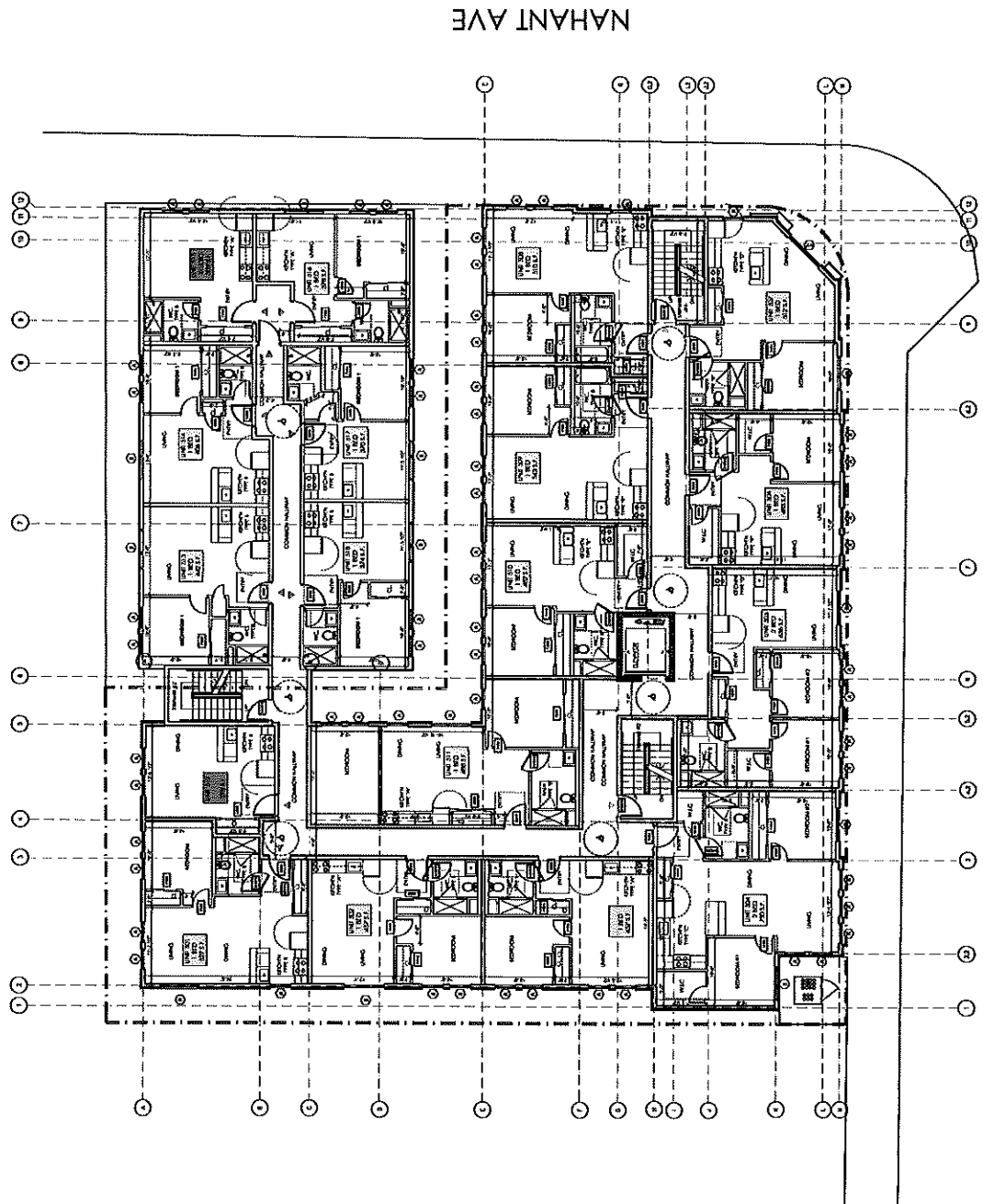
COMMERCIAL
RESIDENTIAL
HOSPITALITY
330 NEWDA STREET,
REVERE, MA 02145
617-462-8975

CLIENT INFORMATION
114 SHIRLEY AVENUE LL
13 Victoria Street,
Revere, MA 02151

PROJECT LOCATION
114 Shirley Ave,
Revere, MA 02151

DRAWING TITLE
5th. LEVEL
FLOOR PLAN

SCALE	1/8" = 1'-0"
DATE	November 2023
PROJECT NO.	
REVISION NO.	A
DRAWN BY	
CHECKED BY	
VERIFIED BY	A-104



SHIRLEY AVE

NAHANT AVE

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

ROR

Type: 1 - SINGLE FAMILY	2 - MULTIFAMILY	3 - COMMERCIAL	4 - INDUSTRIAL
5 - MIXED USE	6 - PUBLIC	7 - SPECIAL USE	8 - OTHER

By: HE 2H - 2.5 STORIES	Total: 3
Units: 3	Total: 3
Location: 3 - BRKSTONE	
Frame: 1 - WOOD	
Prime Wall: 4 - VINYL	
Sec Wall: 1 - GABLE	
Roof Struct: 1 - ASPHALT	
Color: GREEN	
View / Descr:	

A Bath:	Rating:
3/4 Bath:	Rating:
A 3/0Bth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Other/Fix:	Rating:

GENERAL INFORMATION

Grade: C - AVERAGE	Location:
Year Bilt: 1920	Eff Yr Bilt:
Alt LUC:	Alt %:
Unsdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/Ft: STD	Phys Cond: AV - Average	32%
Prim Int Wall: 2 - PLASTER	Functional:	
Sec Int Wall:	Economic:	
Partition: T - TYPICAL	Special:	
Prim Floors: 3 - HARDWOOD	Override:	
Sec Floors: 6 - CERAMIC T	Total:	32%

DEPRECIATION

Basic \$ / SQ: 240.00
Size Adj: 10.89827418
Const Adj: 10.98184246
Adj \$ / SQ: 211.671
Other Features: 108500
Grade Factor: 1.00
NBHD Inf: 1.000000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 823914
Depreciation: 263652
Depreciated Total: 560261

REMODELING

Exterior:	Interior:	Res Breakdown
1	2	2
1	3	5
1	1	2
1	1	1
Totals	Totals	Totals
3	13	5

RESIDENTIAL GRID

1st Res Grid / Desc: Line 1	# Units: 2
Level: FY LR DR D K FR RR BR PB HB L	0
Other:	
Upper:	
Lvl 2:	
Lvl 1:	
Lower:	
Totals:	RMS: 13 BRS: 15 Baths: 3 HB

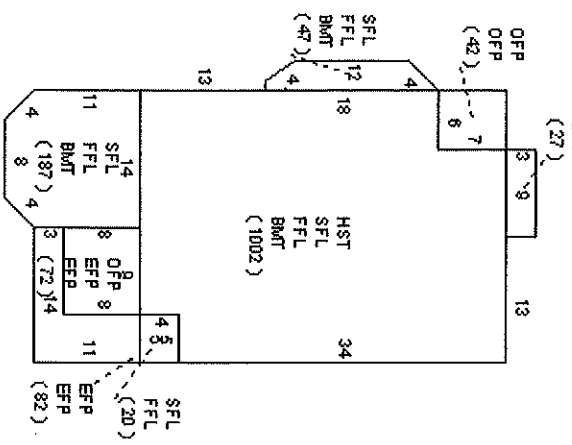
COMPARABLE SALES

Parcel ID	Typ	Date	Sale Price
WVA#SQ:	AVRate:	Ind Val	
Jurs. Factor:	Before Depr:	211.67	
Special Features: 0	Val/Su Net:	118.21	
Final Total: 560300	Val/Su SzAd:	185.96	

MOBILE HOME

Code	Description	A Yrs Qty	SpecDim	Qual Con Year	Unit Price	D/S Dep	LUC	Fact NB Ra	App Value	JcodFact	Jurs. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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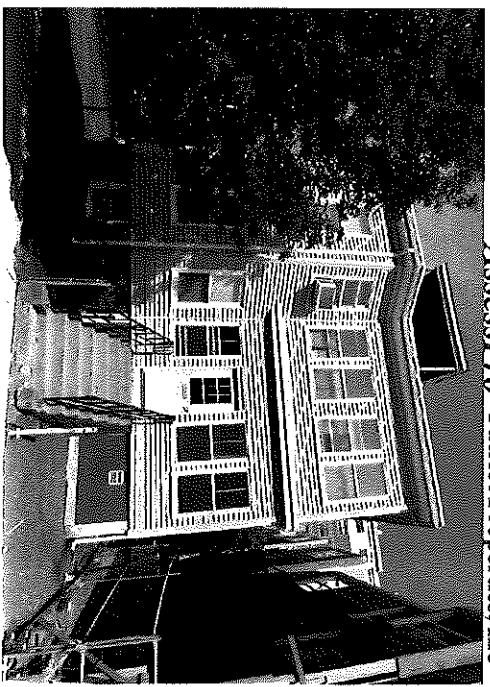
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Descr %	Qu # Ten
FFL	FIRST FLOOR	1,256	211.670	265,859			
SFL	SECOND FLOOR	1,256	211.670	265,859			
BMT	BASEMENT	1,236	52.920	65,406			
HST	HALF STORY	501	211.670	106,047			
EFP	ENCL PRCH	308	26.280	8,093			
OFP	OPEN FRM PRC	156	19.270	3,006			
ENT	ENTRY	27	42.330	1,143			
Net Sketched Area:		4,740		715,413			
Gross Area		3013		5241			3013

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Descr %	Qu # Ten
FFL	FIRST FLOOR	1,256	211.670	265,859			
SFL	SECOND FLOOR	1,256	211.670	265,859			
BMT	BASEMENT	1,236	52.920	65,406			
HST	HALF STORY	501	211.670	106,047			
EFP	ENCL PRCH	308	26.280	8,093			
OFP	OPEN FRM PRC	156	19.270	3,006			
ENT	ENTRY	27	42.330	1,143			

IMAGE



AssessPro Patriot Properties, Inc

5 PROPERTY LOCATION Direction/Street/City
 114 SHIRLEY AVE, REVERE
 OWNERSHIP
 Owner 1: 114 SHIRLEY AVENUE, LLC
 Owner 2:
 Owner 3:
 Street 1: 114 SHIRLEY AVE
 Street 2:
 Town/City: REVERE
 State: MA
 Postal: 02151

IN PROCESS APPRAISAL SUMMARY
 Use Code Land Size Building Value Yard Items Land Value Total Value
 130 0.126 265,200 265,200
 Total Value per SQ unit/Card: N/A Parcel: N/A
 Entered Lot Size: 5500
 Total Land: 5500
 Land Unit Type: SF

PREVIOUS ASSESSMENT
 Parcel ID: 8-146-2
 127381
 User Acct: 8/745/2
 GIS Ref
 GIS Ref
 Insp Date: 02/04/16

Tax Yr.	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV	0	0	.126	265,200	265,200	265,200	Year End Roll	12/18/2024
2024	130	FV	0	0	.126	265,200	265,200	265,200	Year End Roll	11/11/2024
2023	130	FV	0	0	.126	241,100	241,100	241,100	Year End Roll	12/26/2023
2022	130	FV	0	0	.126	241,100	241,100	241,100	Year End Roll	11/20/2023
2022	130	NC	0	0	.126	210,500	210,500	210,500	Year End Roll	1/6/2023
2022	130	NC	0	0	.126	210,500	210,500	210,500	Year End Roll	10/21/2022
2022	130	FV	0	0	.126	200,900	200,900	200,900	Year End Roll	12/30/2021
2022	130	NC	0	0	.126	200,900	200,900	200,900	Year End Roll	11/9/2021

SALES INFORMATION
 Grantor: VAN ALLINE
 Legal Ref: 7/27/1-85
 Date: 4/8/2025
 Sale Code: MULTIPLE PAR
 Sale Price: 3,200,000
 V: No
 Tst: No
 Verf: No
 Grantor: UNKNOWN
 Legal Ref: 19698/116
 Date: 4/11/1995
 Sale Code: CONVENIENCE
 Sale Price: 196,981
 V: No
 Tst: No
 Verf: No

TAX DISTRICT: PAT ACCT.
 Notes: 2738

OTHER ASSESSMENTS
 Code Description Amount Com: Int: ...

NARRATIVE DESCRIPTION
 This Parcel contains .126 Acres of land mainly classified as LAND

BUILDING PERMITS

Date	Number	Description	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/1994	2276	Resident		C	8/21/1994			RSF FIRE ALARMS

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2016	VACANT		ROBBIE MC
3/21/2006	VACANT		JONATHAN D
12/11/2001	Change - H		PD
12/5/2001	Appointmen		KL

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electri			
Census:	Exmpt			
D	Topo			
s	Street			
t	Gas			

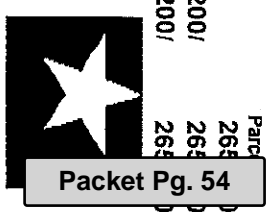
LAND SECTION (First 7 lines only)

Use Code	Description	LUCC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infla	Neigh Mod	Inf 1 %	Inf 2 %	Inf 3 %	Appraised Value	All Class	Spec Land Code	Fact Use Value	Notes
130	LAND		5500		SITE	LAND	1.0	0	8.25	5,844	1.00					265,172	0		265,200	

Total ACHA: 0.12626 Total SF/SqM: 5500 Parcel LUCC: 130 LAND Prime NB Desc: 4
 Total: 265,172 Spl Credit: Total: 265,200

Signature: VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Revere apro



ROR	
Type:	1 Yearly
5 th HT	Rating:
Units:	Rating:
Total:	Rating:
A 3/4 Bath:	Rating:
A 3/0Bth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Other Fix:	Rating:

Roof Struct:	Rating:
Roof Cover:	Rating:
Color:	Rating:
View / Descri:	Rating:

GENERAL INFORMATION	
Grade:	Eff Yr Bit:
Year Bit:	Alt LUC:
Alt LUC:	Alt %:
Jurisdiction:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION	
Avg Ht/Ft:	
Prim Int Wall:	
Sec Int Wall:	
Partition:	
Prim Floors:	
Sec Floors:	
Basmt Flr:	
Subfloor:	
Basmt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heatd:	
Solar HW:	
% Com Wall:	

DEPRECIATION	
Phys Cond:	0.0%
Functional:	
Economic:	
Special:	
Override:	
Total:	0%

CALC SUMMARY	
Basic \$ / SQ:	1,000,000,000
Size Adj:	16,000,000,000
Const Adj:	16,000,000,000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Int:	1,000,000,000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RESIDENTIAL GRID	
1st Res Grid	Desc:
Level:	FY LR DR D K FR RR BR FB HB L 0
Other:	
Upper:	
Lvl 2:	
Lvl 1:	
Lower:	
Totals:	RMS: BRS: Baths: HB

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

MOBILE HOME	
Make:	Model:
Year:	Color:

SPEC FEATURES/YARD ITEMS																		
Code	Description	A YIS	Qty	StrctDim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	Jcod	Fact	Jur	Value

RESIDENTIAL GRID	
1st Res Grid	Desc:
Level:	FY LR DR D K FR RR BR FB HB L 0
Other:	
Upper:	
Lvl 2:	
Lvl 1:	
Lower:	
Totals:	RMS: BRS: Baths: HB

REMODELING	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

MOBILE HOME	
Make:	Model:
Year:	Color:

SPEC FEATURES/YARD ITEMS																		
Code	Description	A YIS	Qty	StrctDim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	Jcod	Fact	Jur	Value

SUB AREA				
Code	Description	Area - SQ	Rate - AV	Undepr Value

RESIDENTIAL GRID	
1st Res Grid	Desc:
Level:	FY LR DR D K FR RR BR FB HB L 0
Other:	
Upper:	
Lvl 2:	
Lvl 1:	
Lower:	
Totals:	RMS: BRS: Baths: HB

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

MOBILE HOME	
Make:	Model:
Year:	Color:

SPEC FEATURES/YARD ITEMS																		
Code	Description	A YIS	Qty	StrctDim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	Jcod	Fact	Jur	Value

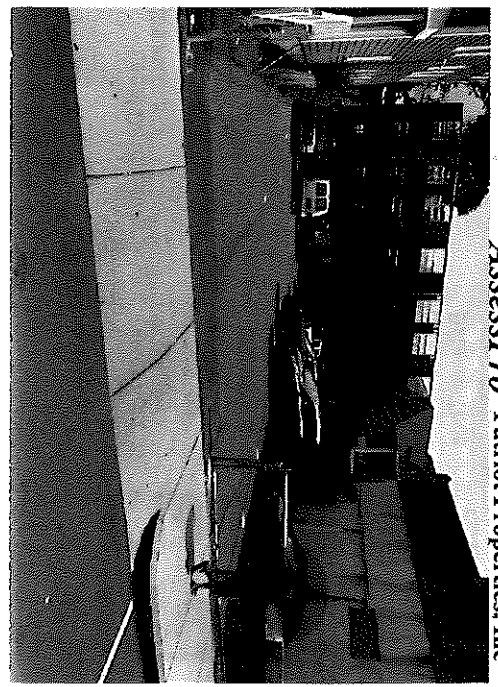


IMAGE AssessPro Patriot Properties, Inc

Type: 5	2 STORIES	A Bath:	Rating:
By Ht: 2	Total: 4	3/4 Bath:	Rating:
Units: 4		A 3/4 Bath:	Rating:
Foundation: 3	- BRKSTONE	1/2 Bath:	2
Frame: 1	- WOOD	A Hbth:	Rating:
Sec Wall: 6	- BRICK	Other Fix:	Rating:
Roof Struct: 4	- FLAT	Other:	Rating:
Roof Cover: 4	- TAR+GRAVEL	A Kits:	Rating:
Color: GRAY		Fpl:	Rating:
View / Desir:		WStufe:	Rating:

Grade: C - AVERAGE	Location:	1st Res Grid	Desc: Line 1	# Units: 1
Year Bld: 1920	ET Yr Bld:	Level:	FY LR DR D K FR RR BR FB HB L O	
Alt LUC: 105	Alt %: 50	Other:		
Jurisdct:	Fact:	Upper:		
Const Mod:		Lvl 1:		
Lump Sum Adj:		Lower:		
		Totals:	Rms: 13	Brs: 7
			Baths: 3	HB: 2

Phys Cond: FA - Fair-Avg	38%	Exterior:	No Unit	RMS	BRS	FL
Functional:		Interior:	1	5	3	2
Economic:		Additions:	2	4	2	2
Special:		Kitchen:				
Override:		Baths:				
		Plumbing:				
		Electric:				
		Heating:				
		General:	3	13	7	

Basic \$ / SQ: 179.00	Rate	Parcel ID	Typ	Date	Sale Price
Size Adj: 0.69999999					
Const Adj: 0.96969312					
Adj \$ / SQ: 121.503					
Other Features: 117900					
Grade Factor: 1.00					
NBHD Int: 1.00000000					
NBHD Mod:					
LUC Factor: 1.00					
Adj Total: 1121565					
Depreciation: 430681					
Depreciated Total: 690884					

WVA\$/SQ:	AVRate:	Ind Val
Jur. Factor:	Before Depr: 121.50	
Special Features: 5400	Val/Su Net: 63.13	
Final Total: 696300	Val/Su SzAd: 99.64	

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	SECOND FLOOR	3,508	121,500	426,231
BMT	BASEMENT	3,480	30,380	105,707
FPL	FIRST FLOOR	3,480	133,650	465,112
UCN	POOR CANOPY	322	12,220	3,935
WDK	WOOD DECK	212	7,890	1,672
OPF	OPEN FRM PRC	28	36,000	1,008
	Net Stetched Area:	11,030	Total:	1,003,665
	Site Ad:	6988	Gross Area:	11030
			Fin Area:	6988

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	SECOND FLOOR	3,508	121,500	426,231
BMT	BASEMENT	3,480	30,380	105,707
FPL	FIRST FLOOR	3,480	133,650	465,112
UCN	POOR CANOPY	322	12,220	3,935
WDK	WOOD DECK	212	7,890	1,672
OPF	OPEN FRM PRC	28	36,000	1,008

Code	Description	Area - SQ	Rate - AV	Undepr Value
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UCN	POOR CANOPY	322	12,220	3,935
WDK	WOOD DECK	212	7,890	1,672
OPF	OPEN FRM PRC	28	36,000	1,008

Code	Description	Area - SQ	Rate - AV	Undepr Value
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WDK	WOOD DECK	212	7,890	1,672
OPF	OPEN FRM PRC	28	36,000	1,008

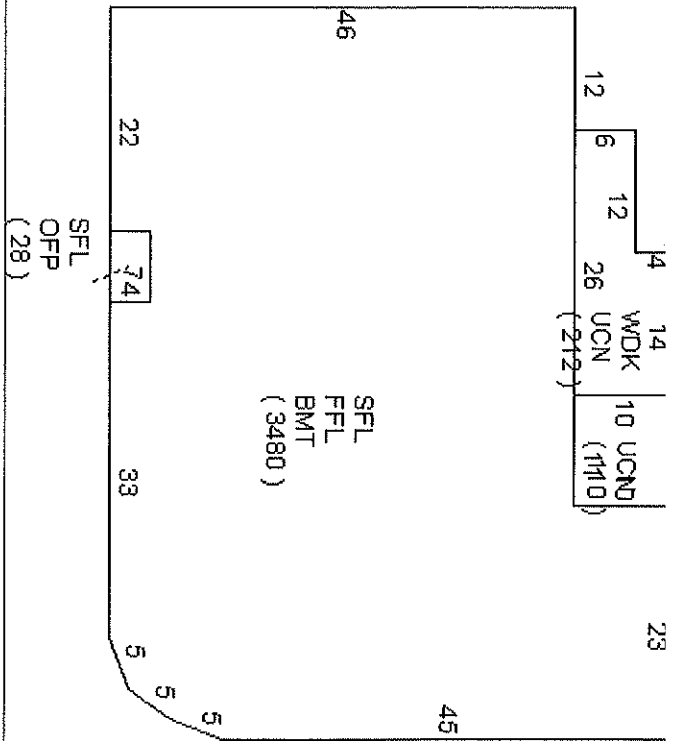
Code	Description	Area - SQ	Rate - AV	Undepr Value
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BMT	BASEMENT	3,480	30,380	105,707
FPL	FIRST FLOOR	3,480	133,650	465,112
UCN	POOR CANOPY	322	12,220	3,935
WDK	WOOD DECK	212	7,890	1,672
OPF	OPEN FRM PRC	28	36,000	1,008

Code	Description	Area - SQ	Rate - AV	Undepr Value
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UCN	POOR CANOPY	322	12,220	3,935
WDK	WOOD DECK	212	7,890	1,672
OPF	OPEN FRM PRC	28	36,000	1,008

Code	Description	Area - SQ	Rate - AV	Undepr Value
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OPF	OPEN FRM PRC	28	36,000	1,008

Code	Description	Area - SQ	Rate - AV	Undepr Value
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BMT	BASEMENT	3,480	30,380	105,707
FPL	FIRST FLOOR	3,480	133,650	465,112
UCN	POOR CANOPY	322	12,220	3,935
WDK	WOOD DECK	212	7,890	1,672
OPF	OPEN FRM PRC	28	36,000	1,008

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WDK	WOOD DECK	212	7,890	1,672
OPF	OPEN FRM PRC	28	36,000	1,008



AssessPro Patriot Properties, Inc



103 SHIRLEY AVE CABRERA FRANCISCA H 103 SHIRLEY AVE Revere, MA 02151	8-135-1 LUC: 326	140 SHIRLEY AVE SONG XIYONG 15 EXECUTIVE DR UNIT 202 STONEHAM, MA 02180-0015	8-145-3 LUC: 013	15 NAHANT AVE MELO MARIANO P 15 NAHANT AVE REVERE, MA 02151	8-146-19 LUC: 105
111 SHIRLEY AVE HAYDEE CABRERA REALTY TRUST FRANCISCA H GUEVARA, TRUSTEE FRANCISCA 111 SHIRLEY AVE REVERE, MA 02151	8-135-2 LUC: 326	20 NAHANT AVE BARUA KALLOL 20 NAHANT AVE REVERE, MA 02151	8-145-4A LUC: 105	114 SHIRLEY AVE 114 SHIRLEY AVENUE, LLC 13 VICTORIA ST REVERE, MA 02151	8-146-2 LUC: 130
123 SHIRLEY AVE RISING COMMUNITY AND HOUSING I 787 NORTH SHORE RD REVERE, MA 02151	8-135-3 LUC: 013	18 NAHANT AVE PADILLA RAMIRO L ROJAS BEATRIZ 18 NAHANT AVE REVERE, MA 02151	8-145-4B LUC: 105	112 SHIRLEY AVE REVERE HOUSING AUTHORITY 70 COOLEDGE ST REVERE, MA 02151	8-146-3 LUC: 970
47 NAHANT AVE REVERE HOUSING AUTHORITY 70 COOLEDGE ST REVERE, MA 02151	8-135-4 LUC: 970	14 NAHANT AVE TND HOMES I LLC C/O THE NEIGHBORHOOD DEVELOPER 4 GERRISH AVE CHELSEA, MA 02150	8-145-5 LUC: 111	110 SHIRLEY AVE REVERE HOUSING AUTHORITY 70 COOLEDGE ST REVERE, MA 02151	8-146-4 LUC: 970
40 NAHANT AVE CHHEOU HONG TANG EAM 56 COUNTY RD CHELSEA, MA 02150	8-137-16A LUC: 104	27 NAHANT AVE 114 SHIRLEY AVENUE, LLC 13 VICTORIA ST REVERE, MA 02151	8-146-1 LUC: 031	104 SHIRLEY AVE SHIRLEY AVENUE HOLDING LLC 104-108 SHIRLEY AVE REVERE, MA 02151	8-146-5 LUC: 325
137 SHIRLEY AVE LI TSZ KEUNG 137 SHIRLEY AVE REVERE, MA 02151	8-137-16C LUC: 105	583 BEACH ST B A & A REALTY TRUST GETCHELL BRENDA E TRUSTEE 56 WASHINGTON AVE WINTHROP, MA 02152	8-146-11 LUC: 112	WALNUT AVE REVERE HOUSING AUTHORITY 70 COOLEDGE ST REVERE, MA 02151	8-146-6 LUC: 970
139 SHIRLEY AVE EA FAMILY 2023 LIVING TRUST EA LIENG S TRUSTEE 183 LEXINGTON ST WOBURN, MA 01801	8-137-16D LUC: 326	589 BEACH ST B A & A REALTY TRUST GETCHELL BRENDA E TRUSTEE 56 WASHINGTON AVE WINTHROP, MA 02152	8-146-12 LUC: 316	50 WALNUT AVE REVERE HOUSING AUTHORITY 70 COOLEDGE ST REVERE, MA 02151	8-146-7 LUC: 970
SHIRLEY AVE CITY OF REVERE CITY HALL 281 BROADWAY REVERE, MA 02151	8-137-17 LUC: 930	9 NAHANT AVE TAFT ROBERT PROM SARIM 9 NAHANT AVE REVERE, MA 02151	8-146-16 LUC: 104	50 WALNUT AVE BELL ATLANTIC NYNEX MOBILE INC C/O VERIZON WIRELESS P O BOX 2549 ADDISON, TX 75001	8-146-7A LUC: 430
17 WALDEN ST TND HOMES I LLC C/O THE NEIGHBORHOOD DEVELOPER 4 GERRISH AVE CHELSEA, MA 02150	8-145-14 LUC: 111	11 NAHANT AVE HASSAN ABDELGHANY Z 11 NAHANT AVE REVERE, MA 02151	8-146-17 LUC: 104	50 A WALNUT AVE REVERE HOUSING AUTHORITY 70 COOLEDGE ST REVERE, MA 02151	8-146-7B LUC: 433
146 SHIRLEY AVE 146 SHIRLEY AVENUE REALTY TRUS HEAP MENG TRUSTEE 56 COUNTY RD CHELSEA, MA 02150	8-145-2 LUC: 112	13 NAHANT AVE 596 RAYMOND LLC 546 FIFTH AVE 6TH FLR NEW YORK, NY 10036	8-146-18 LUC: 112	38 WALNUT AVE 38 WALNUT, LLC PO BOX 365 REVERE, MA 02151	8-146-8 LUC: 112

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

575 BEACH ST 8-146-9
LUC: 104

ALVES ANDRE J
ALVES ANDERSON
575 BEACH ST
REVERE, MA 02151

100 SHIRLEY AVE 8-147-1
LUC: 013

WALNUT SHIRLEY LLC
P O BOX 365
REVERE, MA 02151

37 WALNUT AVE 8-147-18
LUC: 112

37 39 WALNUT, LLC
151 RANTOUL ST
#3065
BEVERLY, MA 01915

45 WALNUT AVE 8-147-19
LUC: 970

REVERE HOUSING AUTHORITY
70 COOLEEDGE ST
REVERE, MA 02151

51 WALNUT AVE 8-147-20
LUC: 109

ZAFAR PROPERTIES LLC
76 CANNON BALL RD
SHARON, MA 02067

53 WALNUT AVE 8-147-21
LUC: 104

MARSHALL HERWINS REVOCABLE TRUST
HERWINS MARSHALL TRUSTEE
5 COPPER BEECH LN
NAHANT, MA 01908

55 WALNUT AVE 8-147-23
LUC: 112

55 WALNUT, LLC
PO BOX 365
REVERE, MA 02151

Attachment: PH.C2510.114ShirleyAvenue (25-172 : Special Permit, C-25-10, 114 Shirley Avenue)

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

Susan Spangler
DATE: 5-14-05



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
 Chief Financial Officer/City Auditor/Budget Director

May 28, 2025

Marc Silvestri - City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Revolving Funds – MGL Chapter 44 Section 53 E ½

Dear Council President Silvestri,

As part of the FY2026 budget process, the City Council ordained departmental revolving funds as they relate to Massachusetts General Law Chapter 44, Section 53 E ½. The Massachusetts Modernization Act (the Act) allowed for cities and towns to create an ordinance for departmental revolving funds to avoid the annual vote of creating these funds. However, the Act still requires the legislative body to set the maximum amount annually to be expended on or before July 1 for the upcoming fiscal year.

As such, please find attached a list of all departmental revolving funds adopted by the Council with a maximum allowable expenditure amount for each. Also, please find attached a copy of the law for departmental funds for your convenience.

I respectfully request that the Council adopt the attached schedule to set the maximum allowable expenditures for the City's departmental revolving funds.

I will attend the City Council meeting on Monday to answer any questions about this matter.

Best regards,



Richard Viscay
 CFO/City Auditor/Budget Director

Cc: Patrick Keefe, Mayor
 Assunta Newton, Assistant Budget Director

attachments

Attachment: FY2026RevolvingFundsTable06022025 (25-160 : FY2026 Revolving Funds Table)

Section 53E1/2: Revolving funds

Section 53E1/2. Notwithstanding section 53, a city or town may authorize by by-law or ordinance the use of 1 or more revolving funds by 1 or more municipal agencies, boards, departments or offices, which shall be accounted for separately from all other monies in the city or town and to which shall be credited any fees, charges or other receipts from the departmental programs or activities supported by the revolving fund. Expenditures may be made from such revolving fund without further appropriation, subject to the provisions of this section; provided, however, that expenditures shall not be made or liabilities incurred from any such revolving fund in excess of the balance of the fund or in excess of the total authorized expenditures from such fund, and no expenditures shall be made unless approved in accordance with sections 41, 42, 52 and 56 of chapter 41.

Interest earned on any revolving fund balance shall be treated as general fund revenue of the city or town. No revolving fund may be established under this section for receipts of a municipal water or sewer department, a municipal hospital, a cable television access service or facility or for receipts reserved by law or as authorized by law for expenditure for a particular purpose. Revolving fund expenditures shall not be made to pay wages or salaries for full-time employees unless the revolving fund is also charged for the costs of fringe benefits associated with the wages or salaries so paid; provided, however, that such prohibition shall not apply to wages or salaries paid to full-time or part-time employees who are employed as drivers providing transportation for public school students; provided further, that only that portion of a revolving fund which is attributable to transportation fees may be used to pay the wages or salaries of those employees who are employed as drivers providing transportation for public school students; and provided further, that any such wages or salaries so paid shall be reported in the budget submitted for the next fiscal year.

A revolving fund shall be established pursuant to this section by by-law or ordinance. The by-law or ordinance shall specify for each fund: (1) the programs or activities for which the revolving fund may be expended; (2) the departmental receipts in connection with those programs or activities that shall be credited to the revolving fund; (3) the board, department or officer authorized to expend from such fund; and (4) any reporting or other requirements the city or town may impose. The establishment of any fund shall be made not later than the beginning of the fiscal year in which the fund shall begin. Notwithstanding this section, whenever, during any fiscal year, any new revenue source becomes available for the establishment of a revolving fund under this section, such a fund may be established in accordance with this section upon certification by the city auditor, town accountant, or other officer having similar duties that the revenue source was not used in computing the most recent tax levy.

The city or town shall, on or before July 1 of each year, vote on the limit on the total amount that may be expended from each revolving fund established under this section. In any fiscal year, the limit on the amount that may be spent from a revolving fund may be increased with the approval of the city council and mayor in a city or with the approval of the board of selectmen and finance committee in a town.

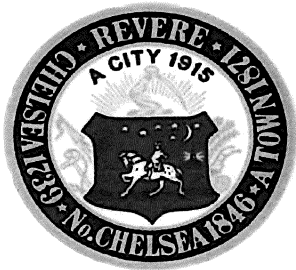
Upon termination of a revolving fund, the balance in the fund at the end of that fiscal year shall revert to surplus revenue at the close of the fiscal year.

The director of accounts may issue guidelines further regulating revolving funds established pursuant to this section.

DEPARTMENTAL REVOLVING FUNDS TABLE
FISCAL YEAR 2026
MAXIMUM ANNUAL EXPENDITURE

Revolving Fund Name	Revolving Fund #	Department	Department, Board, Committee, or Officer Authorized to Spend from Fund	Fees, Charges or Other Receipts Credited to Fund	Programs and Activity Expenses Payable from Fund	Restrictions or Conditions on Expenses Payable from Fund	FY2026 Budget Request - Maximum Annual Expenditures
Dog Fund	1801	161 - City Clerk	City Clerk	License Fees (first \$5)	Costs of supplies, licences and related dog expenses (police and ACO included)		\$ 30,000.00
Recreation Revolving	1803	650 - Recreation	Mayor and Recreation Director	Program Fees	Recreation Program and Administration & Expenses		\$ 500,000.00
Zoning Board of Appeals	1813	121 - Mayor	Mayor and ZBA	Application Fees	Stipends & Program Expenses		\$ 20,000.00
Comm on Disabilities	1815						\$ 5,500.00
Library Revolving Acct	1816	610 - Library	Mayor and Library Director	Library Fines & Fees	Library Expenses	No full time employees (only part time/seasonal)	\$ 20,000.00
Holiday Celebration	1825	121 - Mayor	Mayor	Donations, Council Orders	Holiday Celebration Expenses		\$ 20,000.00
Parks/Special Events	1826	121 - Mayor	Mayor and Recreation Director	Donations, Council Orders,	Parks/Special Event Expenses		\$ 250,000.00
Revere Beautification Committee	1828	121 - Mayor	Mayor	Donations, Council Orders	Beautification Expenses	No full time employees (only part time/seasonal)	\$ 50,000.00
Fire Prevention	1831	220 - Fire	Mayor and Fire Chief	Inspection and Plan Review Fees	Fire Prevention Related Expenses		\$ 100,000.00
Senior Citizens Activities	1835	541 - Elder Affairs	Mayor and Elder Affairs Director	Activities Program Fees and Donations	Program & Activity Costs	No full time employees (only part time/seasonal)	\$ 150,000.00
Mayor's Discretionary Fund	1842	121 - Mayor	Mayor	Council Orders, Insurance proceeds under \$150k	Professional Development, Economic Development, and Training expenses; Related insurance expenses.		\$ 250,000.00
Recreation Pool	1844	650 - Recreation	Mayor and Recreation Director	Fees collected for use of pool	Program and activity costs		\$ 200,000.00
Towing Fees	1851	210 - Police	Mayor and Police Chief	Towing Fees @ \$30 per vehicle	Replacement of Police Equipment		\$ 100,000.00
Police Athletic League (PAL)	1854	210 - Police	Mayor and Police Chief	League Fees, Donations, Council Orders	PAL program expenses, rental costs		\$ 50,000.00
Water/Sewer Deduct Meters	1855	60 - Water	Mayor and Water Superintendent	Charges for deduct meters	Costs of purchasing deduct meters and other related expenses		\$ 75,000.00
Trash and Recycling Barrels	1857	62 - Solid Waste	Mayor and DPW Superintendent	Charges for the purchase of additional barrels	Costs associated of purchasing additional barrels		\$ 100,000.00
Health/Flu Vaccine	1861	522 - Public Health Initiatives	Mayor and Public Health Initiative Director	Reimbursements from Vaccines	Public Health and Vaccine related expenses		\$ 100,000.00
40U & Abandoned Building Program	1862	241 - Building	Mayor and Inspection Services Director	MGL 40U (non-solid waste) and Abandoned Building fees and fines	Program, Legal and Administration Expenses, Board ups, Clean ups, Knock downs, etc.		\$ 1,700,000.00
Fire Dept - Hazardous Materials	1865	210 - Fire	Mayor and Fire Chief	Reimbursements from HazMat incidents, Council Orders, Donations	Hazmat Expenses, Trainings and other related costs		\$ 50,000.00
Emergency and After Hours Inspections	1867	241 - Inspectional Services	Mayor and Inspectional Services Director	Fees and charges for emergency and after-hour inspections	Related expenses for emergency and after hour inspections		\$ 30,000.00
Wonderland TOD	1870	181 - Community Development	Mayor and CD Director	Parking fees from Ocean Ave. and Wonderland Lots	Planning, Development, Permitting, and Related Expenses of Wonderland, Waterfront Square, and adjacent/relevant properties		\$ 100,000.00
Electric Vehicle Charging Stations	1871	181 - Community Development	Mayor and CD Director	Charges collected from charging and parking fines related to parking in EV specific spots	Costs associated with running and maintaining EV parking throughout the city		\$ 50,000.00
Farmers Market	1878	524 - Healthy Communities	Mayor and Healthy Communities Director	Fees, Donations, Council Orders	Related Costs of Farmer's Market Program	No full time employees (only part time/seasonal)	\$ 50,000.00
Veterans Fund	1885	543 - Veterans	Mayor and Veterans Director	Donations, Council Orders,	Related Veteran's costs as approved by the Veteran's Agent		\$ 30,000.00
Public Records	1899	161 - City Clerk	City Clerk	Charges for Public Record Requests	Duplication costs, other related costs	Fund can be used to cover additional costs, including overtime costs, of any staff needed to fulfill public records requests.	\$ 30,000.00
\$ 4,060,500.00							

Attachment: FY2026RevolvingFundsTable06022025 (25-160 : FY2026 Revolving Funds Table)



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
 Chief Financial Officer/City Auditor

May 28, 2025

Marc Silvestri, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Water and Sewer Rates – FY2026

Dear Council President Silvestri,

I am writing to inform you that pursuant to his authority under Title 13, Chapter 12.08, Section 13.08.580 of the revised ordinances of the City of Revere, the Superintendent of Public Works has determined that the new sewer rates for FY2026 shall be \$15.23 per hundred cubic feet (HCF) for residential property owners and \$25.11 per HCF for commercial property owners, effective for billings as of July 1, 2025. With respect to the water rates, pursuant to Title 13, Chapter 13.04, Section 13.04.130 of the revised ordinances of the City of Revere, I am hereby recommending to the City Council that it adopt a rate of \$5.05 per HCF for residential property owners and \$8.37 per HCF for commercial owners, effective for billings as of July 1, 2026.

If the Council adopts the recommended adjustments, the combined residential rate will be \$20.28 per HCF and the combined commercial rate will be \$32.48 per HCF. This rate represents a 9.70% increase from the FY2025 rates.

Over the past three fiscal years, we have been able to stabilize the cost of water and sewer by establishing a three-year rate structure at 4.25% due to the use of one-time revenues and funding sources, including \$3 million of APRA funds, \$2 million of retained earnings, and \$5 million of water/sewer stabilization funds. This practice cannot continue since the ARPA funds have been fully committed, and the continued use of our reserves will erode our reserves for other items such as emergency repairs and other extraordinary or unforeseen events.

It is my expectation that the FY2026 increase will generate enough revenue to cover all direct and indirect costs of the water/sewer enterprise fund. Future strategies such as tiered water/sewer rates and monthly billing will be explored during FY2026 and beyond.

Best regards,


 Richard Viscay
 CFO/City Auditor

Cc: Patrick M. Keefe, Mayor
 Chris Ciaramella, Superintendent of DPW
 Assunta Newton, Assistant Budget Director

attachment

Attachment: FY2026Water&SewerRates06022025 (25-161 : FY2026 Water & Sewer Rates)

ORDERED: IN ACCORDANCE WITH SECTION 13.04.130 OF THE REVISED ORDINANCES OF THE CITY OF REVERE, THE CITY COUNCIL HERBY ADOPTS THE FOLLOWING WATER RATE SCHEDULE FOR FISCAL YEAR 2026 AS FOLLOWS:

- EFFECTIVE FOR BILLINGS AS OF JULY 1, 2025: \$5.05 PER HCF FOR RESIDENTIAL PROPERTY OWNERS AND \$8.37 PER HCF FOR COMMERCIAL PROPERTY OWNERS



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor/Budget Director

May 28, 2025

Marc Silvestri, City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: FY2026 Budget - Appropriation Order


Dear Council President Silvestri,

Please find attached a copy of the appropriation order for the FY2026 budget as submitted by Mayor Keefe. We also will be distributing budget binders to the Council on Monday, June 2, 2025. We will arrange to have them distributed prior to the beginning of the Council meeting on Monday.

I will not be available for the Council meeting on June 2nd, however the Mayor will be there to deliver a brief budget message. I will give a budget presentation at the beginning of the June 5th Ways and Means Subcommittee meeting, and will also be present for each department's budget meeting to answer any questions during the budget deliberations.

Please do not hesitate to contact me if you have any further questions about this matter.

Best regards,


 Richard Viscay
 CFO/City Auditor/Budget Director

Cc: Patrick M. Keefe Jr., Mayor
 Claudia Correa, Chief of Staff
 Assunta Newton, Assistant Fudget Director

Attachment: FY2026BudgetAppropriationOrder06022025 (25-159 : FY2026 Budget Appropriation Order)

WHEREAS, pursuant to Mass. G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2026 to the City Council on June 2, 2024; and WHEREAS, the City Council held advertised public hearings to consider the proposed budget on June 5th and 10th and any other dates necessary, as advertised in the public hearing notice; and WHEREAS, upon motion, the City Council accepted the budget as submitted by the Mayor, after reductions otherwise separately voted, if any. NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF REVERE: That the City Council of the City of Revere hereby adopts and approves the budget for FY2026 the sum of \$286,794,909, which sum shall be appropriated and raised by taxation and other sources, as listed below:

Approving Budget for the City of Revere for Fiscal Year 2026			
Dept. Code	Department		FY26 Mayor's Budget
GENERAL GOVERNMENT			
111	CITY COUNCIL	Payroll	396,240
		Non-Payroll	10,000
		Total	406,240
121	MAYOR	Payroll	559,329
		Non-Payroll	111,500
		Total	670,829
125	HUMAN RESOURCES	Payroll	422,192
		Non-Payroll	124,250
		Total	546,442
127	OFFICE OF INNOVATION AND DATA MANAGEMENT	Payroll	212,577
		Non-Payroll	97,925
		Total	310,502
135	AUDITOR/BUDGET	Payroll	604,356
		Non-Payroll	117,000
		Total	721,356
138	PURCHASING	Payroll	191,773
		Non-Payroll	236,000
		Total	427,773
140	INFORMATION TECHNOLOGY	Payroll	380,061
		Non-Payroll	1,405,572
		Total	1,785,633
141	ASSESSORS	Payroll	367,548
		Non-Payroll	127,600
		Total	495,148
145	COLLECTOR/TREASURER	Payroll	896,538
		Non-Payroll	305,000
		Total	1,201,538
151	SOLICITOR	Payroll	539,939
		Non-Payroll	385,750
		Total	925,689
161	CITY CLERK	Payroll	402,643
		Non-Payroll	50,950
		Total	453,593
162	ELECTIONS	Payroll	339,413
		Non-Payroll	179,500
		Total	518,913
165	LICENSE COMMISSION	Payroll	12,400
		Non-Payroll	3,000
		Total	15,400
171	CONSERVATION COMMISSION	Payroll	18,800
		Non-Payroll	600
		Total	19,400
176	APPEALS BOARD	Payroll	23,200
		Non-Payroll	720
		Total	23,920
182	OFFICE OF STRATEGIC PLANNING & ECONOMIC DEVELOPMENT	Payroll	322,613
		Non-Payroll	153,000
		Total	475,613
184	ENGINEERING	Payroll	422,145
		Non-Payroll	109,550
		Total	531,695
TOTAL: GENERAL GOVERNMENT			9,529,684

Attachment: FY2026BudgetAppropriationOrder06022025 (25-159 : FY2026 Budget Appropriation Order)

WHEREAS, pursuant to Mass. G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2026 to the City Council on June 2, 2024; and WHEREAS, the City Council held advertised public hearings to consider the proposed budget on June 5th and 10th and any other dates necessary, as advertised in the public hearing notice; and WHEREAS, upon motion, the City Council accepted the budget as submitted by the Mayor, after reductions otherwise separately voted, if any. NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF REVERE: That the City Council of the City of Revere hereby adopts and approves the budget for FY2026 the sum of \$286,794,909, which sum shall be appropriated and raised by taxation and other sources, as listed below:

Approving Budget for the City of Revere for Fiscal Year 2026			
Dept. Code	Department		FY26 Mayor's Budget
PUBLIC SAFETY			
210	POLICE	Payroll	13,638,775
		Non-Payroll	1,204,060
		Total	14,842,835
220	FIRE	Payroll	14,301,172
		Non-Payroll	602,000
		Total	14,903,172
230	REGIONAL EMERGENCY COMM CENTER	Payroll	-
		Non-Payroll	1,574,982
		Total	1,574,982
241	INSPECT ONAL SERVICES - MUNICIPAL INSPECTIONS	Payroll	424,726
		Non-Payroll	31,955
		Total	456,681
242	INSPECT ONAL SERVICES - BUILDING COMMISSIONER	Payroll	642,825
		Non-Payroll	-
		Total	642,825
295	PARKING CONTROL	Payroll	1,395,073
		Non-Payroll	148,200
		Total	1,543,273
	TOTAL: PUBLIC SAFETY		33,963,768
DEPARTMENT OF PUBLIC WORKS (DPW)			
420	DPW - GENERAL FUND - ADMINISTRATION AND EXPENSES	Payroll	564,861
		Non-Payroll	2,493,400
		Total	3,058,261
421	DPW - SNOW AND ICE	Payroll	100,000
		Non-Payroll	250,000
		Total	350,000
426	DPW - GENERAL FUND - OPERATIONS (AFSCME)	Payroll	1,384,855
		Non-Payroll	-
		Total	1,384,855
	TOTAL: PUBLIC WORKS		4,793,116
HEALTH and HUMAN SERVICES (HHS)			
522	HHS - PUBLIC HEALTH	Payroll	819,069
		Non-Payroll	105,000
		Total	924,069
541	HHS - ELDER AFFAIRS	Payroll	323,710
		Non-Payroll	75,750
		Total	399,460
543	HHS - VETERANS SERVICES	Payroll	143,547
		Non-Payroll	724,750
		Total	868,297
549	HHS - COMMISSION ON DISABILITY	Payroll	13,900
		Non-Payroll	3,000
		Total	16,900
595	HHS - HUMAN RIGHTS COMMISSION	Payroll	-
		Non-Payroll	1,000
		Total	1,000
	TOTAL: HUMAN SERVICES		2,209,726

Attachment: FY2026BudgetAppropriationOrder06022025 (25-159 : FY2026 Budget Appropriation Order)

WHEREAS, pursuant to Mass. G.L. c.44 §32, the Mayor submitted a proposed budget for fiscal year 2026 to the City Council on June 2, 2024; and WHEREAS, the City Council held advertised public hearings to consider the proposed budget on June 5th and 10th and any other dates necessary, as advertised in the public hearing notice; and WHEREAS, upon motion, the City Council accepted the budget as submitted by the Mayor, after reductions otherwise separately voted, if any. NOW, THEREFORE, BE IT VOTED BY THE CITY COUNCIL OF THE CITY OF REVERE: That the City Council of the City of Revere hereby adopts and approves the budget for FY2026 the sum of \$286,794,909, which sum shall be appropriated and raised by taxation and other sources, as listed below:

Approving Budget for the City of Revere for Fiscal Year 2026			
Dept Code	Department		FY26 Mayor's Budget
CULTURE AND RECREATION			
601	WORKFORCE, LABOR RELATIONS & YOUTH ENGAGEMENT	Payroll	-
		Non-Payroll	17,000
		Total	17,000
610	LIBRARY	Payroll	679,957
		Non-Payroll	245,500
		Total	925,457
650	PARKS & RECREATION	Payroll	730,013
		Non-Payroll	266,600
		Total	996,613
651	HEALTH & WELLNESS CENTER	Payroll	175,000
		Non-Payroll	85,000
		Total	260,000
691	HISTORICAL & CULTURAL RESOURCES	Payroll	-
		Non-Payroll	10,000
		Total	10,000
	TOTAL: CULTURAL AND RECREATIONAL		2,209,070
SUBTOTAL - CITY DEPARTMENT COSTS			52,705,364
DEBT SERVICE			
017109-591100	RETIREMENT OF LONG TERM CAPITAL DEBT PRINCIPAL		5,477,043
017109-591500	RETIREMENT OF LONG TERM CAPITAL DEBT INTEREST		4,165,528
017109-591210	SHORT TERM DEBT INTEREST		170,450
	TOTAL: DEBT SERVICE		9,813,021
BENEFITS, PENSION, & UNCLASSIFIED FIXED COSTS			
019001-511900	EMPLOYEE GROUP HEALTH		30,750,948
019001-512100	FICA - MEDICARE		1,853,409
019407-570900	PROPERTY AND CASUALTY INSURANCE		1,522,500
019111-511800	CONTRIBUTORY PENSION		17,517,206
	TOTAL: BENEFITS, PENSION & UNCLASSIFIED FIXED COSTS		51,644,063
SUBTOTAL - FIXED COSTS & CITY DEPARTMENT COSTS			61,457,084
EDUCATION			
300	REVERE PUBLIC SCHOOLS - PER SCHEDULE 19		131,567,036
322	NORTHEAST REGIONAL VOCATIONAL		3,616,676
SUBTOTAL - SCHOOL DEPARTMENT			135,183,712
SUBTOTAL: CITY, SCHOOL, AND COMBINED FIXED COSTS - GENERAL FUND			249,346,160
WATER/SEWER ENTERPRISE			
604301	SALARIES		1,736,427
604302	EXPENSES -		1,238,552
604309	EXPENSES - Debt Principal		6,871,751
604309	EXPENSES - Debt Interest		3,009,043
604309	EXPENSES - SRF Admin Fees		144,581
604302-521300	MWRA ASSESSMENT - Water		6,847,418
604302-521200	MWRA ASSESSMENT - Sewer		12,963,103
SUBTOTAL: WATER/SEWER ENTERPRISE			32,810,875
SOLID WASTE ENTERPRISE			
424	SALARY		358,614
424	EXPENSES		4,279,260
SUBTOTAL: SOLID WASTE ENTERPRISE			4,637,874
TOTAL APPROPRIATION: GENERAL FUND AND ENTERPRISE FUNDS			286,794,909
Furthermore, the following projected needs are costs to the City, but, according to the Massachusetts General Laws as promulgated by the Massachusetts Department of Revenue, are not to be included in the appropriation order:			
OTHER AMOUNTS TO BE RAISED			
	CHERRY SHEET ASSESSMENT		21,114,413
	CHERRY SHEET OFFSET		153,217
	OVERLAY		1,582,640
SUBTOTAL: OTHER AMOUNTS TO BE RAISED			22,850,270
GRAND TOTAL: ALL APPROPRIATED AND NON-APPROPRIATED EXPENDITURES			309,645,179

Attachment: FY2026BudgetAppropriationOrder06022025 (25-159 : FY2026 Budget Appropriation Order)

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, May 19, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE REMOVING OUTDATED LANGUAGE FROM THE REVISED ORDINANCES OF THE CITY OF REVERE

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

- SECTION 1.** Section 2.06.110 Clothing Allowance of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.
- SECTION 2.** Chapter 2.30 City Physician of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.
- SECTION 3.** Chapter 2.36 Fence Viewers of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.
- SECTION 4.** Chapter 2.42 Cemetery Department of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.
- SECTION 5.** Chapter 2.45 Civil Defense Department of Title 2 of the Revised Ordinances of the City of Revere is hereby deleted in its entirety.
- SECTION 6.** This ordinance shall take effect upon its passage.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before May 13, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
April 30, 2025

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, May 19, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING TITLE 5 OF THE REVISED ORDINANCES OF THE CITY OF REVERE RELATIVE TO FOOD TRUCKS

Be it ordained by the City of Revere as follows:

SECTION 1. Section 2.12.130 Financial Impact Statements of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “five” and inserting in place thereof the word “ten”.

SECTION 2. This ordinance shall take effect upon its passage.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before May 13, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
April 30, 2025

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, June 2, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING CHAPTER 8.05 OF THE REVISED ORDINANCES OF THE CITY OF REVERE

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

SECTION 1. Section 8.05.010 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “encourage temporary occupancy by transients, drug users and persons engaged in criminal activity” and inserting in place thereof the words “create potentially unsafe conditions for unhoused individuals; encourage congregation of those engaged in criminal activity.”

SECTION 2. Section 8.05.020 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “residents” and inserting in place thereof the word “residence.”

SECTION 3. Section 8.05.030 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “forty-five” and inserting in place thereof the word “thirty.”

SECTION 4. Section 8.05.040 of Title 8 of the Revised Ordinances of the City of Revere is hereby amended by inserting a new row to the top of the existing table, labeled “RESIDENTIAL BUILDINGS.”

SECTION 5. Section 8.05.040 of Title 8 of the Revised Ordinances of the City of Revere is hereby further amended by inserting a second table below the existing table, as follows:

COMMERCIAL BUILDINGS	
Fee	Vacancy Duration
\$1,500.00	For properties that have been vacant for less than one year.
\$3,000.00	For properties that have been vacant for one year or more but less than two years.
\$6,000.00	For properties that have been vacant for two years or more but less than three years.
\$9,000.00	For properties that have been vacant for three years or more.

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before May 27, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
May 21, 2025

Attachment: PH.AnOrdinanceFurtherAmendingVacantBuildingRegulations06022025 (25-143 : Ordinance Relative to the Regulation of Vacant

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, June 2, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING TITLE 12 OF THE REVISED ORDINANCES OF THE CITY OF REVERE

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

SECTION 1. Chapter 12.20 of Title 12 of the Revised Ordinances of the City of Revere is hereby amended by removing all instances (5) of the words “city council” and inserting in place thereof the words “city engineer.”

SECTION 2. Section 12.04.240 of Title 12 of the Revised Ordinances of the City of Revere is hereby amended by removing the words “city council” and inserting in place thereof the words “department of public works.”

A copy of the aforementioned proposed ordinance is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before May 27, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
May 21, 2025

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, June 2, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE FURTHER AMENDING APPENDIX C. SALARIES OF THE REVISED ORDINANCES OF THE CITY OF REVERE

Be it ordained by the City of Revere as follows:

SECTION 1. Section C.010(B) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by capitalizing the word “service” in the definition name “Years of service.”

SECTION 2. Section C.010(D)(1) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by adding “See Section (B)” after the word “Revere.”

SECTION 3. Section C.010(E) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting the first table in its entirety and inserting in place thereof the following new table:

Non-Elected Full Time Employees Not Represented by Collective Bargaining Agreements (Exempts)				3%	3%	3%	1%
Exempt Employees	Parity	7/1/2024		7/1/2025	7/1/2026	7/1/2027	6/30/2028
CHIEF OF STAFF	A	\$ 135,698	\$ 1,000	\$ 140,798	\$ 145,022	\$ 149,373	n/a
EXECUTIVE SECRETARY	B	\$ 80,424		\$ 82,836	\$ 85,321	\$ 87,881	\$ 88,760
COMMUNICATIONS ASSOCIATE	B	\$ 64,339		\$ 66,269	\$ 68,257	\$ 70,305	\$ 71,008
MAYOR'S AIDE	B	\$ 59,999		\$ 61,799	\$ 63,653	\$ 65,563	\$ 66,218
HUMAN RESOURCES DIRECTOR	A	\$ 101,541	\$ 1,000	\$ 105,618	\$ 108,786	\$ 112,050	n/a
SENIOR GENERALIST	B	\$ 81,747		\$ 84,199	\$ 86,725	\$ 89,327	\$ 90,220
HEALTH BENEFITS ADMIN	B	\$ 66,194		\$ 68,180	\$ 70,226	\$ 72,332	\$ 73,056
CITY AUDITOR/ BUDGET DIRECTOR	A	\$ 158,654	\$ 1,000	\$ 164,444	\$ 169,377	\$ 174,459	n/a
ASST BUDGET DIRECTOR	B	\$ 92,530		\$ 95,306	\$ 98,165	\$ 101,110	\$ 102,121
GRANT ADMIN/ INTERNAL AUDITOR	B	\$ 102,056		\$ 105,117	\$ 108,271	\$ 111,519	\$ 112,634
COLLECTOR/ TREASURER	A	\$ 109,186	\$ 1,000	\$ 118,531	\$ 122,087	\$ 125,750	n/a
CITY SOLICITOR	A	\$ 125,290	\$ 1,000	\$ 135,931	\$ 140,009	\$ 144,209	n/a
ASSISTANT SOLICITOR	B	\$ 117,659		\$ 121,188	\$ 124,824	\$ 128,569	\$ 129,854
ASSISTANT CLERK/ PARALEGAL	B	\$ 66,597		\$ 68,595	\$ 70,653	\$ 72,772	\$ 73,500
POLICY WRITER/ ANALYST	B	\$ 74,826		\$ 77,071	\$ 79,383	\$ 81,765	\$ 82,582
CHIEF OF PLANNING AND DEVELOPMENT	A	\$ 135,989	\$ 1,000	\$ 141,099	\$ 145,332	\$ 149,692	n/a
CITY ENGINEER	A	\$ 129,716	\$ 1,000	\$ 134,637	\$ 138,676	\$ 142,836	n/a
POLICE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
FIRE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
DPW SUPERINTENDENT	A	\$ 143,256	\$ 1,000	\$ 148,584	\$ 153,042	\$ 157,633	n/a
ASST SUPERINTENDENT DPW GEN	A	\$ 119,338	\$ 1,000	\$ 123,949	\$ 127,667	\$ 131,497	n/a
ASST SUPERINTENDENT W/S/DRAIN	A	\$ 119,338	\$ 1,000	\$ 123,949	\$ 127,667	\$ 131,497	n/a
CHIEF OF HEALTH & HUMAN SERVICES	A	\$ 128,263	\$ 1,000	\$ 133,141	\$ 137,135	\$ 141,249	n/a
DIR OF WORKFORCE DEVELOPMENT	A	\$ 130,753	\$ 1,000	\$ 135,706	\$ 139,777	\$ 143,970	n/a
	*	per contract					

SECTION 4. Section C.010(E) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting the second table in its entirety and inserting in place thereof the following new table:

Non-Elected Full Time Employees Not Represented by Collective Bargaining Agreements (Exempts) 15 YR STEP				3%	3%	3%	1%
Exempt Employees	Parity	7/1/2024		7/1/2025	7/1/2026	7/1/2027	6/30/2028
CHIEF OF STAFF	A	\$ 142,483	\$ 1,000	\$ 147,787	\$ 152,221	\$ 156,788	n/a
EXECUTIVE SECRETARY	B	\$ 84,445		\$ 86,978	\$ 89,588	\$ 92,275	\$ 93,198
COMMUNICATIONS ASSOCIATE	B	\$ 67,556		\$ 69,583	\$ 71,670	\$ 73,820	\$ 74,558
MAYOR'S AIDE	B	\$ 62,999		\$ 64,889	\$ 66,836	\$ 68,841	\$ 69,529
HUMAN RESOURCES DIRECTOR	A	\$ 106,619	\$ 1,000	\$ 110,848	\$ 114,173	\$ 117,598	n/a
SENIOR GENERALIST	B	\$ 85,834		\$ 88,409	\$ 91,061	\$ 93,793	\$ 94,731
HEALTH BENEFITS ADMIN	B	\$ 69,504		\$ 71,589	\$ 73,737	\$ 75,949	\$ 76,708
CITY AUDITOR/ BUDGET DIRECTOR	A	\$ 166,587	\$ 1,000	\$ 172,615	\$ 177,793	\$ 183,127	n/a
ASST BUDGET DIRECTOR	B	\$ 97,157		\$ 100,072	\$ 103,074	\$ 106,166	\$ 107,228
GRANT ADMIN/ INTERNAL AUDITOR	B	\$ 107,159		\$ 110,374	\$ 113,685	\$ 117,096	\$ 118,266
COLLECTOR/ TREASURER	A	\$ 119,833	\$ 1,000	\$ 124,458	\$ 128,192	\$ 132,037	n/a
CITY SOLICITOR	A	\$ 137,591	\$ 1,000	\$ 142,749	\$ 147,031	\$ 151,442	n/a
ASSISTANT SOLICITOR	B	\$ 123,541		\$ 127,247	\$ 131,065	\$ 134,997	\$ 136,347
ASSISTANT CLERK/ PARALEGAL	B	\$ 69,927		\$ 72,025	\$ 74,185	\$ 76,411	\$ 77,175
POLICY WRITER/ ANALYST	B	\$ 78,567		\$ 80,924	\$ 83,352	\$ 85,852	\$ 86,711
CHIEF OF PLANNING AND DEVELOPMENT	A	\$ 142,789	\$ 1,000	\$ 148,103	\$ 152,546	\$ 157,122	n/a
CITY ENGINEER	A	\$ 136,201	\$ 1,000	\$ 141,317	\$ 145,557	\$ 149,923	n/a
POLICE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
FIRE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
DPW SUPERINTENDENT	A	\$ 150,419	\$ 1,000	\$ 155,962	\$ 160,641	\$ 165,460	n/a
ASST SUPERINTENDENT DPW GEN	A	\$ 125,305	\$ 1,000	\$ 130,094	\$ 133,997	\$ 138,017	n/a
ASST SUPERINTENDENT W/S/DRAIN	A	\$ 125,305	\$ 1,000	\$ 130,094	\$ 133,997	\$ 138,017	n/a
CHIEF OF HEALTH & HUMAN SERVICES	A	\$ 134,676	\$ 1,000	\$ 139,746	\$ 143,939	\$ 148,257	n/a
DIR OF WORKFORCE DEVELOPMENT	A	\$ 137,291	\$ 1,000	\$ 142,440	\$ 146,713	\$ 151,114	n/a
	*	<i>per contract</i>					

SECTION 5. Section C.010(E) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by inserting a third, new table as follows:

Non-Elected Full Time Employees Not Represented by Collective Bargaining Agreements (Exempts) - 20 YR STEP				3%	3%	3%	1%
Exempt Employees	Parity	7/1/2024		7/1/2025	7/1/2026	7/1/2027	6/30/2028
CHIEF OF STAFF	A			\$ 152,221	\$ 156,788	\$ 161,491	n/a
HUMAN RESOURCES DIRECTOR	A			\$ 114,173	\$ 117,598	\$ 121,126	n/a
CITY AUDITOR/ BUDGET DIRECTOR	A			\$ 177,793	\$ 183,127	\$ 188,621	n/a
COLLECTOR/ TREASURER	A			\$ 128,192	\$ 132,037	\$ 135,999	n/a
CITY SOLICITOR	A			\$ 147,031	\$ 151,442	\$ 155,985	n/a
CHIEF OF PLANNING AND DEVELOPMENT	A			\$ 152,546	\$ 157,122	\$ 161,836	n/a
CITY ENGINEER	A			\$ 145,557	\$ 149,923	\$ 154,421	n/a
POLICE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
FIRE CHIEF	*	n/a	n/a	n/a	n/a	n/a	n/a
DPW SUPERINTENDENT	A			\$ 160,641	\$ 165,460	\$ 170,424	n/a
ASST SUPERINTENDENT DPW GEN	A			\$ 133,997	\$ 138,017	\$ 142,157	n/a
ASST SUPERINTENDENT W/S/DRAIN	A			\$ 133,997	\$ 138,017	\$ 142,158	n/a
CHIEF OF HEALTH & HUMAN SERVICES	A			\$ 143,939	\$ 148,257	\$ 152,705	n/a
DIR OF WORKFORCE DEVELOPMENT	A			\$ 146,713	\$ 151,114	\$ 155,648	n/a
	*	<i>per contract</i>					

Attachment: PH.AnOrdinanceAmendingAppendixCSalaries05192025 (25-155 : Parity Salary Ordinance FY2026 - FY2028)

SECTION 6. Section C.010(F)(1) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting this table in its entirety and inserting in place thereof the following new table:

Position	7/1/2024	7/1/2025 – 3%	7/1/2026 – 3%	7/1/2027 – 3%
Mayor	\$167,500	\$172,525	\$177,701	\$183,032
City Councillor	\$25,000	\$25,750	\$26,523	\$27,318
City Council President	\$28,000	\$28,840	\$29,705	\$30,596

SECTION 7. Section C.010(F)(2) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting this table in its entirety and inserting in place thereof the following new table:

Position	Parity	7/1/2024	7/1/2025 – 3%	7/1/2026 – 3%	7/1/2027 – 3%
City Clerk	A	\$104,262	\$108,420*	\$111,673	\$115,023
City Clerk, 15 YR STEP	A	\$109,475	\$113,790*	\$117,203	\$120,720
City Clerk, 20 YR STEP	A	-	\$117,203*	\$120,720	\$124,341
Asst. City Clerk	B	\$77,250	\$79,568	\$81,955	\$85,258**
Asst. City Clerk, 15 YR STEP	B	\$81,113	\$83,547	\$86,053	\$89,521**

*Includes \$1,000.00 Unit A additional compensation.

**Includes Unit B additional 1% on 6/30/2028.

SECTION 8. Section C.010(H) of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by deleting this subsection in its entirety and inserting in place inserting the following new section (H) and corresponding table:

H. Boards and Commissions – Legislative.

Position	7/1/2024	7/1/2025
Clerk of Council	\$8,211	\$8,500
Clerk of Committee	\$8,211	\$8,500
Asst. Clerk of Council	-	\$6,375
Asst. Clerk of Committee	-	\$6,375

SECTION 9. Section C.010 of Appendix C of the Revised Ordinances of the City of Revere is hereby amended by inserting new section (I) as follows:

I. Increases in Perpetuity. All salary percentage increases that are negotiated between the City of Revere and the Laborer’s Union (Local 22) Unit A Department Head Unit via collective bargaining agreement shall be applied to the exempt employees listed in Subsection (F)(1) of this Section. Said negotiated increases shall include only longevity and/or COLA (cost of living adjustment) increases.

A copy of the aforementioned proposed ordinance with referenced tables is on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:00AM to 5:00PM and on Friday 8:00AM-12:00PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before May 27, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
May 21, 2025



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

June 17, 2025

Marc Silvestri - City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Dedication of Revenue to High School Stabilization Fund – Energy Credits derived from RHS Construction

Dear Council President Silvestri,

Per the Department of Revenue's Informational Guideline Release (IGR) No. 24-12 and as part of the Municipal Modernization Act, the local legislative body, by a two-thirds vote, may dedicate to a stabilization fund certain revenue streams derived from fees, charges, or otherwise allowed by the statute.

As such, on behalf of the administration, I recommend that the City Council vote to dedicate all income derived from energy credits and reimbursements received as part of construction of the new Revere High School be directed and dedicated to the High School Stabilization Fund.

These funds will help offset the debt service payments of the construction of the new High School. It has been estimated that the total reimbursements and credits could exceed \$5 million dollars per Leftfield, the owner's project manager.

I will be in attendance for Monday's meeting to answer any question on this matter.

Best regards,

Richard Viscay
 CFO/City Auditor

Cc: Patrick Keefe, Mayor
 Cathy Bowden, Treasurer/Collector
 Assunta Newton, Assistant Budget Director
 Brian Dakin, OPM - Leftfield

Attachment: HighSchoolStabilizationFund.EnergyCreditDedication (25-173) : Dedication o Revenue to Revere High School Stab. Fund - Energy

ORDER

That the City of Revere will dedicate 100% of all revenues derived from energy credits and reimbursements received as part of construction of the new Revere High School collected under Massachusetts General Laws Chapter 64L to the High School Stabilization Fund established under Massachusetts General Law Chapter 40 Section 5b, effective for fiscal year 2026 beginning July 1, 2025, or take any other action relative thereto.

MOTION

Ordered that the City of Revere dedicate 100% of the of all revenues derived from energy credits and reimbursements received as part of construction of the new Revere High School collected under Massachusetts General Laws Chapter 64L to the High School Stabilization Fund established under Massachusetts General Law Chapter 40 Section 5b, effective for fiscal year 2026 beginning July 1, 2025.



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
 Chief Financial Officer/City Auditor

June 17, 2025

Marc Silvestri - City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Cost of Living Adjustment (COLA) for Retirees – FY2026

Dear Council President Silvestri,

Please find attached a memorandum from the Public Employee Retirement Administration Commission (PERAC) that is required by Chapter 17, Section 8(c) of the Acts of 2007. It is to inform the Retirement Boards of the COLA that is established by the Social Security Administration, which is currently 2.5%, as well as the options that the Board may increase the COLA up to 3% at a duly called meeting.

The Revere Retirement Board is recommending a 3% COLA for retirees for FY2026, as allowed by Chapter 32, Section 103(i) of the Massachusetts General Law, with proper notice to the legislative body. No formal action of the City Council is required, as this communication is for informational purposes.

I will be in attendance for Monday's meeting to answer any further questions on this matter.

Best regards,

Richard Viscay
 CFO/City Auditor/Budget Director
 Chairman - Revere Retirement Board

Cc: Patrick Keefe, Mayor
 Scott Provencal, Executive Director – Revere Retirement Board

Attachment: FY2026COLANotification (25-174 : Retirement Board Notification RE FY2026 COLA Increase)

PERAC

PERAC Memo # 6 / 2025

COMMONWEALTH OF MASSACHUSETTS | PUBLIC EMPLOYEE RETIREMENT ADMINISTRATION COMMISSION

PHILIP Y. BROWN, ESQ., Chair

WILLIAM T. KEEFE, Executive Director

Advisors: DIANA BIZIOSIO | KATHLEEN M. LALON | KATHLEEN PATRICK | JAMES GUIDO | RICHARD MACKINNON, JR. | JENNIFER MULLEWY, ESQ.

MEMORANDUM

TO: All Retirement Boards

FROM: Bill Keefe, Executive Director

RE: COLA Notice

DATE: January 15, 2025

The Public Employee Retirement Administration Commission (PERAC) is providing this notice regarding the COLA Report required by Chapter 17, Section 8(c) of the Acts of 1997.

Under the statute, PERAC reports to the General Court the computation of the increase in the United States Consumer Price Index in the previous year by the Commissioner of Social Security. Any such increase is based on the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). This index is used annually to adjust benefits paid to Social Security retirees and beneficiaries.

The Social Security Administration has announced that the latest Cost of Living Adjustment (COLA) is 2.5%.

The COLA, which any such system may grant pursuant to Chapter 32, Section 103(c) and effective July 1, 2025, will thus be 2.5%. Pursuant to Section 103(i), a Retirement Board, with proper notice to the legislative body, may elect to increase this percentage up to 3.0%, at a duly called meeting. By statute, this process should be completed prior to June 30, 2025.

Each Retirement Board making a decision whether or not to grant a COLA must notify the Commission of that decision within 30 days.

p:\actuarial\cola\2025cola.docx

FIVE HITCHCOCK AVENUE, SUITE 104 | NORWELL, MA 02061
 TEL 617 666 4446 | FAX 617 638 4002 | TTY 617 531 3112 | WWW.MASS.GOV/PERAC



Attachment: FY2026COLANotification (25-174 : Retirement Board Notification RE FY2026 COLA Increase)



City of Revere
Chief Financial Officer/City Auditor
 281 Broadway
 Revere, MA 02151
 Tel: (781) 286-8131

Richard Viscay
Chief Financial Officer/City Auditor

June 17, 2025

Marc Silvestri - City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Increase in Cost of Living (COLA) base from \$13,000 to \$14,000

Dear Council President Silvestri,

The Revere Retirement Board recently adopted a new policy on COLA base increases that correlate to the funding levels of the actuarial valuation. I have attached a copy of the policy for your benefit. Per the adopted policy, the COLA base for all retirees shall increase to \$14,000 upon reaching 70% funding level. I am happy to report that the Revere Retirement System has achieved a funding ratio of 70.5% per its most recent actuarial valuation.

Pursuant to Chapter 32, Section 103J of the Massachusetts General Law, the approval of this increase is subject to a vote of the legislative body. Per the latest actuarial report, an increase of the COLA from \$13,000 to \$14,000 would increase the actuarial unfunded liability by approximately \$1.7 million dollars. It is expected that the unfunded liability for FY2026 would increase from \$91.3 million to \$93 million upon a favorable vote. This would not affect the anticipated funding schedule end date, which is FY2034.

As the Chairman of the Retirement Board, I recommend favorable action on this important vote that will help our retirees keep up with inflation to the best of our ability and is consistent with the recently adopted policy of the Board.

I will be in attendance for Monday's meeting to answer any question on this matter.

Best regards,

Richard Viscay
 CFO/City Auditor/Budget Director
 Chairman - Revere Retirement Board

Cc: Patrick Keefe, Mayor
 Scott Provencal, Executive Director – Revere Retirement Board

Attachment: Retiree COLA Increase (25-175 : Increase in Cost of Living (COLA) base from \$13,000 to \$14,000)

REVERE RETIREMENT BOARD POLICY ON COLA BASE INCREASES

Approved May 25, 2023

The Revere Retirement Board recognizes the concern of retired members in receiving Cost of Living Adjustment (COLA) increases on a higher portion of their retirement allowances. The Board also recognizes its fiduciary obligation to assure that the system is appropriately funded. As such, the Board adopts the following schedule for commencing the statutory process for increasing the COLA base upon reaching the following funding levels per the biennial PERAC actuarial valuations:

Current:	\$13,000	Funded: 63%
Current:	\$14,000	Funded at 70%
Current:	\$15,000	Funded at 75%
Current:	\$16,000	Funded at 80%
Current:	\$17,000	Funded at 85%
Current:	\$18,000	Funded at 90%

Attachment: Retiree COLA Increase (25-175 : Increase in Cost of Living (COLA) base from \$13,000 to \$14,000)



City of Revere

Chief Financial Officer/City Auditor

281 Broadway
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 Tel: (781) 286-8131

Richard Viscay
 Chief Financial Officer/City Auditor

June 17, 2025

Marc Silvestri - City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: FY2025 Free Cash Appropriation for Sand Sculpting Festival

Dear Council President Silvestri,

On behalf of Mayor Keefe and the administration, I respectfully request that the City Council approve an appropriation of \$140,000 to help with the expenses of the annual Sand Sculpting Festival. As you know, the festival brings hundreds of thousands of visitors to the city, which helps the local economy including restaurants, small businesses, and hotels throughout the city, as well as promotes the City of Revere, home of the nation's first public beach.

A verification of funds has been attached for your benefit. I strongly urge favorable action on this request.

I will be in attendance for Monday's meeting to answer any question on this matter.

Best regards,

Richard Viscay
 CFO/City Auditor

Cc: Patrick M. Keefe, Jr., Mayor
 Assunta Newton, Assistant Budget Director

Attachment: FY2025 Free Cash Appropriation Sand Sculpting Festival (25-176 : FY2025 Free Cash Appropriation for Sand Sculpting Festival)



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Patrick Keefe
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: June 18, 2025
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM: General Fund Certified Free Cash (019909-596000)	\$140,000
<i>Available Balance:</i>	<i>\$1,141,074</i>
TO: Sand Sculpting Festival (18261-570010)	\$140,000
<i>Current Balance</i>	<i>\$1,260</i>

Based on the amount available as of June 18, 2025, there are sufficient funds to support such a transfer.

Account verified by _____

Reviewed by _____

or Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____



City of Revere

Chief Financial Officer/City Auditor

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

Richard Viscay
 Chief Financial Officer/City Auditor

June 17, 2025

Marc Silvestri - City Council President
 Revere City Hall
 281 Broadway
 Revere, MA 02151

RE: Opioid Abatement Trust Fund transfer – FY2026 budget

Dear Council President Silvestri,

On behalf of Mayor Keefe and the administration, I respectfully request that the City Council approve a transfer of \$143,000 from the Opioid Abatement Trust Fund to help fund anticipated expenses and programs to assist with recovery and remediation of the opioid epidemic.

These funds, along with unspent funds from FY2025 appropriation, will be spent in accordance with the submitted budget from the Chief of Health and Human Services. A copy of the spending plan is attached for your benefit.

The Chief of Health and Human Services and I will be attending Monday's meeting to answer any questions on this matter.

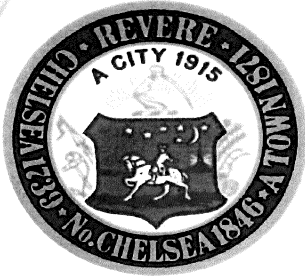
Best regards,

Richard Viscay
 CFO/City Auditor

Cc: Patrick M. Keefe, Jr., Mayor
 Lauren Buck, Chief of Health and Human Services
 Assunta Newton, Assistant Budget Director

Attachment

Attachment: FY2026OpioidAbatementTrustFund (25-177 : Opioid Abatement Trust Fund transfer - FY2026 Budget)



City of Revere CFO/City Auditor

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

Richard Viscay
CFO/City Auditor

MEMORANDUM

To: Mayor Patrick Keefe
From: Richard Viscay
Cc: Assunta Newton, Assistant Budget Director
Date: June 18, 2025
RE: Verification of Available Funds for Authorization and Transfer

The attached request asks that funds be transferred as follows:

FROM:	Opioid Abatement Trust Fund (84351-596000) <i>Available Balance: \$ 440,158.35</i>	\$ 143,000
TO:	Public Health Other Expenses (015227-570038) <i>Prior Year Carryforward: \$ 100,000.40</i>	143,000

Based on the amount available as of June 18, 2025, there are sufficient funds to support such a transfer.

Account verified by _____

Reviewed by _____

For Audit Use Only:

CO# _____ DATE _____ ENTRIES MADE BY _____

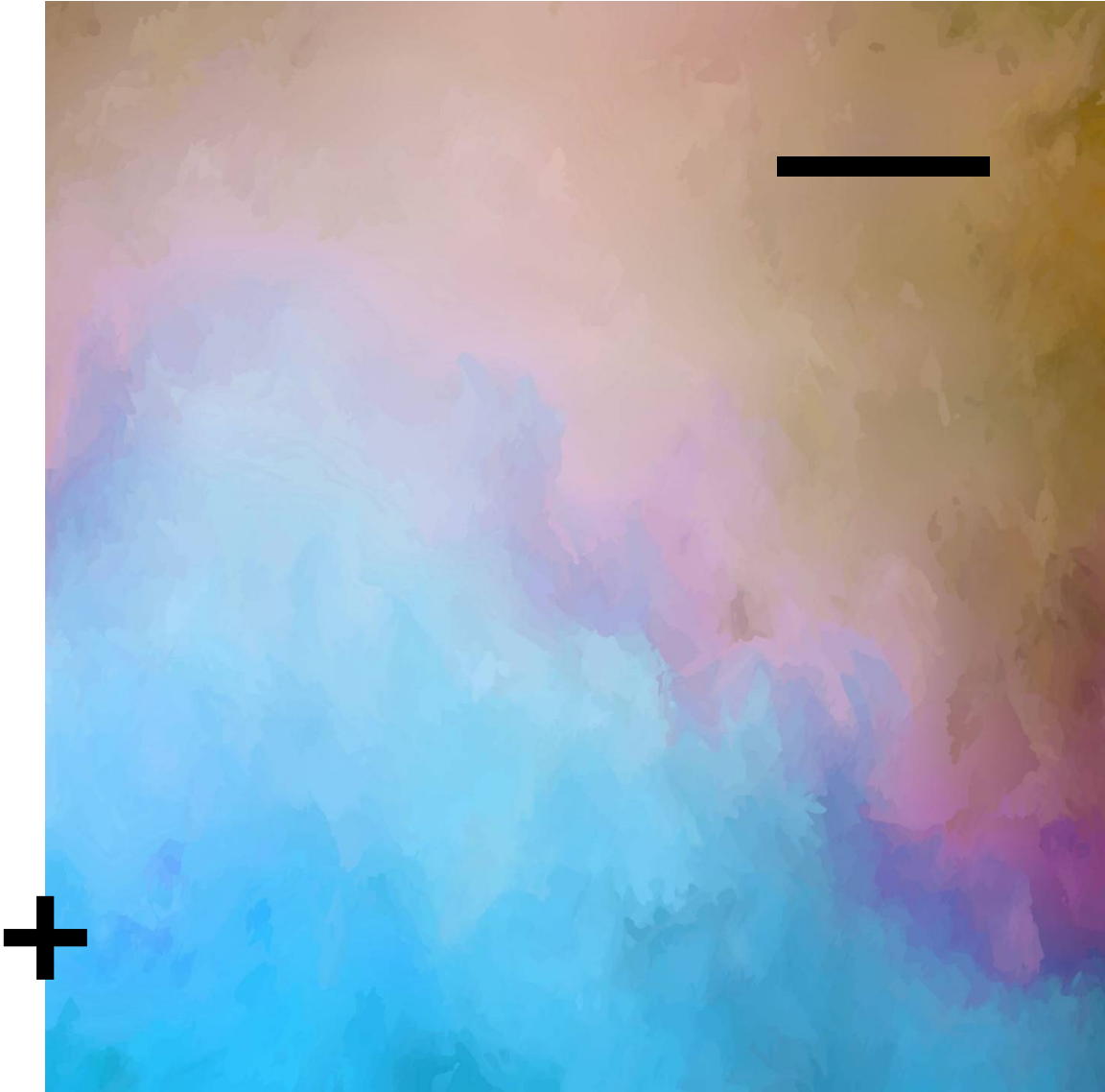
Attachment: FY2026OpioidAbatementTrustFund (25-177 : Opioid Abatement Trust Fund transfer - FY2026 Budget)

City of Revere Opioid Abatement Funds

5-Year Spending Plan

City Council Meeting

June 23, 2025



Important Numbers

- Amount of money Revere currently has in Opioid Abatement funding:
\$688,587.35
- Amount of money we'll receive over the next 5 years (FY26 – FY30):
\$1,215,232
- Amount of money we need to spend each year, over the next 5 years:
\$243,000



OAWG- Opioid Abatement Working Group

www.revere.org/substance-use-disorder-iniatives/opioid-abatement-funding

Opioid Abatement Funding

Introduction **Allocating Funds** Community Input Survey

Revere's Opioid Abatement Working Group Agenda & Meeting Minutes

Once spending plan is reviewed and approved by the City Council, we will create a new section on the webpage that outlines our plan.

Revere's Opioid Abatement Working Group

We host a monthly Opioid Abatement Working Group to help us make decisions about spending the Opioid Abatement Funds. We are always looking for new members. If you are interested in joining, please contact our office at 781-629-4158.

We are specifically always looking to recruit members with lived or living experience with Opioid Use Disorder.

Currently, our membership includes medical professionals, harm reductionists, family members that have been affected by Opioid Use Disorder, those with lived experience, and concerned community members.

Agenda & Minutes

10/11/2023	<ul style="list-style-type: none"> • Agenda • Meeting Minutes 	1/29/2025	<ul style="list-style-type: none"> • Agenda • Meeting Minutes
11/29/2023	<ul style="list-style-type: none"> • Agenda • Meeting Minutes 	2/26/2025	<ul style="list-style-type: none"> • Agenda • Meeting Minutes
1/24/2024	<ul style="list-style-type: none"> • Agenda • Meeting Minutes 		
2/28/2024	<ul style="list-style-type: none"> • Agenda • Meeting Minutes 		
4/3/2024	<ul style="list-style-type: none"> • Agenda • Meeting Minutes 		



How did we get to a 5-year Spending Plan?

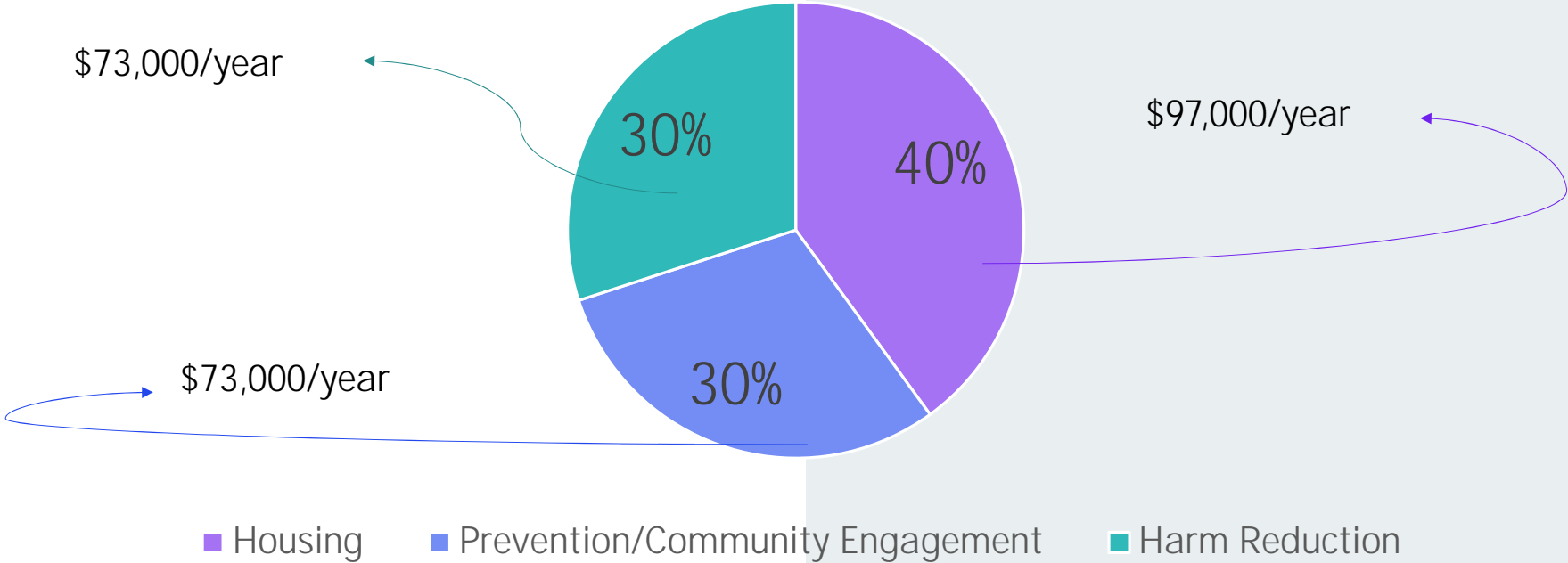
- Monthly Meetings since October 2023
- Community Needs Assessment which included:
 - Community Wide Survey
 - Focus Groups
- Input from experts in each topic area of spending

Has the spending plan been reviewed by the state and city officials?

- Met with JSI/CareMass in April 2025, discussed with them again in June 2025
- Discussed with Purchasing Department and the Solicitor's Office in June 2025
- Reviewed with City Cabinet in May 2025
- Discussed supplantation, conflict of interest, specific programming, procurement laws



5-year Spending Plan



Attachment: Opioid Abatement 5-Year Spending Plan City Council FINAL (25-177 : Opioid Abatement



Housing- \$97,000

Year One – FY26

Sober Home/Detox Bed Voucher Program

\$48,500 allotted

Quote Process

How would the program work:

- Multiple referral pathways
 - Vetting process
- Disbursement of funds to sober home or detox
 - Collection of data
 - Set amount per person

SUDHI MANAGES CONTRACT

High-Intensity Housing Case Manager (For OUD On-going Housing Needs)

\$48,500 allotted

Contract Process

What would the HIHCM do?

- Follow OUD cases once they are placed in housing to ensure success
- Therapy referrals, continued resource guidance

SUDHI MANAGES CONTRACT



Prevention/Community Engagement – \$73,000

Year One – FY26

Revere Adolescent Wellness (R.A.W.)
(Through the Rize Matching Grant)

\$50,000

MOU

How would the program work:

- Enrolling Middle-schoolers into program (15- 30)
- Resiliency surveys (pre, mid and post)
- Clinician curriculum once a month focused on prevention
- Consistent participation in either Revere Boxing or Revere PALS

SUDHI MANAGES CONTRACT

Financial Support for Grieving Families

\$10,000

MOU

How would the program work?

Revere families who have passed away from OUD/overdose could apply for financial assistance for burial costs (including funeral home, headstone, etc.)

SUDHI MANAGES CONTRACT

Continuation of Successful FY25 Business Outreach Program

\$13,000

Quote Process

How the program works:

- Continued outreach to local businesses in Revere to provide staff training and educational materials
- Provides free Narcan to businesses

SUDHI MANAGES CONTRACT

Harm Reduction – \$73,000

Year One – FY26

Basic Needs

\$8,000

MOU/Invoice

How the program works:

- Money gets transferred to JALH via invoice, contract signed
- Outreach workers can utilize funds when needed for basic needs like laundry, ID fees, etc.
- Record is kept to account for all spending

SUDHI CHECKS IN ANNUALLY ON SPENDING

Street Medicine

\$65,000

Contract

How the program will work:

- Contract signed with primary care provider who can prescribe and manage MAT for patients on the street, not in a clinic setting
- Provider responsible for providing his/her own liability insurance and practicing under all ethical, medical, and legal standards

SUDHI MANAGES CONTRACT



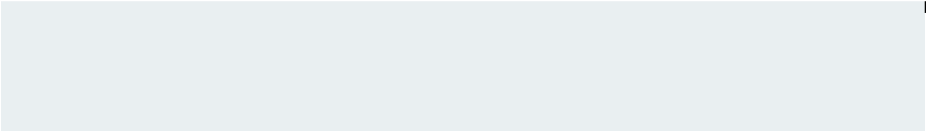
In Summary

	Category of Expenditure	Amount of Expenditure	Specific Programs
\$97,000	Housing	\$48,500	Sober Home/Detox Voucher Program
	Housing	\$48,500	High-Intensity Case Manager
\$73,000	Community Engagement/Prevention	\$50,000	R.A.W. (in conjunction with RIZE Grant)
	Community Engagement/Prevention	\$10,000	Grief Support for Families affected by OUD
	Community Engagement/Prevention	\$13,000	Continued Business – Narcan Outreach
\$73,000	Harm Reduction	\$8,000	Basic Needs
	Harm Reduction	\$65,000	Street Medicine Contract



Impact

Program	Impact
Sober Home/Detox Bed Voucher Program (\$48,500)	16 unique individual's beds will be covered for 3 months in this fiscal year <ul style="list-style-type: none"> - Estimated cost per bed per month is \$1,000 - \$1,000/month x 3 (3 months of coverage for each person) = \$3,000 - \$3,000 x 16 people = \$48,000
High-Intensity Case Manager (\$48,500)	12 – 15 hours/week of work <ul style="list-style-type: none"> - Average rate is about \$60 - \$75/hour for a contracted social worker - Expect that the social worker will assist with people placed in sober home/detox bed program along with others that get referred in by SUDHI Office
R.A.W (\$50,000)	15 – 30 kids will be enrolled in the program and receive about 6 sessions with social worker and get mentorship from Revere PALS or Revere Boxing
Grief Support (\$10,000)	5 families could be helped with burial costs up to \$2,000
Continued Business Narcan Outreach (\$13,000)	Continued outreach to businesses who didn't participate in pilot project (1/1/25- 6/30/2025)
Basic Needs (\$8,000)	Will be able to help with higher cost basic needs (pots, pans, sheets, towels after finding housing)
Street Medicine (\$65,000)	10 – 15 hours of Street Medicine per week <ul style="list-style-type: none"> - Average rate of \$100/hour for contracted physician





June 18, 2025

TO: Honorable City Council
FR: Tom Skwierawski, Chief of Planning and Community Development
CC: Louis Cavagnaro, Building Commissioner
 Claire Inzerillo, Policy Writer and Analyst
RE: Corrections to CZ 25 02.

Esteemed Councilors:

On March 28th of this year, you graciously approved Zoning amendments which updated the regulations for Accessory Dwelling Units in the City of Revere. Following engrossment and ordainment, I noticed two small errors which unintentionally made their way into the final language.

Section 17.25.030 outlines the off-street parking requirements for ADUs, per 760 CMR 71.02. As you are now well aware of, the parking requirements differ depending on the ADU's distance to a transit station (also defined by the State). Subsections (A) and (B) were intended to prescribe the following, in accordance with State law: if the ADU is located **within** 0.5 miles of a transit station, no additional parking is required—however, if that ADU is located on a lot with a Single-Family Dwelling, the homeowner would have the option to add an additional parking spot. Consequently, Subsection (C) states that if the ADU is located **further** than 0.5 miles of a transit station, there shall be one additional parking space required if the principal dwelling does not already comply with off-street parking requirements.

Subsection (A), as passed, mistakenly states that no additional parking is required within 0.5 miles of a transit station so long as the existing principal dwelling complies with off-street parking requirements. This latter provision directly conflicts with 760 CMR 71.02 and was never intended to be included in the final language of the Zoning amendments. Most likely, it was leftover from the City's original ADU ordinance and not properly flagged on our end.

Attachment: ADU June 2025 Correction Letter (25-178 : ADU Zoning corrections)

Section 17.25.040(A) suffered a scrivener's error and mistakenly referenced a non-existent section in our Zoning (17.05.00(C)). The attached submission corrects this reference.

These corrections will bring our new ordinance into full compliance with 760 CMR and provide a clear and concise pathway for homeowners to follow if they are interested in ADU ownership. I hope this Council is diligent in understanding the importance of this correction, and I am happy to answer any questions.

AN ORDINANCE CORRECTING C.O.25-028/CZ-25-02

Be it ordained as follows:

- SECTION 1.** Section 17.25.030(A) of Chapter 17.25 of the Revised Ordinances of the City of Revere is hereby amended by deleting the words following “760 CMR 71.02.”
- SECTION 2.** Section 17.25.040(A) of Chapter 17.25 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “Section 17.05.020(C)” and inserting in place thereof the word “Section 17.25.020(C).”

AN ORDINANCE FURTHER AMENDING APPENDIX A – TABLE OF FEES

Be it ordained as follows:

SECTION 1. Section A.010 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

**Appendix A
FEE SCHEDULE**

§ A.010. Fee schedule.

Affidavit and correction of vital records. The fee which shall be paid to the city clerk for each affidavit and correction of vital records shall be seventy-five dollars. A vital record shall include a birth certificate, death certificate, and marriage certificate.

Appeal to board of appeals under zoning law. The entry fee which shall be paid to the city clerk for each appeal under Chapter 40A, General Laws, to the board of appeals from a refusal, order or decision of an administrative official shall be an administrative fee of one-hundred and eighty dollars, which entry fee shall be exclusive of other charges associated with the processing of the appeal.

Assessor's records, search. The fee of the board of assessors for searching, or causing to be searched, upon request, records, files, documents, plans on papers relating to records of the board of assessor's office shall be the actual expense thereof, but not less than five dollars.

Auctioneer's annual permit for resident. The fee for an auctioneer's license granted by the city council under Section 10, Chapter 100, General Laws, shall be twenty-five dollars.

Auctioneer's special permit for nonresident. The fee for an auctioneer's special permit granted by the local auction permit agent under Section 10, Chapter 100, General Laws, shall be fifty dollars.

Auctioneer's special permit for resident. The fee for an auctioneer's special permit granted by the local auction permit agent under Section 10, Chapter 100, General Laws, shall be twenty-five dollars.

Beverages, nonintoxicating. The fee of the city clerk for the retail sale of beverages derived wholly or in part from cereals or substitutes and other so-called soft drinks under Section 21B, Chapter 140, General Laws, shall be twenty-five dollars.

Blasting bond. The fee of the city clerk for receiving and filing a bond given under Section 19, Chapter 148, General Laws, in connection with a permit to use an explosive in the blasting of rock or other substance shall be two dollars.

Building permit fees.

A. Alterations and Repairs. The permit fees for alterations and repairs, including plan- examination fee, shall be at the rate of eight dollars per one thousand dollars of value. The minimum fee is eight dollars.

B. New Buildings and Additions. The permit fees for new buildings and additions shall be at the rate of eight dollars per one thousand dollars of value.

C. Plan-examination Fee. The building commissioner, at the commissioner's option, can assess a maximum five-hundred-dollar plan-examination fee for a consultant for complex conditions requiring technological expertise.

D. Signs. The fee for erection of signs when a permit is required is two dollars for one thousand dollars of value. The minimum fee is ten dollars.

E. Re-siding. The permit fee for re-siding of a building or structure shall be ten dollars, plus one dollar per square.

F. Reroofing. The permit fee for reroofing is ten dollars, plus fifty cents per square. No roof shall have more than two applications of any type of roofing material at any time.

G. Demolition. The permit fee for the demolition of any residential or commercial building or structure, including but not limited to, barns, sheds, storage facilities, and garages, shall be ten dollars. If the structure to be demolished contains a water meter and/or meter reading device, see also "Water shut-off and turn-on," this table.

H. Occupancy Permit. The fee for an occupancy permit shall be fifteen dollars.

I. Work Started Before Permit Obtained. Where work for which a permit is required by this revision is started or proceeded with prior to obtaining the permit, the fee previously specified shall be tripled, but the payment of such

triple fee shall not relieve any person from fully complying with the requirements of this revision in the execution of the work nor from any other penalties prescribed in this revision.

Business name, certificate or statement relative to. The fee of the city clerk for receiving, filing and indexing a certificate presented under Section 5, Chapter 110, General Laws, shall be forty dollars, inclusive of notarization.

Business certificate discontinuance. The fee of the city clerk for a discontinuance, withdrawal, or address change of a business certificate shall be fifteen dollars.

City clerk, certification and copies of documents. The fee of the city clerk for furnishing a certified copy of a birth certificate, death certificate, or marriage certificate shall be ten dollars per copy. The fee of the city clerk for furnishing a copy of a document shall be five cents per page. The fee of the city clerk for certifying a document shall be three dollars per document.

Civil fingerprint application. The fee for an applicant, employee, or volunteer seeking to engage in the businesses as described in Section 5.04.110 of the Revised Ordinances of the City of Revere and in accordance with Chapter 6 Section 175B½ of Massachusetts General Laws shall be one hundred dollars.

Closing-out sales. The fee of the city clerk for receiving and filing an inventory, bond and statement under Section 28A, Chapter 93, General Laws, for a sale with any such designation as is set forth in Section 28A shall be two dollars per page.

Commercial code. See Financing statement under Uniform Commercial Code.

Commissions of constables. The fee of the city clerk for issuing the commission of a constable shall be four-hundred and fifty dollars for the residents of the city.

Dog license. The fee for a dog license issued by the city clerk under Section 147, Chapter 140, General Laws, shall be, in the case of a neutered male dog or of a spayed female dog for which the certificate required by Section 139, Chapter 140 has been filed with the city clerk, ten dollars, and in the case of any other male or female dog, twenty-five dollars; except, that any dog licensed after March 15th shall incur an additional late fee of fifteen dollars. A dog license shall be issued without charge in the case of a dog specially trained to lead or serve a blind person if the Division of the Blind of the commonwealth certifies that such a dog is so trained and actually in the service of a blind person.

Dog tag, substitute. The fee for a substitute dog tag furnished by the city clerk under Section 137, Chapter 140, General Laws, shall be five dollars.

Dumpster permit. the fee for a dumpster permit issued by the department of inspectional services in accordance with the provisions of Section 8.04.011 of the Revised Ordinances of the City of Revere shall be fifty dollars.

Eating establishments. See Inns, eating establishments.

Electrical fees.

A. General Maintenance. The yearly fee for a commercial/industrial permit is fifteen dollars.

B. Minimum. The minimum permit fee is five dollars.

C. Reinspection. The reinspection fee is fifteen dollars.

D. Meter. The fee for inspection of a meter is five dollars.

E. Fire Alarm. The fee for a commercial fire alarm is ten dollars. The fee for a residential fire alarm is five dollars (prefixed detectors, fifty cents).

F. Defective Work. The inspection fee for defective work is fifteen dollars.

G. Commercial and Industrial Reinspections. The fee for inspections on commercial and industrial premises, after the first three, is five dollars each.

H. Current-consuming Outlet. The fee for current-consuming outlets is as follows:

Number of Outlets	Fee
1 to 5	\$ 2.00
6 to 20	4.00
21 to 50	6.00
51 to 75	8.00
76 to 100	10.00
101 to 200	12.00
201 to 300	16.00

Each twenty-five additional outlets or fractional part thereof in excess of three hundred, one dollar.

I. Fixtures. The fees for fixtures are as follows:

Number of Fixtures	Fee
1 to 5	\$ 2.00
6 to 25	4.00
26 to 50	6.00
51 to 75	8.00
76 to 100	10.00

101 to 125 12.00
 Each additional 24 lamps 1.00

Other Fixtures

Carnivals \$20.00 permit

Floodlight 2.00

Fluorescent

First six \$4.00

Each additional six 2.00

Cold cathode 2.00

First transformer 2.00

Each additional unit, 1 to 6 4.00

Each additional six 2.00

J. Wall Switches. The fee for wall switches is as follows:

Number of Switches	Fee
1 to 5	\$2.00
6 to 20	4.00
21 to 50	6.00
Each additional 50 or fraction thereof	2.00

K. Miscellaneous. Miscellaneous electrical fees:

Ground swimming pool	\$5.00
Siding, metal and vinyl	5.00
Air-conditioner	5.00
Sub-main	4.00
Sign	5.00
Transformer	3.00
Each additional transformer	1.00

L. Service. The fee for services is as follows:

One meter up to 200 amps	\$5.00
Each additional 100 amps	4.00
Temporary service	5.00
Additional meter	4.00

M. Heating Devices. The fees for heating devices are as follows:

First 1,000 watts or under	\$3.00
Each additional 1,000 watts or part of a kilowatt	1.00

First motor installed	4.00
Each additional motor installed	2.00
Motors of 15 H.P. or over, add	5.00
Heat regulators	2.00
Gas burner	4.00
Oil burner	4.00

N. Work Started Before Permit Obtained. Where work for which a permit is required by this revision is started or proceeded with prior to obtaining the permit, the fee previously specified shall be tripled, but the payment of such triple fee shall not relieve any person from fully complying with the requirements of this revision in the execution of the work nor from any other penalties prescribed in this revision.

Attachment: TABLE OF FEES - JUNE 2025 UPDATES (25-179 : Table of Fees update)

Explosives. See Fire prevention licenses and Fire prevention permits.

Federal tax lien. The fee of the city clerk for filing under Section 39B, Chapter 255, General Laws, a notice of a federal tax lien, or a certificate of the discharge of such a lien, or a certificate releasing specific property from such a lien, shall be three dollars.

Fire prevention license fees. The following fees shall be paid to the city clerk for licenses enumerated in Chapter 8.16 of this revision:

	License Fee	Registration Fee
A. Community garage	\$ 20.00	\$ 10.00
B. Garage	200.00	100.00
C. Special garage	400.00	200.00
D. Service station	200.00	100.00
E. Self-service station	400.00	200.00
F. Storage of Class A, B and C fluids	.0100 per gal.	.0050 per gal.
G. Any other liquid	.0100 per gal.	.0050 per gal.
H. Flammable compound	.0100 per lb.	.0050 per lb.
I. Flammable solid	.0100 per lb.	.0050 per lb.
J. Flammable gases	.0100 per cu. ft.	.0050 per cu. ft.
K. Infammable gases	.0100 per cu. ft.	.0050 per cu. ft.
L. Any other license	200.00	100.00
M. Deleted		
N. Class A explosives exceeding 100 pounds	300.00	150.00
O. Class A explosives not exceeding 100 pounds	150.00	75.00
P. Class B explosives exceeding 100 pounds	80.00	40.00
Q. Class B explosives not exceeding 100 pounds	40.00	20.00
R. Oil storage terminal for more than one million gallons of Class A, B or C liquids	20,000.00	20,000.00

Attachment: TABLE OF FEES - JUNE 2025 UPDATES (25-179 : Table of Fees update)

Fire prevention permits. The following fees shall be paid to the inspector of the division of fire prevention for the permits enumerated in Chapter 8.16 of this revision:

Fee	
A.	Public display of fireworks \$25.00
B.	Use of toxic fumigants 10.00 per building
C.	Fuel oil storage when used in connection operation of power burner: <div style="margin-left: 40px;">5.00 one-time fee for not exceeding 1,000 gals. Light fuel oil.</div> <div style="margin-left: 40px;">25.00 for over 1,000 gals. But under 5,000 gals.</div> <div style="margin-left: 40px;">50.00 for over 5,000 gals. To 10,000 gals.</div>
D.	Storage or sale of Class A or Class B fluids, compounds, solids or gases as defined in Form S, Rules and Regulations of the State Department of Public Safety, including corrosive liquids, oxidizing materials, organic peroxide, ammonium nitrate, highly toxic material or poisonous gases: <ol style="list-style-type: none"> 1. Fluids and solids 5.00 for each 1,000 of the first 10,000 gals. 3.00 for each 1,000 of the amount over 10,000 gals. 2. Gases \$5.00 for each 100 of the first 1,000 cu. ft. \$3.00 for each 1,000 of the next 500,000 cu. ft.
E.	Open fire used in connection with the operation of a tar kettle 5.00
F.	Use and handling of explosives in connection with construction operations 25.00 per blast
G.	All other permits issued as may be required by Chapter 148, General Laws, Rules and Regulations of the State Department of Public Safety and ordinances of the city, except such permits as may be issued for open-air fires 5.00
H.	Tank-truck inspections, No. 2 oil, gasoline and diesel fuel, etc. 5.00
I.	Building plans examinations <ol style="list-style-type: none"> 1. One to ten pages 10.00 2. Each additional page 1.00

- J. Inspection of installation of new tanks 10.00
Removal or relocation of tanks 10.00
- K. Sprinkler system and standpipe (shut down) 10.00
- L. Alarm installation in business (inspection) 10.00
- M. Hospitals, nursing homes, hotels and inns, inspections done quarterly 10.00
- N. Ammunition, permit to store 25.00
- O. Welding and cutting operations 5.00
- P. L.P.G. installation inspection 5.00
- Q. Individual homeowner's storage of ammunition 10.00
- R. Rocket permit 5.00
- S. Repairs to oil burners 5.00

Fireworks display. See Fire prevention permits.

Flammable materials storage. See Fire prevention licenses, Fire prevention permits.

Food-sales vehicles, license. The fee for a food-sales vehicle license under Section 49, Chapter 140, General Laws, is one hundred dollars.

Fumigants. See Fire prevention permits.

Garages. See Fire prevention licenses.

Gas fees.

- A. The minimum gas fee is ten dollars for up to three fixtures, and two dollars per fixture after three.
- B. Unit heaters, ten dollars.
- C. Roof heaters, ten dollars.
- D. Furnace, ten dollars.
- E. Heating boiler, ten dollars.
- F. Gas burners, ten dollars.
- G. Air-conditioning unit, ten dollars.
- H. Commercial boilers, over five million BTU, one hundred fifty dollars.

- I. Conversion burners, ten dollars.
- J. Automatic heaters, ten dollars.
- K. Duct work must be filed with furnace.
- L. There is a fifteen-dollar fee for reinspection of gas or plumbing which has been installed incorrectly.
- M. Steam boiler without automatic water feeder, 9D not required.
- N. Where work for which a permit is required by this revision is started or proceeded with prior to obtaining the required permit, the fee shall be tripled, but the payment of such tripled fee shall not relieve any person from fully complying with the requirements of this revision in the execution of the work nor from any other penalties prescribed in this revision.

Hawker's and peddler's license. The fee for a hawker's and peddler's license is fifty-two dollars.

Industrial furnace or stationary steam engine license. The fee for an industrial furnace or stationary steam engine license under Section 115, Chapter 140, General Laws, is twenty-five dollars.

Inns and eating establishments, license for. The fee for a license for an inn or eating establishment under Section 2, Chapter 140, General Laws, is one hundred dollars.

Kennel license. The fee for a kennel license granted by the city clerk under Section 137A, Chapter 140, General Laws, shall be ten dollars if four dogs or less are kept in the kennel, twenty-five dollars if more than four but not more than ten dogs are kept in the kennel and fifty dollars if more than ten dogs are kept in the kennel; except, that a kennel license shall be issued without charge to any domestic charitable corporation incorporated exclusively for the purpose of protecting animals from cruelty, neglect or abuse and for the relief of suffering among animals. Dogs under the age of three months shall not be counted in determining the fee for a kennel license.

Kennel transfer license. The fee for the issuance under Section 137A, Chapter 140, General Laws, of a new license in the case of the removal of a kennel to Revere shall be three dollars.

Lodging places, public, license. The fee for a license for a public lodging place under Section 34, Chapter 140, General Laws, is fifty dollars.

L.P.G. installation. See Fire prevention permits.

Marriage license. The fee of the city clerk for entering notice of intention of marriage and issuing certificate thereof shall be forty fifty dollars.

Marriages. See Birth, marriage and death.

Oil burner repairs. See Fire prevention permits.

Oil storage terminal. See Fire prevention licenses.

Open fire for tar kettle. See Fire prevention permits.

Parking meter fees. See title 10 of this code.

Parking, resident. See title 10 of this code.

Pasteurizing plant inspection. The fee for a pasteurizing plant inspection under Section 48A, Chapter 94, General Laws, is forty dollars.

Pawnbroker license. The fee for a pawnbroker license under Section 77, Chapter 140, General Laws, is one hundred dollars.

Planned unit development. See PUD.

Plumbing fees.

A. The minimum plumbing fee is ten dollars for up to three fixtures, and two dollars per fixture after three.

B. The reinspection fee for plumbing is fifteen dollars.

C. The fee for the plumbing permit for gas hot-water heaters is ten dollars each. Heating boilers require a plumbing permit for backflow preventer.

D. Where work for which a permit is required by this revision is started or proceeded with prior to obtaining the permit, the fee shall be tripled, but the payment of such tripled fee shall not relieve any person from fully complying with the requirements of this revision in the execution of the work nor from any other penalties prescribed in this revision.

Poolroom license. The fees of the city clerk to keep a billiard, pool or sippio table for hire, gain or reward granted by the city council under Section 177, Chapter 140, General Laws, shall be a fee of seventy five dollars for the first table and an additional fee of fifty dollars for each table plus the cost of advertising.

Proprietors of common property, deposit of records of. The fee of the city clerk for receiving records of the proprietors of common property deposited under Section 15, Chapter 179, General Laws, shall be five dollars.

Public records, furnishing copy of. Except as otherwise expressly provided by this table, the fee for the furnishing under Section 10, Chapter 66, General Laws, by any board or officer of the city a copy of a public record in the board's or officer's custody shall be charged at the hourly rate of the lowest paid employee capable of performing the search. There shall be no charge for the first two hours of search.

Raffle or bazaar, permit for. The fee of the city clerk for receiving under Section 7A, Chapter 271, General Laws, an application for a permit to conduct a raffle or bazaar shall be fifty dollars.

Restaurant license. See Inns and eating establishments.

Rocket. See Fire prevention permits.

Sealing of weights and measures. See Weights and measures, sealing.

Service stations. See Fire prevention licenses.

Shellfish permit. The annual fee for a commercial shellfish permit is one hundred and fifty dollars for Revere and Saugus residents. The annual fee for a shellfish permit is three hundred dollars for a non-resident. The fee for shellfish shucking shall be fifty dollars.

Sign, street occupancy permit. See Street occupancy permit for sign.

Sign, temporary, deposit. See Temporary sign deposit.

Solicitor, door-to-door. See Door-to-door solicitor permit.

Sprinkler system inspection. See Fire prevention permits.

Stable license. The fee for a stable license under Section 155, Chapter 111, General Laws, is forty dollars.

Storage of flammables. See Fire prevention permits.

Street opening. The permit application fee for opening a street (breaking pavement, digging, etc.), as provided in Section 12.04.080, is five hundred dollars.

Tank, tank truck. See Fire prevention permits.

Tar kettle fire. See Fire prevention permits.

Transient vendor's license. The fee for a license issued to a transient vendor by the city clerk under Section 5, Chapter 101, General Laws, and Chapter 5.13.020, is five hundred dollars.

Vehicle, sale of food from. See Food-sale vehicles.

Water shut-off and turn-on, backflow, use of hydrants, and demolition with meters.

A. There is no fee for shutting off or turning on City water for residential or commercial uses during the hours of 7:00 a.m. to 3:00 p.m. Monday through Friday. The fee for shutting off or turning on City water during the hours of 3:01 p.m. to 6:59 a.m. Monday through Friday, or anytime weekends and holidays, is one hundred dollars.

B. Water system backflow prevention. The annual permit fee for a reduced pressure backflow preventer or double check valve assembly is seventy-five dollars per device. The fee for the semiannual certified inspection performed on a reduced pressure backflow preventer or double check valve assembly is one hundred dollars per inspection (two inspections required per year).

C. Water used from city hydrants for construction or other purposes. The fee for using a city hydrant for obtaining water for construction or other purposes is ten dollars, plus the cost of the water as based on usage determined from a temporary water meter obtained from the superintendent of public works. The refundable deposit fee for the use of a temporary water meter is four thousand dollars.

D. If a structure to be demolished (see Building Permit Fees, Demolition, this Table) contains a water meter and/or meter reading device, a refundable deposit of two hundred dollars shall be assessed by the superintendent of public works, refundable only after the water meter and/or meter reading device is removed by a qualified City employee and is returned to the superintendent of public works in satisfactory, working condition.

Weights and measures, sealing. The following fees shall be charged for sealing weights and measures:

	Service	Fee
A.	Scale with capacity over 10,000 lbs.	\$50.00
B.	Scale with capacity of 5—10,000 lbs.	30.00
C.	Scale with capacity of 1—5,000 lbs.	20.00
D.	Scale with capacity of 100—1,000 lbs.	10.00

- E. Scales/balances of 10—100 lbs. capacity 6.00
- F. Scales/balances under 10 lbs. capacity 5.00
- G. Liquid measure, capacity of more than one gallon and measures on pumps 2.00
- H. Liquid measuring meter, 1/2—1 in. diameter 5.00
- I. Liquid measuring meter, over 1 in. diameter:
 - 1. Vehicle tank, pump 16.00
 - 2. Vehicle tank, gravity 20.00
 - 3. Bulk storage 40.00
 - 4. Bulk storage with cert. prover 20.00
- J. Taximeter 8.00
- K. Device to determine length or area 5.00
- L. Milk bottle or jar 8.00
- M. Vehicle tanks used in sale of commodities by liquid measure, per 100 gallons 5.00
- N. Separate tanks, same vehicle, each 5.00
- O. All other weights and measures 1.00

Welding and cutting operations. See Fire prevention permits.

Wetlands projects.

A. Rules.

1. Permit fees are payable at the time of application and are nonrefundable.
2. Permit fees shall be calculated by this department as per the schedule in subsection B.
3. City, county, state or federal projects are exempt from fees.
4. No fee is charged for Requests of Determination under the law or extensions of Orders of Condition.
5. Failure to comply with the law after official notification shall result in fees twice those normally assessed.

B. Fees.

1. Wetlands hearing, twenty-five dollars;
2. Multiple dwelling units, twenty-five dollars per dwelling unit;
3. Commercial and industrial projects, twenty-five dollars plus ten dollars per ten thousand dollars of established general construction cost over one hundred thousand dollars.

Wood alcohol handling license. The fee for a wood alcohol handling license under Section 303B, Chapter 94, General Laws, is five dollars.

Zoning amendment application. The fee of the city clerk for the filing of a zoning amendment application under Section 5, Chapter 40A, General Laws, and Chapter 17.56 of this revision, shall be one hundred and eighty hundred dollars plus all actual costs of the hearing.

Zoning appeal. See Appeal to board of appeals under zoning law.

Zoning permit application, special. The fee of the city clerk for the filing of a special zoning permit application under Chapter 40A, General Laws, and Chapters 17.48 and 17.52 of this revision, shall be four hundred dollars plus all actual costs of the hearing.

(Prior code §§ 2-8, 5-1 (part), 5-2 (part), 7-28, 7-29, 9-2 (part), 9-12 (part), 10-3 (part), 11-17 (part), 12-88

(part), 14-4 (part), 16-4 (part), 17-5A, 17-8 (part), 17-8B (part), 17-8C (part), 19-7 (part), 19-11 (part),

Ch. 23; C.O. 78-120 (part); C.O. 78-195 (part); C.O. 81-140 § 1; C.O. 81-182 § 1 (part); C.O. 81-293(b)

(part); C.O. 81-293(a); C.O. 81-293; C.O. 82-124 § 3 (part); C.O. 82-273; C.O. 83-3

§§ 17-5(X)(4)(b)(part), 17-8(H) (part); C.O. 83-329; C.O. 83-52 §§ 39, 48 (part), 52, 53 (part), 55 (part),

56 (part), 60 (Art. III §3 (part)), 68, 70 (part), 75 (part), 82 (part); C.O. 83-7; C.O. 85-4 §§ 17, 18; C.O.

86-116 § 1, 18; C.O. 92-176; C.O. 93-122 § 1; T.C.R. 2000-11 § 1; C.O. 11-348, § 2, 12/19/2011; C.O.

12-006, § 2, 6/4/2012; C.O. 12-225, § 2, 10/15/2012; T.C.R. 2015-03, § 4, 5/21/2015; C.O. 18-133, II,

§§ 1, 2, 5/7/2018; T.C.R. 2018-21A, § 3, 8/9/2019; T.C.R. 2019-22, § 3, 4/25/2019; T.C.R. 2021-04,

§§ 1, 2, 1/7/2021; C.O. 20-370, § 3, 6/14/2021; T.C.R. 2022-19, 8/18/2022)



CITY OF REVERE

Patrick M. Keefe Jr.
Mayor

April 17, 2025

The Honorable Revere City Council
Revere City Hall
281 Broadway
Revere, MA 02151

Dear members of the Honorable Revere City Council,

I write to inform you of my appointment of Judith Gosselin to the Affordable Housing Trust Fund Board in accordance with Revere Ordinance Chapter 2.90 and MGL Chapter 44 Section 55C. I am appointing Judith to a two-year term, effective the date of the oath of office.

Judith is a very involved resident both personally and professionally and has a wealth of knowledge to bring to this board from her experience in the real estate world. She will be an exceptional addition to the AHTFB.

Regards,



Patrick M. Keefe Jr.

Attachment: Judith Gosselin AHTFB Signed Letter (25-142 : Appointment of Judith Gosselin to the AHTFB)

PROFESSIONAL HIGHLIGHTS

- Operations professional experienced in identifying and implementing effective revenue generating solutions
- Effective leader and communicator successful at establishing award winning teams attaining excellence in service and customer care experiences.
- Strong work ethic in managing demanding deliverables, executing on time while exceeding expectations

WORK EXPERIENCE

William Raveis Real Estate – Andover MA, REALTOR® September 2023-Current

- Team member on Deborah Lucci Team
- Successfully establishing sphere of new business on North Shore of Boston

Coldwell Banker Realty – Andover MA, REALTOR® June 2020 – September 2023

- Awarded 2020 Bronze Top Individual Producer by Northeast Assoc of Realtors
- Received Designations for Seniors Real Estate Specialist (SRES) and Resort & Second Home Specialist (RSPS)
- Completed the following certifications - AHWD – At Home with Diversity, CNHS – Certified New Home Specialist, PSA – Pricing Strategies: Mastering the CMA, RCC – Residential Construction Certification, SFR – Short Sale & Foreclosure Resource

Revolutionary Clinics, Inc. Somerville, MA

Medical Marijuana General Manager September 2017 – June 2020

- Responsible for all medical marijuana dispensary operations to adhere to stringent State compliance.
- Awarded #1 Medical Dispensary in New England at New England Cannabis Convention for 2018
- Elected BOD member on first, nonprofit Veterans organization to raise awareness of veterans and medicinal cannabis use, support research to inform policy, and drive advocacy on behalf of veterans to receive benefits and coverage for their alternative treatment.
- Consistently exceeded revenue goals with 5-star customer satisfaction ratings while maintaining highest rate of employee retention compared to competitors.
- Serviced 11% of active MA medical patients within 10 months of operation
- Developed partnerships with doctors, community, media and in-store events to stimulate cannabis education and awareness of services and products.

Private Elder & End of Life Care Support, MA & NH January 2007 – December 2019

- Identified, established and provided support of critical services for individuals with limited access to resources
- Engaged medical guidance to assist with significant diabetes, heart and skin/brain cancer ailments
- Managed prescription ordering and dispensing to ensure accuracy and monitoring of symptoms for chronic care
- Trained to provide wound care for diabetic and skin cancer treatments

J.A.G & Company LLC, Private Investigator, Computer Forensics January 2004 – October 2017

- Consulted, preserved and analyzed hard drive and mobile device data for court, business and personal purposes
- Destroyed and forensically validated data destruction methodologies to Federal/State security requirements.
- Engaged with private entities for national/international research and investigative services.

Hewlett Packard (HP) Corporation, Andover, MA, Program Management September 2001- August 2004

Digital Equipment, Compaq Computer Corporation Supply Chain Operations January 1981-September 2001

- Identified, defined, and implemented profitable world-wide multi-year, multi-million-dollar custom service solutions for Fortune 100 clients.
- Managed client management and technical solutions teams attaining Customer Satisfaction and Operational Excellence Awards
- Responsible for disposition of EOL products for Digital Business Units and Corporate Accounts.
- Authored white paper that resulted in Compaq winning the North America Supply Chain Operational Excellence Award as well as the Global Excellence Award

EDUCATION Northeastern University, Boston, MA BSBA Management
 Licensed Realtor in MA and NH

Attachment: Revere_AHTF_Application (1) (25-142 : Appointment of Judith Gosselin to the AHTFB)