



City of Fall River Massachusetts
Office of the City Clerk

RECEIVED

2015 JAN 13 P 4:47

CITY CLERK _____
FALL RIVER, MA

ALISON M. BOUCHARD
CITY CLERK

CITY COUNCIL MEETING DATE: JANUARY 13, 2015

ITEMS FILED AFTER THE AGENDA WAS PREPARED:

INÊS LEITE
ASSISTANT CITY CLERK

PRIORITY COMMUNICATIONS

- *Mayor and resolution in support of PARC grant
- *Mayor and proposed ordinance re personnel amendments

CITATIONS

Joseph Rodrigues – 85th birthday

COMMUNICATIONS – INVITATIONS – PETITIONS

- *Mass Development re revenue bond for Ships Cove Preservation Partners Ltd. Partnership
- Tallage LLC re MMA Trade Show
- Planning Board Minutes – November 13, 2014
- Planning Board Minutes – December 4, 2014



City of Fall River
Massachusetts
Office of the Mayor

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2015 JAN 13 P 4:00

CITY CLERK _____
FALL RIVER, MA

C. SAMUEL SUTTER
Mayor

January 13, 2015

Honorable Members of the City Council
One Government Center
Fall River, MA 02722

RE: PARC Grant

Mr. President and Members of the Honorable Council:

As you are aware, the City of Fall River has been awarded a \$264,691 grant to make improvements to five City parks-Abbott Court, Kennedy Park, Maplewood Park, North Park, and Ruggles Park-which will include installation of new basketball courts in each of these parks. After reviewing the grant and recognizing both the need and opportunity this grant presents, I respectfully request the City Council's acceptance of this grant.

The Council's approval of the attached Resolution will allow the City to move forward with the execution of the grant contract as required by the Executive Office of Energy and Environmental Affairs. By approving this Resolution, the Administration will be able to comply with the State's deadline for contract execution.

Thank you for your timely approval.

C. Samuel Sutter, Mayor

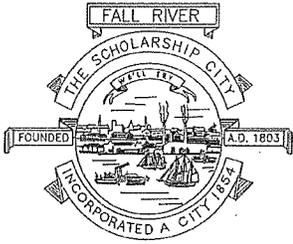
PARC Park Development Project – City Council Resolution

A RESOLUTION TO FILE AND ACCEPT GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE PARKLAND ACQUISITIONS AND RENOVATIONS FOR COMMUNITIES PROGRAM FOR IMPROVEMENTS TO THE FOLLOWING FIVE CITY PARKS: ABBOTT COURT, KENNEDY PARK, MAPLEWOOD PARK, NORTH PARK, AND RUGGLES PARK

- Whereas: The Five Parks are by and far community-wide assets and the preservation and improvements to these facilities are a City priority as evidenced in the most recent Open Space and Recreation Plan; and
- Whereas: The Five Parks are dedicated to park and recreation purposes under M.G.L. Chapter 45, Section 14; and
- Whereas: The Parks' renovations, guided in principal by the Master Plan, will greatly enhance these facilities with improved recreational areas; and
- Whereas: The main focus of the Plan's Natural Resources, Open Space, and Recreation element is to improve Fall River's open space and opportunities for recreation. This overall cost and fiscal budget constraints prevented the City from proceeding forward with implementation of the project; and
- Whereas: The project was to be implemented over time, by priority as fiscal resources were available, with the intention of securing grant funding, when and if available, to assist in this effort; and
- Whereas: The Executive Office of Energy and Environmental Affairs (EEA) is offering reimbursable grants to cities and towns to support the preservation and restoration of urban parks through the Parkland Acquisitions and Renovations for Communities grant program (301 CMR 5.00); and
- Whereas: The Fall River Parks Project will cost a total of \$378,130 (Three Hundred Seventy Eight Thousand One Hundred Thirty Dollars). The City will allocate \$378,130 for the Fall River Parks Project.

NOW, THEREFORE, BE IT

1. That the City Administrator be and is hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs; and
2. That the City Administrator be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the Community Maintenance Department; and
3. That this resolution shall take effect upon passage.



**City of Fall River
Massachusetts
Office of the Mayor**

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2015 JAN 13 P 4: 34

C. SAMUEL SUTTER
Mayor

CITY CLERK _____
FALL RIVER, MA

January 13, 2015

Honorable Members of the City Council
One Government Center
Fall River, MA 02722

RE: Proposed Personnel Amendments

Mr. President and Members of the Honorable Council:

Please be advised that I am requesting that two new positions be added to the Office of the Mayor of Fall River. These two staffing positions are necessary in order to reorganize the Mayor's Office to deal with the serious financial and management issues which our Transition team is finding in City Government. I would request that the Council authorize the above positions and salaries so we can have a strong new leadership team in place to implement the critical changes that will be necessary going forward.

JOB-TITLE	SALARY
Chief of Operations	\$70,000.00
Special Assistant to the Mayor	\$45,000.00

Thank you for your approval in this regard.

C. Samuel Sutter, Mayor

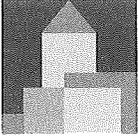
City of Fall River, *In City Council*

BE IT ORDAINED by the City Council of the City of Fall River, as follows:

That Chapter 50 of the Revised Ordinances of the City Fall River, Massachusetts, 1999, which chapter relates to Personnel, be amended as follows:

by inserting in Section 50-301, which section relates to Salary schedules generally, in proper alphabetical order, the following:

Chief of Operations	\$70,000
Special Assistant to the Mayor	\$45,000



MASSDEVELOPMENT

RECEIVED

2015 JAN 12 A 11: 37

99 High Street
Boston, Massachusetts
02110

Tel: 617-330-2000
800-445-8030

Fax: 617-330-2001

www.massdevelopment.com

January 6, 2015

City Council
City of Fall River
One Government Center
Fall River, MA 02722

CITY CLERK _____
FALL RIVER, MA

Dear Members of the Council:

On December 11, 2014, the Massachusetts Development Finance Agency gave preliminary approval to issue a revenue bond on behalf of Ships Cove Preservation Partners Limited Partnership. The proposed project would be located in Fall River, Massachusetts at the address listed on the attached summary included for your information. The bond would be issued pursuant to Chapter 23G and 40D of the General Laws.

The Agency's policy is to advise the appropriate local and regional planning agencies to ascertain the relationship of a proposed project to any existing state, local or regional comprehensive plan.

The purpose of this letter is to notify you of the project and to request that you advise in the event that the proposed project conflicts with an existing local or regional comprehensive plan. If you would like further information on the project, or if you would like the Agency to consider any comments you may have, please give me a call.

Sincerely,

Anthony Fracasso
Senior Vice President

Enclosure: Summary

cc: Bowditch & Dewey, LLP
One International Place
Boston, MA 02110
Attn: Jane V. Hawkes, Esq.

AF/jck

SHIPS COVE PRESERVATION PARTNERS LIMITED PARTNERSHIP

REQUEST: To assist the applicant in financing an affordable housing project, approval of the proposed project for a MassDevelopment tax-exempt bond issue is requested.

This project will need an allocation of state volume cap from the Executive Office for Administration & Finance.

The amount of volume cap to be allocated to the project and the amount of bonds to be issued on a tax-exempt basis will be determined based on availability and a final review of the project.

BOARD ACTION: Make the statutory findings and approve the resolution authorizing Official Action for a MassDevelopment Tax-Exempt Bond.

<u>BORROWER:</u>	<u>Borrower:</u>	<u>User(s):</u>
	Ships Cove Preservation Partners Limited Partnership 122 East 122 nd Street, STE 3500 New York, NY 10168 (together, with any parent, subsidiary, or other affiliate)	Same

PROJECT LOCATIONS: 130 Canal Street
Fall River, MA 02721

PROJECT: The proposed project involves the acquisition and renovation of Ships Cove Apartments, a 201 unit, 18 story senior rental housing facility located in Fall River. Ships Cove consists of 103 one-bedroom units and 98 two-bedroom units. Approximately 80% of the units are covered by a Project Based Section 8 Housing Assistance Payment Contract. All units are rented to households earning no more than 60% of the area median income.

Planned renovations include fire alarm replacement, replace electric baseboard heating, replace main electric switch gear and associated transformer, replace section of cast iron waste pipe system, replace emergency generator, building exterior repairs, rooftop exhaust fan replacement, duct system repairs, improvements to emergency stairwells, miscellaneous utility conservation measures, and accessibility improvements.

The proposed financing will result in a 30 year term of affordability for Ships Cove.

GUIDELINE ISSUES: None

BOND AMOUNT: \$13,000,000

EMPLOYMENT:

Current employment at project site: 5
Borrower projected new employment at site: 0
MDFA calculated new construction jobs: 44

SPONSOR:

Ships Cove Apartments is sponsored by The NHP Foundation (NHPF), a non-profit. Founded in 1989, NHPF has worked to preserve 60 multi-family properties totaling 11,174 units. NHPF has earned a reputation for solid accomplishments in providing clean, safe affordable housing for low-to-moderate income families and seniors, as well as for its extensive and creative resident services program.

Its recent accomplishments include the creation of a \$50 million equity fund for the acquisition of property to be redeveloped as tax credit properties within a two year time commitment. NHPF expects to acquire up to \$200 million worth of property along with its joint venture partner Urban Atlantic. NHPF is also expanding its new Affiliates Program, which provides small non-profits the resources to remain active and to preserve their portfolios.

PUBLIC PURPOSE
BENEFIT:

The proposed project will upgrade and improve 201 units of affordable senior housing in Fall River, a Gateway City.

PRINCIPAL:

Richard Burns, Chief Executive Officer

SOURCES & USES:

Sources:

Total: \$25,858,801

Uses:

Total: \$25,858,801

The MassDevelopment bond issues will be paid down to a permanent balance of approximately \$10.9 million after renovations are complete through additional federal low income housing tax credit equity totaling approximately \$2.1 million.