

# CITY OF FALL RIVER, MASSACHUSETTS

CITY COUNCIL  
RECEIVED

2018 MAY 18 P 2:30

COLLEEN A. TAYLOR  
CLERK OF COMMITTEES

INÊS LEITE  
ASSISTANT CLERK OF COMMITTEES

CITY CLERK  
FALL RIVER, MA

## CITY COUNCIL COMMITTEE ON REAL ESTATE

TUESDAY, MAY 22, 2018 AT 6:45 PM  
OR IMMEDIATELY FOLLOWING THE CITY COUNCIL  
COMMITTEE ON PUBLIC SAFETY IF THAT MEETING RUNS PAST 6:45 P.M.

CITY COUNCIL CHAMBER, ONE GOVERNMENT CENTER

### AGENDA

1. Citizen Input
2. Communication from Attorney Arthur Frank, Jr. re: relinquishing of right, title and interest in a portion of Center Street from Bay Street easterly (referred 5-15-18)
3. Communication and order re: Gift of 80-84 North Main Street and Parking Lots (referred 1-9-18)
4. Communication from city resident re: purchase of land on plat D-7 Lot #37 (referred 3-15-18)
5. Minutes – March 26, 2018 Meeting

Assistant Clerk of Committees

ADA Coordinator: Gary P. Howayeck, Esq. 508-324-2650

2

LAW OFFICES OF  
ARTHUR D. FRANK, JR.

209 BEDFORD STREET, SUITE 402  
FALL RIVER, MASSACHUSETTS 02720  
TELEPHONE 508-678-4556  
FAX 508-674-3610

RECEIVED

2018 APR 23 A 11:56

CITY CLERK  
FALL RIVER, MA

E-MAIL  
afrank@adflaw.com

MEMBER OF THE  
MASSACHUSETTS AND RHODE ISLAND BARS

April 18, 2018

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

Attn: Ines Leite


Dear Ms. Leite:

Please be advised that I represent South Beacon LLC, the abutting owner on either side of that portion of Center Street depicted upon the plan submitted with the Petition For Discontinuance.

Center Street is a paper street and has never been laid out or accepted by the City of Fall River.

The abutting owner desires to develop this portion of Center Street and requests the City abandon and release any and all equitable rights it may have in and to the street.

Very truly yours,

  
\_\_\_\_\_  
Arthur D. Frank, Jr., Esquire

ADFr/cls

CITY OF FALL RIVER  
IN CITY COUNCIL

MAY 15 2018

*Referred to the  
Committee on Real  
Estate*

2

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

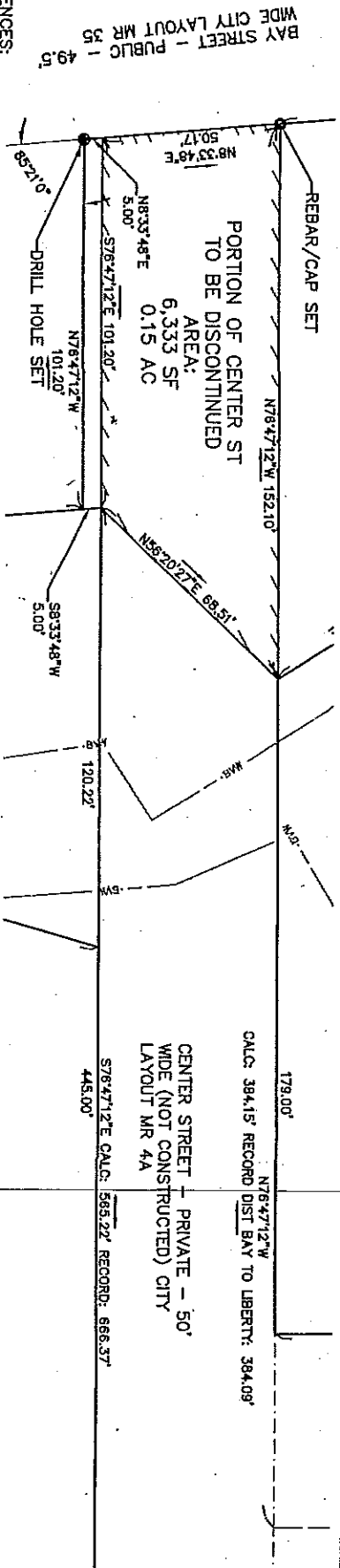
Prepared by *[Signature]* Date 12-14-17



I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS

REGISTERED PROFESSIONAL SURVEYOR *[Signature]* DATE 12/14/17

RECEIVED  
2018 APR -3 P 12:52  
CITY CLERK  
FALL RIVER, MA



FOR TIES TO EXISTING MONUMENTS SEE PG \_\_\_\_ PG \_\_\_\_  
CITY STREET LAYOUTS ON FILE WITH FALL RIVER PLANNING DEPARTMENT AS FOLLOWS:  
AY - ST 1896 LAYOUT PLAN M-R-35  
ENTER ST LAYOUT MR4A  
ENTER ST LAYOUT HR.15  
B 91 PG 7,8

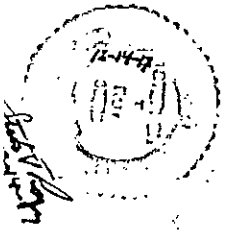
DISCONTINUANCE OF A PORTION OF CENTER ST

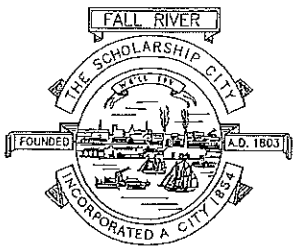
FALL RIVER, MASSACHUSETTS

PREPARED FOR  
S. BEACON COMMUNITY DEVELOPMENT TRUST

GORODETSKY ENGINEERING  
422 NORTH MAIN STREET  
FALL RIVER MASS. 02720  
(508) 324-1163

SCALE: 1" = 30'  
DATE: DECEMBER 4, 2017





City of Fall River  
Massachusetts  
Office of the Mayor

JASIEL F. CORREIA II  
Mayor

RECEIVED  
2017 DEC -5 P 3:28  
CITY CLERK  
FALL RIVER, MA

December 5, 2017

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

RE: Council Order November 28, 2017  
80-84 North Main Street

Dear City Council:

I am disapproving and vetoing the attached order for the following reasons:

While I appreciate the spirit of the proffered donation the language of the Proposal creates significant difficulties for the City. Since any purchase and sale agreement would have to track the Proposal I cannot approve the same.

Significantly, the City would be acquiring the property "as is" subject to any structural defects or environmental problems which currently exist. The City would then be responsible for any remediation.

Tenant selection, setting of rents, and use of the building would not be controlled by the City but by a trust which would operate independently. While the trust would collect the rents the City would be required to assist in maintaining the building as if it were any city property. In addition, all costs associated with providing power, water/sewer, heating, and accessibility through its elevators shall be provided by the City.

The effect of accepting this proposal would be to remove property from the tax rolls while simultaneously incurring costs in an unknown amount on a continuing basis. If the costs became too burdensome the property could not be sold but would revert to the donor for the sum of One dollar.

Under these circumstances I cannot approve this measure and therefore disapprove the same. Should circumstances change I am willing to reconsider this matter.

Respectfully,

Jasiel F. Correia II  
Mayor, City of Fall River

CITY OF FALL RIVER  
IN CITY COUNCIL  
JAN 09 2018

*Referred to the  
Committee on Real Estate,  
8 years, 1 may*

CITY OF FALL RIVER  
IN CITY COUNCIL

DEC 19 2017

*Laid on the table  
in accordance with  
the Charter  
(Cs. Pereira opposed)*

City of Fall River, In City Council

ORDERED, that the City Council of the City of Fall River hereby grants permission to accept gifts of three parcels of land as follows:

- 1. Property located at 80-84 North Main Street; Assessor's Parcel ID #N-10-47
- 2. Parking lot property located on Assessor's Parcel ID #N-10-42, consisting of 12 parking spaces
- 3. Parking lot property located on Assessor's Parcel ID #N-10-27, consisting of 21 parking spaces, and orders that said land be conveyed to the City of Fall River for the sum of zero dollars and orders that the conveyance be subject to the terms and conditions of as set forth in a Purchase & Sales Agreement in a form determined acceptable by the Corporation Counsel and the execution of a Quitclaim Deed in a form also acceptable to the Corporation Counsel, and

BE IT FURTHER ORDERED, that a thank you letter be sent to Mr. Monte Ferris for the donations.

CITY OF FALL RIVER  
CITY COUNCIL  
NOV 28 2017

*Adopted, as amended*

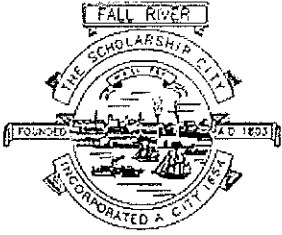
PRESENTED TO MAYOR FOR APPROVAL  
NOV 30 2017

APPROVED: *Vetoed*  
Mayor

*12-5-17*

CITY OF FALL RIVER  
IN CITY COUNCIL  
JAN 09 2018

*Referred to the  
Committee on Real  
Estate, 8 years, 1 may*



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

City of Fall River  
Massachusetts  
**HISTORICAL COMMISSION**

RECEIVED 3  
2017 NOV 22 P 3:49  
CITY CLERK  
FALL RIVER, MA

**ANTONE DIAS**  
*Chair*

November 22, 2017

City Council  
c/o Shawn E. Cadime, President  
One Government Center  
Fall River, Massachusetts 02722

**Re: Gift – 80-84 North Main Street and Parking Lots**

Dear Councilors:

At its November 21, 2017 meeting, the Fall River Historical Commission voted to accept a gift from Mr. Monte C. Ferris, Sr. through his Durfee Trust LLP, for the building located at 80-84 North Main Street. This incredible gift also comes with two (2) additional properties, both parking lots.

The building is historically known as the First National Bank Building, built in 1887 and is listed on the National Register of Historic Places and located within the Downtown Fall River Historic District. The building was designed by architect George Albert Clough who was also the architect for the old B.M.C. Durfee High School on Rock Street. Mr. Clough was also Boston's first City architect who designed various well known buildings including the Suffolk County Courthouse in Boston, and numerous other buildings around New England.

The terms of the gift as outlined in the attached proposal have also been accepted by the Historical Commission.

Per M.G.L. Chapter 44, Section 53A ½, the City Council is required to accept this gift with the mayor's approval for the Historical Commission.

The Fall River Historical Commission established under the provisions of M.G.L. Chapter 40, Section 8D, is authorized to receive "...gifts, contributions and bequests of funds..." for historical preservation purposes.

By providing this most generous gift, Mr. Ferris hopes that his legacy will further the Historical Commission's historical preservation efforts. Such a gift will promote the preservation, enhancement, and sustainable use of our city's diverse historic resources and provide a balance between historical preservation and the revitalization of our neighborhoods.

One Government Center • Fall River, MA 02722  
frhc@fallriverma.org



City of Fall River  
Massachusetts  
HISTORICAL COMMISSION

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

**ANTONE DIAS**  
*Chair*

Since its acceptance by the city on September 16, 1977, the Historical Commission has not been funded and has depended on its volunteers to administer Chapter 38 – Historical Preservation ordinance. This past year we’ve been fortunate to have our postage expenses financed by the city for the first time.

Both the Council and Mayor have an opportunity to allow the Historical Commission to be self-funded by accepting this gift. The Commission believes that this will allow for a broader public benefit that will advance community-wide preservation that is consist with the goals and mission of the Historical Commission (attached).

We ask for your support and look forward to answering any questions you may have.

Very truly yours,

Antone J. Dias, Chairman  
*Fall River Historical Commission*

cc: Alison M. Bouchard, City Clerk; Brittany Faria, Planning Dept.; Kerri Ayash, Licensing Clerk; Jim Soule, Preservation Society of Fall River, All Historical Commission members

Enclosure: Signed Proposal, map and photo of property

CITY OF FALL RIVER  
IN CITY COUNCIL

*Nov. 28, 2017*  
*a/c placed on file*

# PROPOSAL

Monte C. Ferris, Sr. through his Durfee Trust LLP, having an address of 75 G.A.R. Highway; Swansea, Massachusetts, gift multiple properties to the Fall River Historical Commission, (hereinafter referred to as the 'Commission'). The properties are as follows:

1. The property located at 80-84 North Main Street; Fall River, MA 02720, plot number N-10-47.
2. The Parking Lot property located on parcel, plot number N-10-42, consisting of 12 parking spaces.
3. The Parking Lot property located on parcel, plot number N-10-27, consisting of 21 parking spaces.

As a condition of this "gift", Mr. Monte C. Ferris Sr., will establish a Trust for the purpose of Historic Preservation. Any interest of funds generated from this gift shall remain as part of this gift. There shall be in no instances where funds are to go into the city's general fund. This gift will be subject to the terms of the trust.

At a minimum, on a yearly basis, a grant shall be created from in the name of Monte C. Ferris, Sr., for any preservation purpose. Grants accepted shall include a deed restriction on properties grants are being used to preserve.

Per M.G.L. Chapter 41, Section 45, Monte Ferris will create a board of commissioners of trust funds, consisting of three (3) persons who shall have the management of all trust funds given or bequeathed for the benefit of the Fall River Historical Commission.

Per M.G.L. Chapter 44, Section 53A ½, a City Council, with the mayor's approval shall accept this gift on behalf of the Fall River Historical Commission.

The Fall River Historical Commission established under the provisions of M.G.L. Chapter 40, Section 8D, is authorized to receive "...gifts, contributions and bequests of funds..." for historical preservation purposes.

The Fall River Historical Commission will act as Trustees, will hold and dispose of all property now or later transferred by any person to them as Trustees.

The property at 80-84 North Main Street must be encumbered by a preservation deed.

A minimum of 1,000 sq. ft of space shall be dedicated to the "Preservation Society of Fall River" in perpetuity or until the Preservation Society wishes to vacate such premises. The Preservation Society shall not need to pay any utility fees for heating, plumbing or electrical. There shall be 1 parking space made available to them at no cost.

The Preservation Society may remodel and renovate such space at their own cost.



The Preservation Society will share a common work area with the Fall River Historical Commission. Such areas will be used for research purposes and to further the purpose of preservation in Fall River. This space will also include a Conference Room and an area to be used for public meetings consisting of a minimum of 50 occupants and able to be used for video recordings and presentations.

This space will be known as the Monte C. Ferris, Sr. Preservation Center.

When not in use by the Commission or the Preservation Society, this space may be used by the City for meetings, gatherings or any other special occasion as agreed by the Historical Commission.

The Commission will approval all uses and Tenants within the building, including Tenant fit outs and leasing agreements.

At the lobby of the building a bronze plaque will commemorate the "gift" from Mr. Monte C. Ferris, Sr. to the Fall River Historical Commission to further preservation in the City of Fall River.

The Commission shall prepare a budget and that such budget shall include salaries to employees and building maintenance/renovations etc. All monies as a result of tenant fees that are in access of such budget shall be placed in a trust (to be created by Monte C. Ferris, Sr.) and shall be used to further the Commissions Mission as stated below.

The Commission as one of its highest priorities is to assist the city in the restoration of the Bank Street Armory. The Commission agrees to allow use of its parking lots for special events. Any revenue generated through the use of these parking lots for purposes other than the use of the Commission, Preservation Society or the tenants shall be deposited into a Historical Commission account and be used as needed for the Commission's needs.

The Commission shall work with the local High Schools to create as much as possible a 1:40 scale model of the City of Fall River. The model to be created from basswood and be similar to the Boston Planning & Development Agency's model located on the 9<sup>th</sup> floor of Boston's City Hall. Model to be used by the Commission in its preservation efforts. The model shall represent the city in its current development and be able to be viewed by the public as allowed per the Commission requirements.

The Commission shall apply for grants, CPA funds and all other forms of funds to allow for the repair, construction, additions or maintenance of these properties. A full listing of these endeavors are listed below in the section called: "Fall River Historical Commission Mission"

The City of Fall River by accepting this gift for the Fall River Historical Commission shall assist in maintaining the building as if it were any city property.

All costs associated with providing power, water/sewer, heating, and accessibility through its elevators shall be provided by the city.

In the event the City of Fall River chooses to sell the property, it must sell it back to the Trust that is being created by Monte C. Ferris, Sr. for a total of one dollar.

The Commission may create a separate Preservation Project fund for all other Historical Commission Business as it chooses. The fund shall be called **"The Fall River Historical Commission Preservation Project Fund"**.

The following guidelines are as follows:

- 1-2. The agreement provides that the commission creates the above named fund with the treasurer as trustee "for the purposes hereinbefore set forth".
- 3. The agreement authorizes the commission to delegate to any other person, including a non-member, its authority to sign any written instrument or its authority to take any action required by the commission.
- 4. The agreement provides that donations may be made to the fund by the commission or other persons and provides that such donations and "all income therefrom" shall constitute the fund.
- 5. The agreement authorizes the treasurer to make payments only upon and in accordance with the written direction of the commission.
- 6. The agreement authorizes the treasurer to invest funds "as permitted by law".
- 7. The agreement authorizes amendments to the agreement to be made by the commission alone, except that no amendment can permit all or any part of the fund to be administered or distributed other than for the purposes specified in the agreement. The treasurer must also sign amendments which increase the treasurer's duties or obligations.
- 8. The agreement limits the treasurer's liability to negligent and willful misconduct.
- 9. The agreement requires that it be executed in duplicate with each to be deemed the original.
- 10. In the absence of a trust, no agreements made by the Commission with the treasurer may alter or operate inconsistently with such statutory provisions.
- 11. The Fall River Historical Commission will decide which gifts, donation will be provided for this fund. MGL Chapter 40, Section 8D, grants no greater authority to the Historical Commission and clearly provides no specific authority to set up a special fund.

The following is the Mission of the Fall River Historical Commission.

### **Fall River Historical Commission Mission**

- (1) To promote and increase knowledge and understanding of the history of Fall River from the earliest time to the present, including the archaeological, Indian, British, French, Colonial, Underground Railroad and American eras, by adopting and executing general plans, methods and policies for permanently preserving and marking objects, sites, structures and ruins;
- (2) To promote and assist in the publicizing of the historic resources of the city by preparing and furnishing information to public mass media and to governmental agencies charged with publicity and to coordinate any of its objectives, efforts or functions with any agency or agencies of the federal government, of the State of Massachusetts and of other states or local governments having objectives similar or related to those of the commission;
- (3) To accept for renovation, maintenance, restoration, preservation or management and operation any building or site within the City or any agency or subdivision thereof or by the National Trust for Historic Preservation or by natural or corporate persons, public or private, upon such terms and conditions as to the commission shall be deemed in the best interest of the City in conformity with the purposes of this division;
- (4) To acquire, historic structures of paramount or exceptional importance, such as those Fall River landmarks eligible for nomination to or recorded in the National Register of Historic Places; provided, that at least two-thirds of the members of the commission shall vote to acquire such structures by the exercise of this measure;
- (5) To charge admissions at the various buildings and sites under the control of the commission throughout the city and to sell booklets, pamphlets and souvenirs at said locations and to retain and use the proceeds of said sales and admissions for the furtherance of the purposes of the commission as defined by this division;
- (6) To adopt a seal for the commission and to use the same on its brochures, stationery and other official publications and upon its historic site markers;
- (7) a. To acquire, receive and take title to, by purchase, gift, lease, devise or otherwise, and to own, to hold, keep and develop, and to sell, transfer, convey, lease, and assign to any person or otherwise dispose of property of every kind and character, whether real, personal or mixed, whether tangible or intangible, whether in trust or otherwise, together with any and every interest therein, in furtherance of the lawful objectives of the commission;

b. To administer such property or trusts, whenever any such property is received or held to be used for the benefit of the historical heritage of the City of Fall River, for preservation of historic sites, buildings and objects, or for other lawful objectives of the commission, as it deems in the best interest of historical preservation or in furtherance of the objective for which the property is held or the donation or gift is made; and to convert such property or any portion thereof into securities or other forms of property and use the proceeds therefrom, including any interest on investments, as it deems will best promote the objectives of the commission;

c. To accept as trustee, beneficiary, or both, any interest in such property, together with any proceeds from its investment, for the benefit of historical preservation or other purposes of the commission, upon such conditions as may be acceptable to the donor and the commission. No such undertaking entered into by the commission or its agent or agents shall bind the city to pay any city moneys to anyone; provided, however, that nothing herein shall prevent the commission from undertaking payments out of the proceeds from such trust funds as a condition of the acceptance of the donation. All trust funds administered pursuant to this act may be required by the commission to pay the expenses of administering the same. Such gifts shall be deductible from the Massachusetts state income tax by the donor or donors;

d. To convey title or any interest in real estate by deed or other instrument executed by a majority of the commissioners or by agent or agents authorized by a majority vote of the commission; and to convey property other than real estate by agent or agents authorized by a majority vote of commissioners present and voting.

(8) To maintain an office in a location in the city to be selected by the commission for the use of the executive director, the employees and the commission and to acquire the necessary furniture and equipment therefor;

(9) To prepare, create, purchase and distribute pamphlets and brochures describing the various historic buildings and sites under the jurisdiction of the City of Fall River or any of its agencies;

(10) To make and publish a survey of the buildings, ruins and sites of historic, architectural or archaeological significance within the City of Fall River and to make available such survey to individuals, institutions and governmental bodies desiring copies of same;

(11) To determine from such survey the buildings, ruins and sites listed therein which are considered worthy of permanent preservation, to certify same as being worthy and to publish said list;

(12) To establish criteria for the certification, selection and acquisition of historic properties for city ownership and for state aid to local historic site projects;

(13) To nominate selected landmarks with historic, architectural and archaeological significance to the National Register of Historic Places using priorities established by the commission;

(14) To establish and maintain a Fall River historic preservation depository into which may be deposited antiques, relics, artifacts, mementos, paintings and other objects contributed to or acquired by the city or the commission. The commission shall have the authority to restore these objects and to use them for the furnishing of its own historic buildings and other selected landmarks in Fall River;

(15) To rent or lease any of its acquisitions to public or private agencies;

(16) To publish an informational newsletter which shall periodically report on and promote local, regional and state historic preservation activities;

(17) To produce and publish technical ("how to") manuals on historic preservation;

(18) To publish and present citations and distinguished service awards to selected private and public organizations and individuals for outstanding achievements in preserving the heritage of Fall River;

(19) To purchase, produce, sell and distribute historic souvenir items;

(20) To improve, restore, preserve, renovate, maintain, exhibit, repair, rebuild, recreate and reconstruct its acquisitions, and the commission shall have jurisdiction over the same and the exhibits located thereon;

(21) To purchase or otherwise acquire and to erect and maintain "historic markers" on such buildings, roads, trails, routes and sites as it shall designate and to cooperate with and assist local, regional and state historical groups in selecting and erecting such markers; and

(22) To accept the gift of money and real and personal property from any and all public and private sources. Such gifts shall be deductible from the Massachusetts state income tax by the donor.

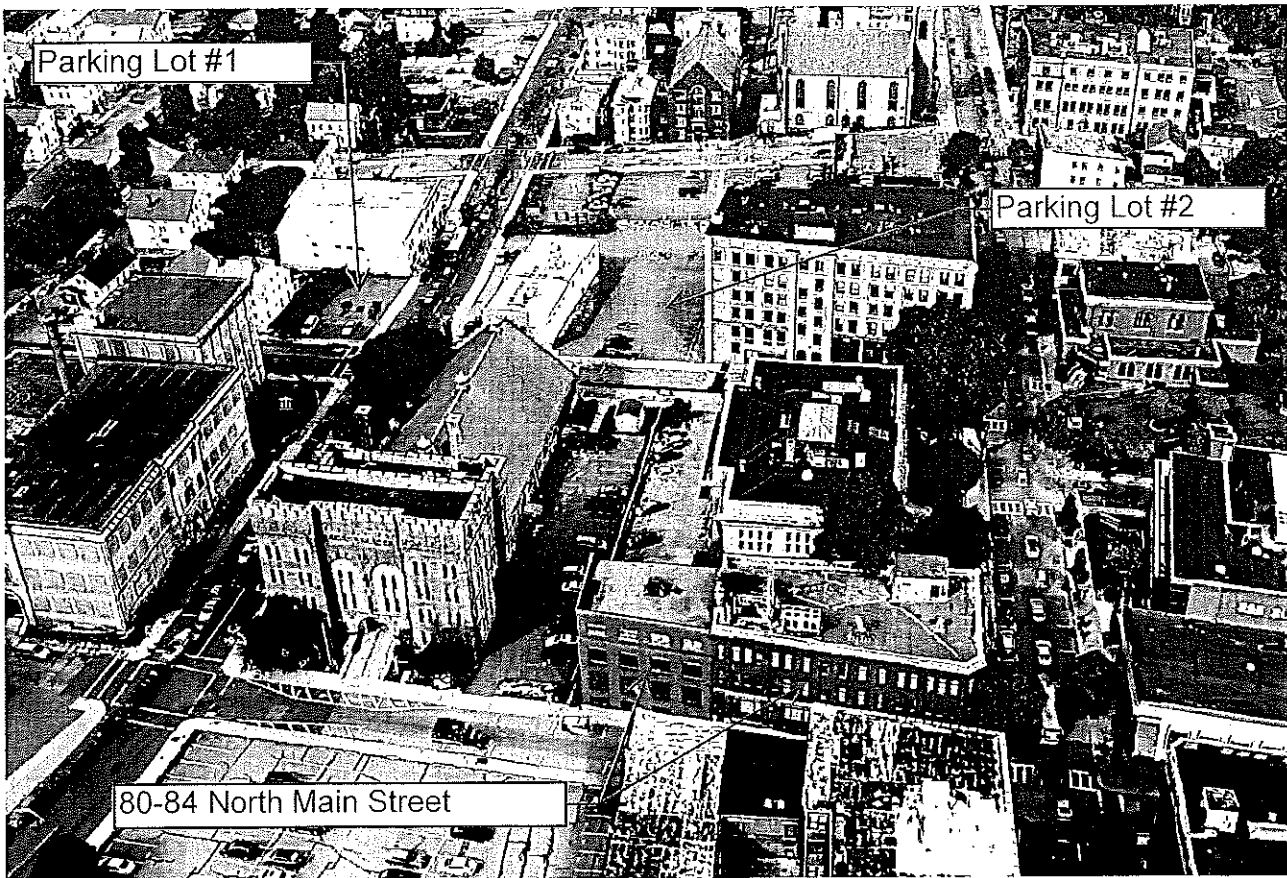
Finally, by accepting this proposal, the Mayor of the City of Fall River and the City Council agree to accept this gift at one of its next 2017 City Council meetings.

Monte C. Ferris Sr.  
Monte C. Ferris, Sr. Signature

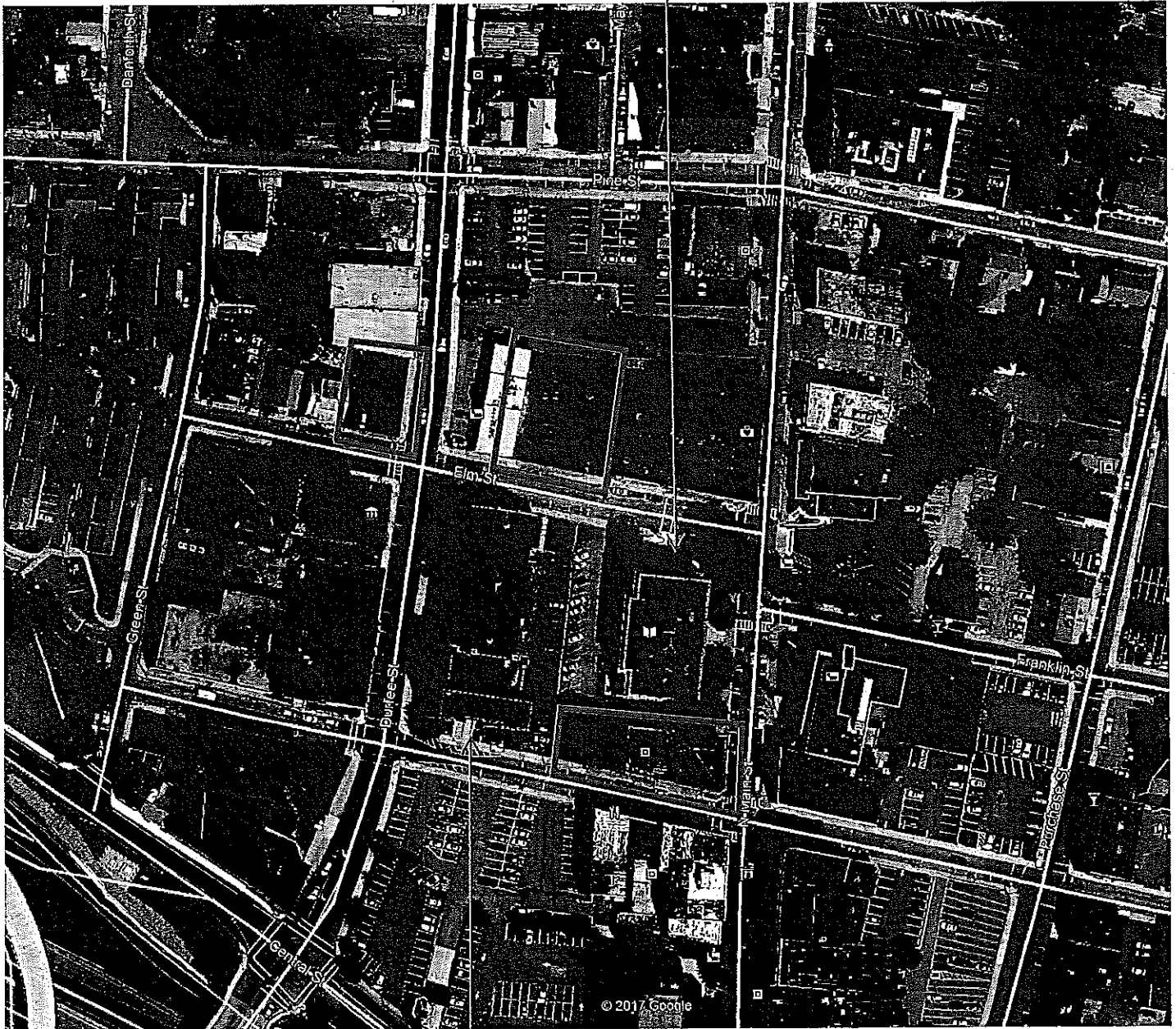
11/16/17  
Date



80-84 North Main Street



Fall River Public Library



Map

Bank Street Armory

CITY OF FALL RIVER  
IN CITY COUNCIL

March 5, 2018

4

MAR 15 2018

Referred to the  
Committee  
on Real  
Estate

Dear City Officials

I am interested in the vacant land which is city owned as shown on plat D-7 lot #37. This lot abuts my lots D-7 33-34. It appears to be land locked and is listed as LLV. which is LAND of Low Value.

Sincerely  
Melvyn Earl Gaudette

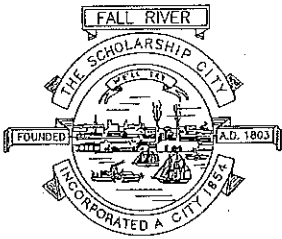
508-673-8892

CITY CLERK  
FALL RIVER, MA

2018 MAR -5 P 12:45

RECEIVED





# CITY OF FALL RIVER, MASSACHUSETTS

## CITY COUNCIL

5

COLLEEN A. TAYLOR  
CLERK OF COMMITTEES

INÊS LEITE  
ASSISTANT CLERK OF COMMITTEES

### COMMITTEE ON REAL ESTATE

MEETING: Monday, March 26, 2018 at 5:15 p.m.  
Council Chamber, One Government Center

PRESENT: Councilor Leo O. Pelletier, presiding  
Councilors Steven A. Camara and Bradford L. Kilby

ABSENT: None

IN ATTENDANCE: Cathy Ann Viveiros, City Administrator  
Joseph I. Macy, Corporation Counsel  
Tony Rocha, 160 First Street, East Providence, RI  
Ben Mello, Administrator of Assessing  
Attorney John Coughlin, Bogle, DeAscentis & Coughlin P.C.  
57 North Main Street, Fall River, MA 02720

The chairman called the meeting to order at 5:17 p.m. and announced that the meeting may be recorded with audio or video and transmitted through any medium.

#### Agenda:

1. Citizen Input  
*No one came forward.*

2. Order and Confirmatory Deed – 84 Danforth Street  
*Corporation Counsel Joseph I. Macy explained that Mr. Tony Rocha was the winning bidder for 84 Danforth Street, a rectangular parcel, which was sold by the City several years ago. When the deed was drafted, a portion of the parcel, a triangular portion, was conveyed instead of the rectangular parcel. Mr. Rocha has paid taxes on the entire parcel. Attorney John Coughlin has prepared a Confirmatory Quitclaim Deed for the Committee's consideration to correct the issue. On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was unanimously voted to recommend that the order be adopted.*

3. Communication – City Administrator re: Police Station  
*On a motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was unanimously voted to lift the item from the table. Chairman Leo O. Pelletier stated it is time to do something with this property because it's been long enough. The City Administrator explained that she has been the Custodian of Tax Possessions for a significant amount of time. The Mayor wanted to preserve the building, but there was no interest in the property in its current state. At some point, it may be time to raze the building and clean up the property. She further stated that the Administration is ready to make a decision and someone has come forward who is interested in the building. A potential buyer has asked the Committee to hold off for one month to allow them time to conduct a site assessment. Councilor Bradford L. Kilby asked if there is an estimated cost for the demolition and if the materials had any value, especially the façade, which could have historical value. The City Administrator explained that cleaning the contamination could cost between \$500,000 to \$1 Million but that no formal*

demolition estimates have been don't at this time. Councilor Kilby stated that the item should be tabled for 30 days but if there is no interest then strong consideration be given to demolish the property. Councilor Steven A. Camara asked if a sale could be negotiated without a Request for Proposals (RFP) or if a bid is necessary. The City Administrator explained that either an RFP or an auction can be done but the auction process would be quicker. The RFP would allow the City to place conditions on the purchase. A motion was made by Councilor Steven A. Camara to proceed with a Request for Proposals with a minimum bid of \$81,550 with bids of lesser amounts being accepted but received no second. Chairman Pelletier stated that the auction is the best way to handle this property. The City Administrator stated that an auction can be organized within 30 days and the reason for requesting an additional 30 days of the Committee is because the interested party is local, is the most viable buyer that has come forward, and has done a previous project with the City. She further explained that the bidders to the last two RFPs did not come close to the minimum bid and RFPs do require time and money of those interested. Councilor Steven A. Camara stated that he too is interested in moving forward with the sale of the property and as a result is not interested in tabling the matter. The RFP also gives the city better proposals ensuring that proposals are not detrimental to the neighborhood. A further motion was made by Councilor Bradford L. Kilby and seconded by Chairman Leo O. Pelletier to table the matter for 30 days. Chairman Pelletier subsequently withdrew his second to allow the City Administrator to speak. On a further motion made by Councilor Bradford L. Kilby and seconded by Chairman Leo O. Pelletier, it was voted to table the matter for 30 days, with Councilor Steven A. Camara voting in the negative.

4. Resolution – Administration provide update on King Philip Mill

On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was unanimously voted to recommend the resolution be granted leave to withdraw.

5. Resolution – Administration provide update on Duro Textiles

The City Administrator stated that the City went to Land Court today and was successful in completing foreclosure on the property. As a result, the owner approached the City to pay for the back taxes. Contamination does exist on the property. An agreement has been made with the owner to remove the chemicals and the \$529,000 back taxes payment was placed in escrow and is being held by Attorney Matt Thomas. As a result, the City will not petition the Land Court to continue with the foreclosure until the chemicals are removed. To date, half of the volatile chemicals have been removed. Once all the chemicals are removed, the City will deposit the funding for the payment of back taxes and not move forward with the foreclosure. A motion was made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby. Chairman Pelletier was concerned with the safety of the neighborhood and suggested that the matter be referred to the Committee on Public Safety. Councilor Steven A. Camara stated that the property is not owned by the City and that the Committee should see what happens over the next few days. The motion to table being before the Committee, it was unanimously voted to table the resolution.

6. Order – Disposition of 15 school buildings

On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was unanimously voted to lift the order from the table. Corporation Counsel Judge Macy stated that all schools have been sold. The Coughlin, Lincoln and Hartwell Schools were the last three schools and all agreements are finalized. Councilor Steven A. Camara asked if the developers don't move forward with redeveloping the properties, if the buildings would come back to the City and the Corporation Counsel said that the language is included in the Purchase and Sales Agreements and that it is the owners' responsibility to get the redevelopment completed. On a further motion made by Councilor Bradford L. Kilby and seconded by Councilor Steven A. Camara, it was unanimously voted to recommend that the order be granted leave to withdraw.

On a motion made by Councilor Steven A. Camara and seconded by Councilor Bradford L. Kilby, it was unanimously voted to adjourn at 6:06 p.m.

List of documents and other exhibits used during the meeting:

- Agenda packet (attached)
- DVD of meeting

*Chris Leite*  
Assistant Clerk of Committees