



# CITY OF FALL RIVER, MASSACHUSETTS

## CITY COUNCIL

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2017 AUG 21 P 2:50

COLLEEN A. TAYLOR  
CLERK OF COMMITTEES

CITY CLERK  
INES LEBLANC, MA  
ASSISTANT CLERK OF COMMITTEES

August 21, 2017

Dear Councilor:

A meeting of the City Council Committee on Ordinances and Legislation has been scheduled for Monday, August 28, 2017 at 5:30 p.m. in the Council Chamber, One Government Center, to discuss the following items:

1. Proposed Ordinance – Traffic, Handicapped Parking (ref. 8/15/17)
2. Proposed Ordinance – Traffic, miscellaneous (ref. 8/15/17)
3. Communication from Mayor and Housing Development Incentive Program (HDIP) Establishment of a proposed South End Market Rate Housing Zone (ref. 6/13/17)
4. Communication from Mayor and proposed ordinance re: personnel title and wage change for Director of Emergency Medical Services (ref. 6/27/17)
5. Communication from Mayor and proposed ordinance re: personnel title and wage change for Chairman of Board of Election Commissioner (ref. 6/27/17)
6. Communication from Mayor and proposed ordinance re: personnel title and wage change for City Council Principal Clerk (ref. 6/27/17)
7. Resolution requesting review of all board and commissions (ref. 12/27/16)
8. Resolution requesting no stipends be granted without City Council approval (ref. 6/27/17)
9. Resolution – travel expenses in excess of \$1,000.00 be approved by the City Council (ref. 7/11/17)

It is respectfully requested that you attend this meeting.

Very truly yours,

Colleen A. Taylor  
Clerk of Committees

**Committee Members:**

C. Ponte, Chr.  
J. Camara  
P. Laliberte-Lebeau  
S. Long  
L. Pereira

ADA Coordinator:

Gary P. Howayeck, Esq. 508-324-2650

# City of Fall River, *In City Council*

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

That Chapter 70 of the Revised Ordinances of the City of Fall River, Massachusetts, 1999, which chapter relates to traffic be amended as follows:

By inserting in Section 70-387, which section relates to handicapped parking, in proper alphabetical order the following:

Barnes Street, north side, starting at a point 448 feet west of County Street, for a distance of 20 feet westerly

Dover Street, north side, starting at a point 84 feet west of Lonsdale Street, for a distance of 20 feet westerly

Hunter Street, west side, starting at a point 75 feet north of William Street, for a distance of 20 feet northerly

Kellogg Street, east side, starting at a point 33 feet north of Hamlet Street, for a distance of 20 feet northerly

Rodman Street, west side, starting at a point 203 feet north of Warren Street, for a distance of 20 feet northerly

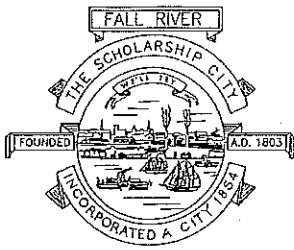
Whipple Street, east side, starting at a point 477 feet south of Cottage Street, for a distance of 20 feet southerly

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

That Chapter 70 of the Revised Ordinances of the City of Fall River, Massachusetts, 1999, which chapter relates to traffic be amended as follows:

By striking out in Section 70-387, which section relates to handicapped parking the following:

- Barnes Street, north side, starting at a point 319 feet east of County Street, for a distance of 20 feet easterly
- Charles Street, south side, starting at a point 190 feet west of Bowen Street, for a distance of 20 feet westerly
- Cook Street, west side, starting at a point 70 feet south of Hamlet Street, for a distance of 25 feet southerly
- Globe Street, north side, starting at a point 435 feet east of Chace Street, for a distance of 20 feet easterly
- Merchant Street, north side, starting at a point 49 feet west of Eighteenth Street, for a distance of 20 feet westerly
- North Main Street, east side, starting at a point 55 feet south of Jones Street, for a distance of 20 feet southerly
- Park Street, north side, starting at a point 148 feet east of South Main Street, for a distance of 20 feet easterly
- Pleasant Street, north side, starting at a point 145 feet east of Barlow Street, for a distance of 20 feet easterly
- Pulaski Street, west side, starting at a point 77 feet south of Buffinton Street, for a distance of 20 feet southerly
- Rodman Street, west side, starting at a point 65 feet south of Grinnell Street, for a distance of 20 feet southerly
- Wilbur Street, west side, starting at a point 81 feet north of Globe Street, for a distance of 20 feet northerly



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

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CITY CLERK  
FALL RIVER, MA

**JASIEL F. CORREIA II**  
Mayor

June 8, 2017

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

Honorable Council Members:

As the Administration continues its efforts toward private, redevelopment of the King Philip Mill site, the Housing Development Incentive Program (HDIP) has been identified as an incentive tool ideally suited to redevelopment of the complex for market rate housing. Creation of a South End Market Rate Housing Zone, much like previously approved HDIP zones in our waterfront and downtown districts, will provide tax incentives capable of making some of our most challenging properties financially viable.

The creation of the South End Market Rate Housing Zone will enable this Brownfield site to be redeveloped and the King Philip Mill to be repurposed for market rate housing and supporting amenities, as needed. The South End neighbors have waited many years for this property to become an asset to their neighborhood. This incentive program will help to facilitate this goal.

As this HDIP is an economic development tool, you will be receiving, under separate cover, a proposed zoning change to allow for market rate housing on this site. Your review and approval of the attached proposal is respectfully requested.

Best Regards,

Jasiel F. Correia II  
Mayor

CITY OF FALL RIVER  
IN CITY COUNCIL  
JUN 13 2017

*referred to the Committee  
Ordinance and Legislation  
a schedule public  
hearing*

One Government Center • Fall River, MA 02722  
TEL (508) 324-2600 • FAX (508) 324-2626 • EMAIL [mayor@fallriverma.org](mailto:mayor@fallriverma.org)

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**CITY OF FALL  
RIVER**

**HOUSING DEVELOPMENT  
INCENTIVE PROGRAM**

**SOUTH END MARKET RATE  
HOUSING ZONE  
AND  
PLAN APPLICATION**

PREPARED BY:  
CITY OF FALL RIVER  
JUNE 2017

COVER SHEET

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§ Applicant Municipality: City of Fall River

§ Contact Person for Application and HD Zone Plan:

Cathy Ann Viveiros  
City Administrator  
City of Fall River  
One Government Center  
Fall River, MA 02722  
(508) 324-2600 - tel., (508) 324-2626 – fax  
[cviveiros@fallriverma.org](mailto:cviveiros@fallriverma.org)

§ Authorized Officers Designated to Execute HD Tax Increment Exemption Agreements:

The Honorable Jasiel F. Correia, II  
Mayor, City of Fall River  
One Government Center  
Fall River, MA 02722-7700  
(508) 324-2600 - tel., (508) 324-2626 – fax  
[mayor@fallriverma.org](mailto:mayor@fallriverma.org)

OR

Tax Increment Financing Board  
Hon. Jasiel F. Correia, II, Chairman  
One Government Center  
Fall River, MA 02722  
Tel: 508-324-2600

AND

Fall River City Council  
Shawn Cadime, President  
One Government Center  
Fall River, MA 02722  
Tel: 508-324-2233

By the signature below, I certify that an area that the proposed Application for Housing Development Zone Designation meets the requirements of 760 CMR 66.00 and was approved by the Fall River City Council on XXXXX.

\_\_\_\_\_  
Jasiel F. Correia, II  
Mayor, City of Fall River

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**EVIDENCE OF PUBLIC HEARING - SECTION 66.03(2)**

The proposed South End Market Rate Housing Zone (HD Zone) and Housing Development Zone Plan (HD Zone Plan) was put forth before the Fall River City Council, consistent with the regulations of the Housing Development Incentive Program (HDIP), at its July 2017 meeting. Prior to this meeting the HD Zone was brought before the City Council Committee on Ordinances and Legislation. A public hearing on the matter was held on \_\_\_\_\_ at 6:00pm. Attachment A includes copies of the required newspaper notices which were published in the Herald News in each of two successive weeks, the last publication being held at least three days prior to the public hearing. The Council Committee referred the proposed HD Zone and the proposed HD Zone Plan back to the full City Council with a recommendation to approve all orders.

Attachment B includes a copy of the minutes of the public hearing.



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**CITY OF FALL RIVER**

Minutes

The Fall River City Council hereby provides the attached resolution in lieu of Minutes.

City Council Resolution

RESOLUTION OF LOCAL GOVERNING BODY APPROVING THE ESTABLISHMENT OF A HOUSING DEVELOPMENT ZONE AND THE FILING OF AN APPLICATION WITH THE MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REQUESTING APPROVAL ON A HOUSING DEVELOPMENT ZONE AND PLAN

WHEREAS, the attached South End Market Rate Housing Zone for Fall River was ordained by the City Council on July \_\_\_\_ 2017 and approved by the Mayor on July \_\_\_\_ 2017; and

WHEREAS, the Housing Development Zone is established as illustrated on the attached Map, which is hereby made a part of this Resolution; and

WHEREAS, the Mayor is hereby authorized to submit the Housing Development Zone Plan and Map to the Massachusetts Department of Housing and Community Development; and

WHEREAS, the Mayor is authorized to act in connection with the submittal of the Plan and to provide such additional information as may be required by the Massachusetts Department of Housing and Community Development; and

WHEREAS, the Mayor and the Tax Increment Financing Board, subject to City Council approval, are hereby authorized to negotiate tax increment exemptions from property taxes for a period not to exceed twenty (20) years for projects that meet the guidelines set forth under M.G.L. Chapter 40V and the regulations set forth at 760 CMR 66.00; and

NOW THEREFORE, BE IT RESOLVED BY THE FALL RIVER CITY COUNCIL THAT:  
the local governing body does hereby authorize the Mayor to submit an application to the Massachusetts Department of Housing and Community Development requesting approval of the South End Market Rate Housing Zone and Plan and also authorizes the Mayor to do all the things necessary to comply with the statutory and regulatory guidelines governing the Housing Development Zone and Plan.

## Approving the Tax Increment Exemption Agreement

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### **Executive Summary**

The name of the City's proposed HD Zone is the South End Market Rate Housing Zone. The proposed zone is located in the South End of Fall River and is in close proximity to the previously established Central Market Rate Housing Incentive Zone. The South End Market Rate Housing Zone includes vacant mill buildings that were acquired by the City of Fall River as Tax Possessions and that have received interest from developers. The objectives of the Housing Development Zone Plan is to increase residential growth, expand the diversity of housing stock, support economic development, and promote neighborhood stabilization.

There is a clear need for multi-unit market rate housing in the proposed South End Market Rate Housing Zone and there are several development activities, public and private, proposed for the South End Market Rate Housing Zone.

King Philip Mill, a historic mill complex, was converted to commercial space upon closure of the mill, but has recently received federal, state and local attention following its designation as a Brownfield site. Remediation is underway and upon completion the site is expected to be used as a mixed use commercial, residential, and recreational site.

Cook Pond, a large fresh water pond, is currently used for recreational boating purposes. The City is presently in the midst of a planning process that will create a multi-use shared path around Cook Pond that will greatly expand the potential recreational activities around the pond and increase public access to the pond.

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## **HOUSING DEVELOPMENT ZONE - SECTION 66.04(1)**

The South End Market Rate Housing Zone includes three large, vacant mill properties in the midst of an otherwise multi-family residential neighborhood. As outlined in the Executive Summary above the South End Market Rate Housing Zone has become a development priority of the City of Fall River due to the acquisition of the King Philip Mills Complex as a Tax Possession. The City has expended federal and state environmental assessment grant funds on the King Philip Mills Complex and has expended other municipal funds to facilitate a planning process that has included significant public input. This South End Market Rate Housing Zone has a great potential for housing and commercial or mixed-use development.

The proposed South End Market Rate Housing Zone is appropriately located to support the objectives of the Housing Development Zone Plan. Promoting the underutilized potential in the City allows the City to demonstrate that it intends to support new housing units, new businesses that will cater to these new residents and provide employment opportunities, and the stabilization of the neighborhoods where this investment is most needed. Lastly, with the bounty of underutilized mills within the zone there is a strong focus on repurposing these historic structures.

There is sufficient likelihood that market rate housing units will be developed in the HDIP Zone as outlined. In the South End Market Rate Housing Zone we have seen a strong interest from developers to purchase the vacant underutilized mills for market rate housing units. Unfortunately, the lack of incentives as they relate the conversion of these buildings has been an obstacle to selling and converting the properties. Based on the development needs within the City it is without doubt that the HDIP Zone will be utilized by investors and help create much needed market rate housing.

## HOUSING DEVELOPMENT ZONE PLAN - SECTION 66.04(2)

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### *Objectives of the HD Zone Plan - Section 66.04(2)(a)*

The objectives of the Housing Development Zone Plan are to increase residential growth, expand the diversity of housing stock, support economic development, and promote neighborhood stabilization. Fall River has seen its South End transformed from a vibrant mill community to one of vacant mills with an upsurge in retail and restaurant development. It is still in a state of transformation and is now becoming a center of economic activity that is anchored by a number of restaurants and retail venues.

While investors have strongly utilized the South End for commercial uses it is now clear the next step is to accommodate market rate housing for individuals looking to reside in this desirable area of the City. Similarly, with the large inventory of mill space available, market rate housing within these structures is a viable option to bring these structures to use once again. The mill buildings provide the framework for market rate housing with features desirable to developers and users alike. The mill buildings offer high ceilings, large windows for natural light, open areas for easy development and plentiful parking. The objective is to take these underutilized, historic structures and capitalize on their natural features while fulfilling a market need.

The City will use the HD Zone to encourage developers to incorporate a residential sales and/or rental structure that will be affordable to a wide range of City residents, from its workforce to retirees and second homeowners who come to the City to experience its cultural destinations.

Fall River has experienced a resurgence of new businesses seeking to move to the City and cultural attractions which will accommodate these new and existing residents, people employed in the City and visitors. The creation of market rate units in the HD Zone will contribute considerably to the economic growth of south end businesses and business development throughout the City. The City will use the HD Zone to encourage a mix of uses within specific developments and on specific properties. The HD Zones will also be used to foster diverse opportunities and uses that will help create a vital and vibrant environment 24 hours a day and 7 days per week. An objective of the HDIP Zone is that new residents will create a vital and vibrant addition to the City's neighborhoods and promote the stability of the City's key regions.

It is anticipated that specific objectives for each of the goals described above will include the promotion of upper story housing development in south end buildings; the rehabilitation of historic buildings, including mills, and the generation of new tax revenue.

### *Public and Private Construction and Related Activities -*

The City's South End has become the economic hub of the City where many retail and commercial destinations are located. Establishments in close proximity to the zone include retail shops, restaurants, big box stores, and service establishments. While this region of the City handles a great deal of economic activity, the addition of market rate housing to the area will lead to further development and the attraction of new and different economic opportunities.

The City has worked closely with investors in an effort to repurpose retired mill buildings throughout the City, many of which are located in the City's South End.

Key investments within the HD Zones are as follows:

- King Philip Mill, a historic mill complex was converted to commercial space upon closure of the mill, but has recently received federal, state and local attention following its designation as a Brownfield site. Remediation is underway and upon completion the site is expected to be used as a mixed use commercial and recreational site.

City officials expect that improvements similar to those described above will continue with the adoption of the HD Zones and HD Zone Plan as developers take advantage of the tax incentives offered by the Commonwealth's Housing Development Incentive Program. Various developers have also approached the City to explore development opportunities for the City's underutilized mills in the South End; however, without the opportunity to utilize various incentives in the past the projects have not been financially feasible. We believe with the establishment of the South End Market Rate Housing Zone we will see a resurgence of interest in the underutilized properties within the zone for market rate housing purposes.

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***Information about Developer - Section 66.04(2)(b)***

Various developers have also approached the City to explore development opportunities for the City's underutilized mills and abandoned schools in the South End; however, without the opportunity to utilize various incentives in the past the projects have not been financially feasible. We believe with the establishment of the South End Market Rate Housing Zone we will see a resurgence of interest in the underutilized properties within the zone for market rate housing purposes.

The King Philip Mill located within the proposed HD Zone is currently undergoing contamination remediation and will likely become a retail, commercial and recreational destination.

***HD Projects - Section 66.04(2)(e)***

While there are no specific projects in the proposed zone currently, we expect a strong interest in developing the underutilized mill buildings within the proposed zone for market rate housing purposes.

***Market Rate Residential Units - Section 66.04(2)(f)***

According to the Citywide Fall River Housing Study performed by TDA Consulting for the Community Development Agency of the City of Fall River as part of its preparation of its Comprehensive Plan, the market rate for rental units in the City of Fall River was 130% of the median rental rate in the City. Based on information obtained through the planning processes conducted by the City regarding the King Philip Mills, the City believes that the market rental units to be developed in the South End Market Rate Housing Zone will be marketed and rented at monthly rates that are comparable to the market rate rents as discussed in the Fall River Housing Study.

Therefore, the City believes that the development of the South End Market Rate Plan Zone will increase residential growth, expand diversity in housing stock, support economic development and promote neighborhood stabilization by attracting wealthier households from the surrounding Census Tracts and towns.

***Timeline and Duration - Section 66.04(2)(g)***

The City of Fall River anticipates that its HD Zone and HD Zone Plan will be approved by the Commonwealth's Department of Housing and Community Development (DHCD) sometime during September/October 2017. The proposed Housing Development Zone Plan shall last for twenty years from the date of DHCD's approval of Fall River's Housing Development Zone Plan.

As mentioned previously, a number of underutilized mill buildings are located in the proposed HDIP Zone. Interest in the mill buildings is constant, but the HDIP program would surely bring much of this interest into tangible development projects. Several developers are looking at the properties currently and the HDIP program would be a valuable tool for the City as it tries to repurpose its mill and school inventory.

***Compliance with Fair Housing Obligations - Section 66.04 (2)(h)***

The City of Fall River will advance its affirmative fair housing obligations by the creation of the South End Market Rate Housing Zone. The City's 2010 Analysis of Impediments to Fair Housing (AI) was prepared for the Fall River Community Development Agency. The analysis of impediments is an exploration of housing related policies and practices in use in Fall River that inadvertently or deliberately prevent people from living where they choose.

The 2010 Analysis of Impediments found that one of the impediments to fair housing in Fall River was that there is a lack of developable land for housing purposes. With the saturation of the low-income housing market in Fall River and lack of developable land, the conversion of underutilized or abandoned buildings in the City would best accommodate market rate housing. The Housing Development Incentive Program would help to address the land availability issue. Creating both affordable and market rate housing throughout the City helps to create opportunities for all residents and to prevent pockets of the City from being segregated by income mix. A diverse mixed income community is a healthy vibrant community that has no trouble attracting new residents and maintaining the residents it already has in place.

One of the recommendations of the 2010 Analysis of Impediments was for the City to pursue strategies to address abandoned properties through demolition and/or redevelopment. The HDIP would further assist the City in achieving this goal by allowing the City to offer incentives to property owners who wish to renovate their property in compliance with the principals of smart growth. In the past, the City has had no incentives to offer to developers who wish to create market rate housing and has had to allow the market to dictate the feasibility of market rate units. However, there has been a strong demand for such units. With the lending market tightening and less funding through public programs, a local and state tax incentives will make a critical difference in creating market rate units within the City of Fall River. The Housing Development Program and Zone will be a helpful tool in advancing the fair housing goals of the City of Fall River.

***Compliance with Local Plans - Section 66.04(2)(1)***

The creation of a Housing Development Zone and participation in the Commonwealth's Housing Development Incentive Program conforms to recent City planning efforts. The City has implemented a master plan of which the main areas of interest are outlined below. As you can see the Housing Development Zones are in line with the master plan and the vision of moving the City forward.



**City of Fall River Master Plan:**

Purpose: The purpose of a master plan is to help a community articulate a desired future, take stock of its existing resources, and then outline steps to achieve the desired vision of the future. It is useful in helping to guide growth and development and to make decisions regarding the type of growth and the desired location of development. Public input is solicited in order to understand what residents, city officials, business owners and others envision for the future of their City. An inventory of the City’s resources is documented and then an implementation plan is developed that recommends a series of action steps necessary to implement the goals and vision. This document summarizes the vision and goals developed for the future of Fall River and then presents a detailed Implementation Plan that outlines action steps, responsible parties, and recommended timing.

Vision and Goals: The vision and goals summarizes the input of residents and the Steering Committee regarding the future of the City—what should be preserved, what should be changed what are major concerns, and what opportunities there are for improvements. The vision articulates a desired future. The goals identify more specific components of the vision and can be organized by the following themes:

Four Underlying Themes to Guide Fall River’s Future:

1. Neighborhood Stabilization

- Improve existing housing and streetscapes
- Provide services that support families, elderly, and at-risk youth
- Preserve historic buildings and landscapes
- Provide recreational opportunities
- Promote resident participation in developing and implementing neighborhood plans

2. Sustainability

- Encourage and invest in renewable energy and green building technologies
- Prepare students for participation in an active economy
- Provide viable transportation options that include convenient routes for walking and biking and affordable public transport
  - Adapt existing buildings (including mill buildings) to promote efficient use of existing resources

3. Economic Development

- Develop and market existing assets to attract tourism

- Emphasize and connect education and job training
  - Develop waterfront areas and downtown to diversify the economy
  - Market Fall River's advantages for targeted economic activities
4. City Character and Identity
- Preserve and enhance natural and historic resources
  - Promote appreciation of cultural and historic heritage
  - Inspire and promote pride in Fall River

Fall River's Master Plan Goals: The following goals were developed as a result of incorporating the input of Fall River residents, guidance from the Master Plan Steering Committee, and expertise from the consultant team. The goals are organized by Master Plan Elements. Some are necessarily overlapping and thus are referred to in more than one element.

1. Historic and Cultural Resources

- Develop and enhance Fall River as a tourist destination with an emphasis on the arts, culture, and history.
- Preserve the City's historic architecture.
- Continue to improve the physical appearance of Fall River, particularly visitors' first impressions including its entrances, historic downtown and Government Center area.
- Preserve, restore, reconstruct, and protect Fall River's cultural landscapes, including parks, cemeteries and boulevards.
- Broaden the inclusion of arts, cultural and historic resources in Fall River's public, charter, and parochial schools at all levels, K-12.
- Strengthen and improve the capacity of historical, arts and cultural institutions and organizations in the city.

2. Natural Resources, Open Space, and Recreation:

- Enhance the Southeastern Massachusetts Bioserve as a Watershed Protection District, as a recreational resource, and as a critical ecosystem.
- Protect and restore the natural resources, river ways, and greenways in urban Fall River and enhance the ecological, scenic, and passive recreation opportunities they provide.
- Revitalize the waterfront areas of Mount Hope Bay and the Taunton River.
- Restore Fall River's Park System.
- Enhance the quality and appeal of Fall River's streetscapes and neighborhoods.
- Expand recreational opportunities for Fall River residents. Revitalizing Fall River's extensive waterfront has emerged as a focus of the Master Plan. For example, the waterfront boardwalk from the Heritage State Park northward has become very popular and presents an

opportunity to extend it and connect it with other walkways. Waterfront revitalization goals include:

- Develop waterfront areas for additional public access and trails.
- Develop additional opportunities for public access to/from the water including exploration of a marina at the City Pier, private marinas, docks, and public moorings.
- Integrate natural resource considerations into waterfront renewal efforts to revitalize Fall River.
- Develop and implement a plan to restore the Quequechan River and its falls as a key element of the City’s revitalization.
- Recognize the importance of vistas, especially to the water, in development planning and site design.

3. Housing and Neighborhoods

- Increase neighborhood stability and commitment.
- Continue to improve, remodel and renew Fall River’s older housing units, including market and nonmarket-rate housing.
- Reduce non-market-rate housing rates to meet city needs.
- Attract more middle and upper income households to the City to get a better balance with low-income households.

4. Economic Development

- Continue to diversify the economic base of the City by emphasizing economic clusters for which it has relative advantages.
- Continue to market the City as a location for new and expanded industries.
- Identify leaders and themes that will be the ambassadors of Fall River.
- Protect, preserve, and further develop the “Working Waterfront” for economic activities.
- Reestablish the Downtown as an important commercial and activity center.
- Further develop the tourism industry in Fall River.
- Continue to upgrade the school based education and training programs.
- Expand the staff resources of the Office of Economic Development.

5. Circulation and Transportation

- Provide commuter rail service to the City of Fall River.
- Provide an efficient, equitable, and safe system for vehicular transportation.
- Improve signage and way-finding for all modes and interests.
- Improve pedestrian and bicycle access, circulation, and safety.

- Improve transit opportunities for residents and employees.
- Improve parking in Downtown and other central business districts.
- Use roadway upgrades as an opportunity to coordinate the aesthetics and appearance of the City.

6. Public Facilities and Services

- Expand Community Learning Centers (CLCs) throughout the City to meet the goals of providing education, social services, and other support to all residents.
- Continue to support efforts to integrate education, job training and language instruction for all ages, to provide additional support to youth before, during and after-school, and economic development plan.
- Expand programs aimed at reducing poverty and related issues including poor health, homelessness and substance abuse.
- Increase opportunities for obtaining grants.
- Address safety problems by providing intervention programs aimed at preventing gangs and crime and providing support and alternatives to youth.
- Address the need for accessible and inexpensive transportation especially for school children and youth.
- Continue to meet the needs of a growing senior population.
- Support families with children.
- Address energy saving and other concerns regarding a sustainable future.
- Use local resources for renewable energy to decrease dependence on fossil fuels and to generate jobs.

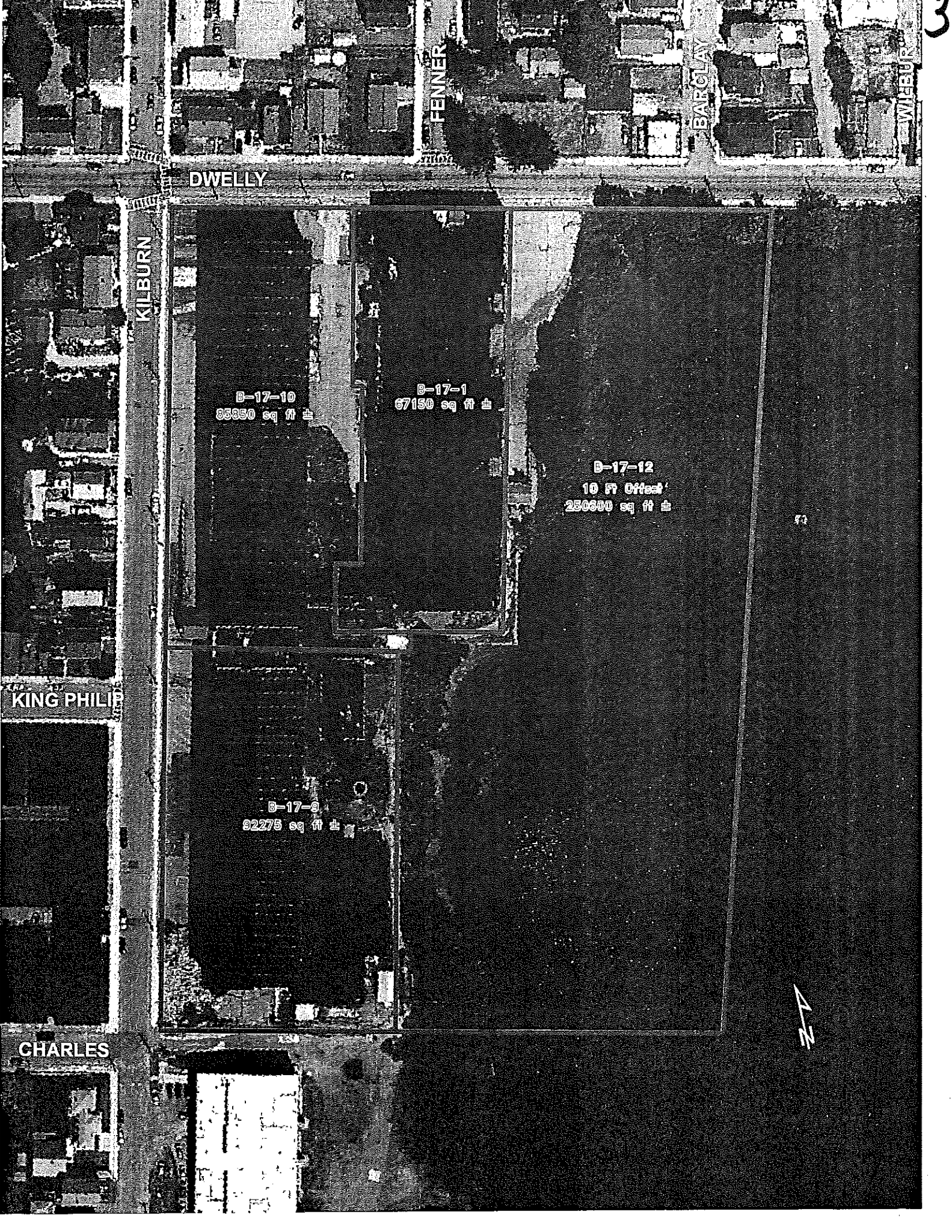
7. Utilities and Infrastructure

- Continue to maintain high standards for the water system in order to ensure access and quality of water supply.
- Continue to upgrade and expand sewer capacity and services to existing users and to support additional development.
- Upgrade utilities and infrastructure in a cost-efficient and functional way.
- Provide state-of-the-art communication systems.

8. Land Use

- Develop more mixed-use housing (with commercial activities) to increase the vitality of key areas and provide a larger market for adaptive reuse of buildings, especially mills, and other mixed use areas.
- Amend zoning regulations and administration to facilitate master plan goals.

Based on the outline above it is clear the goals of the City are aligned with the objectives of the South End Market Rate Housing Zone with focuses on improving quality of life for Fall River citizens and broadening the City's population to include more financially viable families.



FENNER

BARCLAY

WILBUR

DWELLY

KILBURN

KING PHILIP

CHARLES

B-17-10  
85350 sq ft ±

B-17-1  
67150 sq ft ±

B-17-12  
10 ft Offset  
250640 sq ft ±

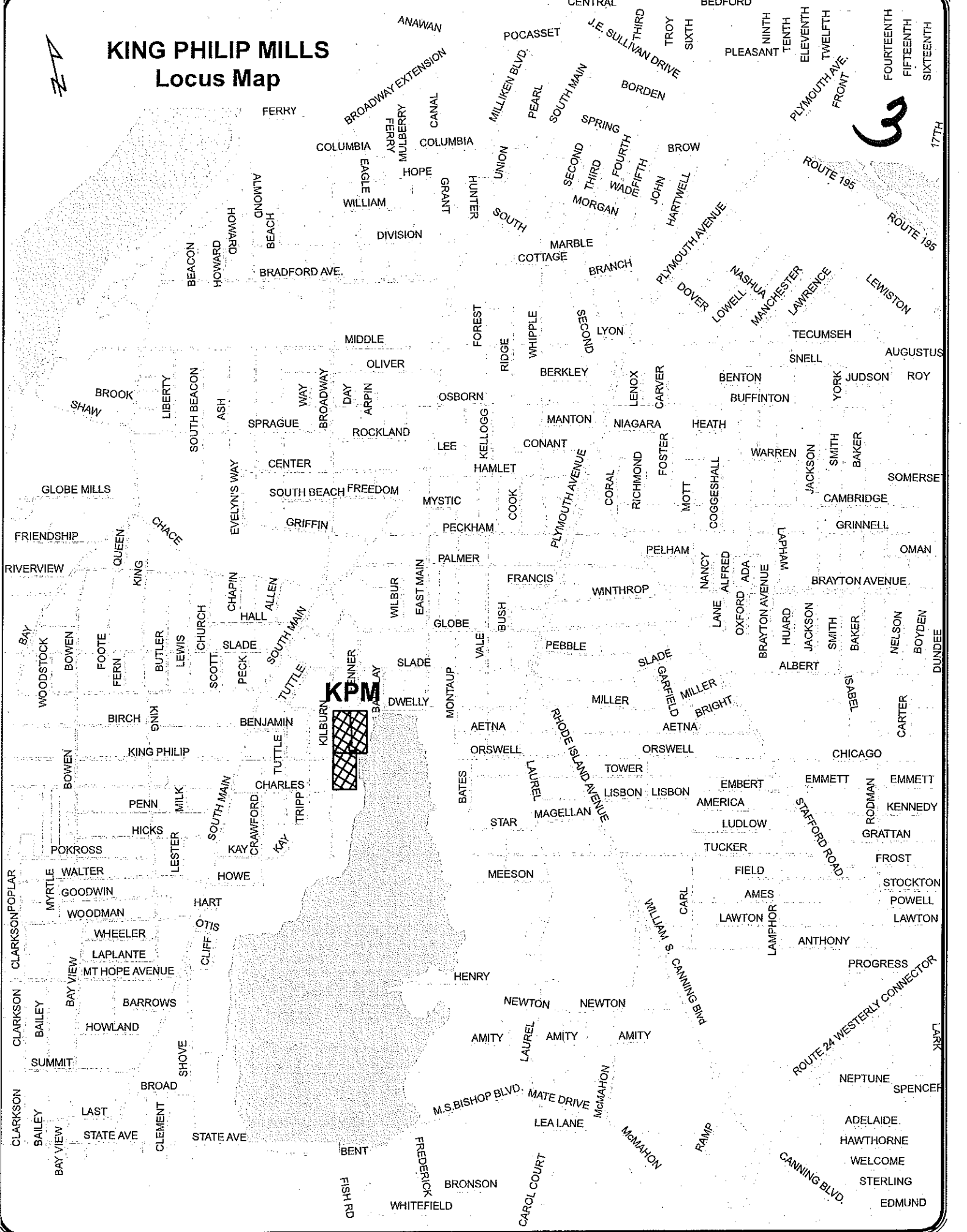
B-17-9  
92275 sq ft ±

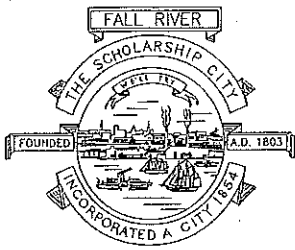


# KING PHILIP MILLS Locus Map



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City of Fall River  
Massachusetts  
Office of the Mayor

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RECEIVED

2017 JUN -8 P 2:33

JASIEL F. CORREIA II  
Mayor

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

June 7, 2017

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

Dear Honorable Council Members:

Please find attached a personnel title and rate change for the Director of Emergency Medical Service which I will be proposing in the fiscal 2018 budget.

Your approval of these ordinance modification is respectfully requested.

My staff and the Director of Financial Services are available to answer any questions or concerns that you may have.

Respectfully,

Jasiel F. Correia II  
Mayor

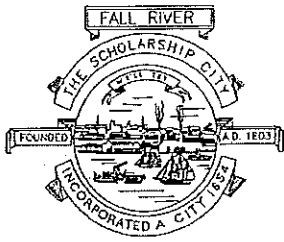
Enclosure

CITY OF FALL RIVER  
IN CITY COUNCIL

JUN 13 2017

*Referred to the Committee  
on Ordinances and Legislation  
(Cs. President Adamic opposed)*





**City of Fall River**  
**Massachusetts**  
Fire Department Headquarters  
Office of the Fire Chief

4

**JASIEL F. CORREIA II**  
*Mayor*

**JOHN D. LYNCH**  
*Fire Chief*

June 6, 2017

Mayor Jasiel F. Correia II  
City of Fall River  
One Government Center  
Fall River, MA 02722

Dear Mayor Correia:

I respectfully request that EMS Director Tim Oliveira be given a formal contract of hire. Director Oliveira has worked as Director without a contract since his appointment on March 31, 2015. In his 2 years as Director he has turned the EMS enterprise into a well run Division that has become a large source of revenue for The City of Fall River.

I respectfully request that Director Oliveira be given a fixed salary of \$108,000, with 5 weeks of vacation, 2 Personal days and a Sick Leave Incentive Day for each quarter not sick. This increase will become effective on July 1, 2017. The justifications for this are:

- This salary will keep him 20% over the Deputy Director.
- He has worked the last 2 years with a salary that was much below the previous Director's.
- He will be giving up holiday pay, clothing allowance and other stipends that other members of the EMS Division receive.
- This salary will bring him closer but not equal to a Deputy Chief of The Fire Department. His job as Director of the EMS Division is comparable to the two Fire Deputies.
- Director Oliveira is a 23 year dedicated veteran employee of the Fire/ EMS Department. His hard work and dedication have resulted in a great turnaround of The EMS enterprise fund from a minimal source of revenue to one that supports many of The City's needs.

Respectfully,

  
John D. Lynch  
Fire Chief

Cc: Cathy Ann Viveiros, City Administrator  
Madeline Coehlo, Director of Human Services

140 Commerce Drive • Fall River, MA 02720 • TEL (508) 324-2740  
FAX (508) 324-2737 • EMAIL [firechief@frfd.org](mailto:firechief@frfd.org)

# City of Fall River, *In City Council*

4

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 of Fall River, Massachusetts, 1999, which chapter relates to Personnel, be amended as follows:

By striking out in Section 50-309, which section relates to salary schedules for executive officers and department heads, the following:

Supervisor of emergency medical services/director of emergency medical services:

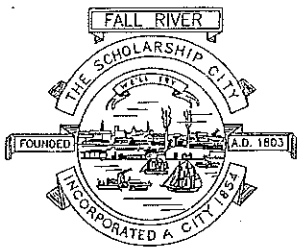
7-1-2013	\$2,826.78
6-30-2014	\$2,855.05

And by inserting in place thereof, the following:

Director of Emergency Medical Services                      not to exceed \$108,000.00 per contract

CITY OF FALL RIVER  
IN CITY COUNCIL  
JUN 27 2017

*Passed through first reading and referred to Committee on Order & Legis, 8 yeas, 1 nay*



City of Fall River  
Massachusetts  
Office of the Mayor

RECEIVED

2017 MAY 24 P 4: 38

JASIEL F. CORREIA II  
Mayor

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

May 24, 2017

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

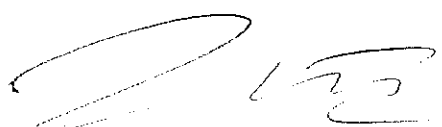
Dear Honorable Council Members:

Please find attached rate changes which I will be proposing in the fiscal 2018 budget.

Your approval of this ordinance modification is respectfully requested.

My staff and the Director of Financial Services are available to answer any questions or concerns that you may have.

Respectfully,

  
Jasiel F. Correia II  
Mayor

Enclosure

CITY OF FALL RIVER  
IN CITY COUNCIL  
MAY 30 2017

*Referred to the  
Committee on Finance*

# City of Fall River, *In City Council*

5

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 of Fall River, Massachusetts, 1999, which chapter relates to Personnel, be amended as follows:

By striking out in Section 50-309, which section relates to salary schedules for executive officers and department heads, the following:

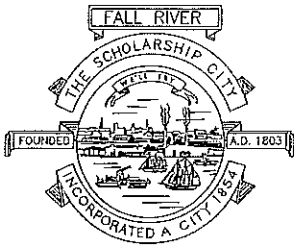
Chairperson, board of election commissioners/director of office of elections

7-1-2013	\$2,134.84
6-30-2014	\$2,156.19

And by inserting in place thereof, the following:

Chairperson, board of election commissioners/director of office of elections

Not to exceed \$65,000.00 per annum



City of Fall River  
Massachusetts  
Office of the Mayor

6

RECEIVED

2017 JUN 13 P 4: 54

JASIEL F. CORREIA II  
Mayor

CITY CLERK \_\_\_\_\_  
FALL RIVER, MA

June 13, 2017

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

Dear Honorable Council Members:

Following is a personnel title and rate change which I will be proposing in the fiscal 2018 budget:

Be it ordained, by the City Council of the City of Fall River, Chapter 50 of the City Ordinances be changed as follows:

By striking out in Section 50-301, which section relates to salary schedules generally, in proper alphabetical order, the following:

City Council senior clerk typist/senior clerk typist:

7-1-2013	\$938.55	\$983.93	\$1,029.41	\$1,074.71	\$1,128.44
6-30-2014	\$947.94	\$993.77	\$1,039.70	\$1,085.46	\$1,139.72

And, by inserting in place thereof, the following:

City Council Principal Clerk.....not to exceed \$35,000 per annum

Your approval of this ordinance modification is respectfully requested. My staff and the Director of Financial Services are available to answer any questions or concerns that you may have.

Best Regards,

Jasiel F. Correia II  
Mayor

CITY OF FALL RIVER  
IN CITY COUNCIL  
JUN 27 2017  
*Accepted and placed on file*

# City of Fall River, *In City Council*

6

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 of Fall River, Massachusetts, 1999, which chapter relates to Personnel, be amended as follows:

By striking out in Section 50-301, which section relates to salary schedules generally, in proper alphabetical order, the following:

*City council senior clerk typist/senior clerk typist:*

7-1-2013	\$938.55	\$983.93	\$1,029.41	\$1,074.71	\$1,128.44
6-30-2014	\$947.94	\$993.77	\$1,039.70	\$1,085.46	\$1,139.72

and, by inserting in place thereof, the following:

*City Council Principal Clerk..... not to exceed \$35,000.00 per annum*

CITY OF FALL RIVER  
IN CITY COUNCIL

JUN 27 2017

*Referred to Committee  
on Ordinances and  
Legislation*

(Councilor Cliff Ponte)

WHEREAS, the City of Fall River has various boards and commissions, and


WHEREAS, some boards have not convened in months or years, and

WHEREAS, a review of their responsibilities and duties has not been conducted in years, now therefore

BE IT RESOLVED, that the Administration and the Committee on Ordinances and Legislation convene to review and determine what boards and commissions are active and which ones that are dormant should be dissolved.

In City Council, December 27, 2016  
Adopted

A true copy. Attest:



City Clerk

City of Fall River, *In City Council*

8

(Councilor Raymond A. Mitchell)

WHEREAS, stipends have recently been paid to employees as a method of providing salary increases, and

WHEREAS, the salaries of municipal employees should be established in ordinance, and stipends established in ordinance or state law, now therefore

BE IT RESOLVED, that no additional stipends be granted to any employee without prior approval of the City Council.

CITY OF FALL RIVER  
IN CITY COUNCIL  
JUN 27 2017

Ref. to Com. on  
Ord. & Res.



City of Fall River, *In City Council*

(Councilor Raymond A. Mitchell)

9

BE IT RESOLVED, that any travel expenses in excess of \$1,000.00, whether it be grant funded or city funded be approved by the City Council and all information be shared with members of that department.

CITY OF FALL RIVER  
IN CITY COUNCIL

JUL 1 1 2017

*Referred to the  
Committee on  
Ordinances and  
Legislation, 7 years,  
2 days*